



A G E N D A



**CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY**

IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

OCTOBER 7, 2015

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING – 6:00 P.M.

THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH PLANNING COMMISSION, PUBLIC FINANCING AUTHORITY, HOUSING AUTHORITY AND IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office at (619) 423-8301, as far in advance of the meeting as possible.

REGULAR MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

COMMUNICATIONS FROM CITY STAFF

PUBLIC COMMENT- *Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

PRESENTATIONS (1.1-1.2)

1.1* PRESENTATION OF PROCLAMATION IN RECOGNITION OF RIDESHARE MONTH – OCTOBER 2015. (0410-30)

1.2* PRESENTATION OF PROCLAMATION IN RECOGNITION OF IMPERIAL BEACH LIBRARY'S CENTENNIAL. (0410-30)

* No staff report

CONSENT CALENDAR (2.1-2.6)-*All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.*

2.1 MINUTES.

Recommendation: That the City Council approves the Regular Meeting minutes of August 19, 2015 and September 2, 2015.

Continued on Next Page

Any writings or documents provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. Redevelopment Agency Successor Agency regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

CONSENT CALENDAR (Continued)

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Recommendation: Ratify the following registers: Accounts Payable Numbers 87342 through 87430 and EFT #'s 76-81 for a subtotal amount of 229,082.59, and Payroll Checks/Direct Deposits 46717 through 46735 for a subtotal amount of \$165,896.84 for a total amount of \$394,979.43.

2.3 RESOLUTION NO. 2015-7631 APPROVING THE FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT WITH SBC TOWER HOLDINGS LLC. (0800-50)

Recommendation: Adopt resolution.

2.4 RESOLUTION NO. 2015-7630 AWARDED A PROFESSIONAL SERVICES AGREEMENT TO KEZE GROUP LLC, FOR A SEWER SERVICE CHARGE STUDY UPDATE. (0830-90)

Recommendation:

1. Receive report;
2. City Council adopt Resolution No. 2015-7630 awarding the Professional Services Agreement for the Sewer Service Charge Study Update to Keze Group LLC; and
3. Authorizing the City Manager to approve a requisition in the amount of the Keze Group LLC, proposal – \$22,255.

2.5 RESOLUTION 2015-7633 AWARDED A PROFESSIONAL SERVICES AGREEMENT TO MICHAEL BAKER INTERNATIONAL, FOR A HYDRAULIC SEWER MODEL UPDATE. (0830-90)

Recommendation:

1. Receive report;
2. Adopt Resolution No. 2015-7633 awarding the Professional Services Agreement for the Hydraulic Sewer Model Update to Michael Baker International; and
3. Authorizing the City Manager to approve a requisition in the amount of \$11,617 to Michael Baker International.

2.6. MAYOR PROCLAMATION FOR TIJUANA RIVER ACTION MONTH FOR OCTOBER. (0230-70 & 0410-30)

Recommendation: Authorize mayor to sign proclamation and forward to the Tijuana River Action Network.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4)

None.

REPORTS (5.1-5.3)

5.1 PROPOSED BSA EAGLE PROJECT PRESENTATION. (0920-40)

Recommendation: That the City Council:

1. Receive report;
2. Receive a presentation from Todd Struiksma regarding the proposed improvements;
3. Comment and direct staff and Todd Struiksma regarding the design of the proposed project; and
4. Authorize the City Manager to sign the Eagle Project plan for Todd Struiksma to continue the project development and construction as approved by City Council and City staff.

Continued on Next Page

REPORTS (Continued)

5.2 CODE CASE UPDATE AND A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA TO RELEASE THE OUTSTANDING BALANCE OF ALL CURRENT CODE ENFORCEMENT LIENS ON THE PROPERTY LOCATED AT 741 HICKORY COURT. (0680-20)

Recommendation: Due to the abatement of all the violations at the property and the fact that the property is in compliance with the law, staff recommends the City Council approve the Resolution to release the remaining balance of all current code violation related liens that were placed on the property by the City Code Compliance Division, less the administrative costs to be determined after council action.

5.3 A DISCUSSION IN ADVANCE OF RESOLUTION NO. 2015-XXXX APPROVING THE USE OF CDBG FUNDS FOR THE SENIOR CENTER. (0650-34 & 0930-20)

Recommendation: That the City Council discuss grouping the annual CDBG funds for 5 years towards either remodeling or reconstruction of the Senior Center and provide direction to staff to prepare the CDBG application and future Resolution No. 2015-XXXX accordingly.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURN REGULAR MEETING

The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT

www.ImperialBeachCA.gov

_____/s/
Jacqueline M. Hald, MMC
City Clerk

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MINUTES

CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

AUGUST 19, 2015

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

CLOSED SESSION MEETING – 5:00 P.M.
REGULAR MEETING – 6:00 P.M.

CLOSED SESSION MEETING CALL TO ORDER

Mayor Dedina called the Closed Session meeting to order at 5:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers Present:	Patton, Bragg
Councilmembers Absent:	Spriggs
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald

CLOSED SESSION

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADJOURN TO CLOSED SESSION UNDER:

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6:

Agency Designated Representatives: City Manager, City Attorney, Assistant City Manager, Administrative Services Director

Employee Organizations: Service Employees International Union (SEIU), Local 221

Unrepresented Employees: Confidential, Mid-management, Management

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code section 54957

Title: City Manager

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2)

Facts and circumstances pursuant to Government Code section 54956.9(e)(1)

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, BRAGG, BILBRAY, DEDINA

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SPRIGGS

Mayor Dedina adjourned the meeting to Closed Session at 5:01 p.m. and he reconvened the meeting to Open Session at 6:00 p.m.

Reporting out of Closed Session, City Attorney Lyon announced City Council discussed Closed Session Item Nos. 1 and 3, City Council gave direction and no reportable action was taken. Item 2 was continued to the end of the Regular meeting.

REGULAR MEETING CALL TO ORDER

Mayor Dedina called the regular meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Patton, Bragg,
Councilmembers absent: Spriggs
Mayor Present: Dedina
Mayor Pro Tem Present: Bilbray
Staff Present: City Manager Hall, City Attorney Lyon, Deputy City Attorney
Sjoblom, City Clerk Hald, Public Works Director Levien,
Administrative Services Director Bradley, Building Official Holden

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Janet Figueroa, a 6th grade student at Nicoloff School.

AGENDA CHANGE

None.

**MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY
ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES**

Councilmember Patton spoke about his attendance at Katy's Endless Summer Grom Surf Classic and volunteering at the Kiwanis Fishing Derby.

Councilmember Bragg reported on her attendance at the Delaware Sidewalk Ribbon-cutting Ceremony.

Mayor Dedina reported on his attendance at: the events that took place along the beach on Saturday, the Outdoor Outreach event where students from Barrio Logan were taught to swim, the Ribbon-cutting Ceremony for the John Harvard Academy, and the Delaware Sidewalk Ribbon-cutting Ceremony. He thanked Public Works Director Levien and City staff for organizing the Delaware Sidewalk Ribbon-cutting Ceremony and he announced more events celebrating the work done throughout the City will take place in the future.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

Sandra Guevara, an employee with the City of Imperial Beach and Imperial Beach resident, spoke in support for the bargaining team who is working towards a fair contract. She thanked the City Manager and management staff for improving the morale, working conditions and the lives of Imperial Beach employees. She spoke of her family's need for health insurance and she supported a deal that is fair to the employees.

David Garcias, President of SEIU 221, spoke about the progress made with negotiations and stated he and the SEIU members appreciate the leadership of the City Council and City Manager.

PRESENTATIONS (1.1)

**1.1 PROCLAMATION IN RECOGNITION OF NATIONAL PROSTATE CANCER
AWARENESS MONTH. (0410-30)**

Mayor Dedina presented a proclamation to Chad Little, a Prostate Cancer awareness advocate, declaring September as National Prostate Cancer Awareness Month.

CONSENT CALENDAR (2.1-2.3)

MOTION BY PATTON, SECOND BY BILBRAY, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THROUGH 2.3. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, BRAGG, BILBRAY, DEDINA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: SPRIGGS

2.1 MINUTES.

Approved the Special Meeting minutes of August 5, 2015.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 87102 through 87135 and EFT #'s 48-56 for a subtotal amount of 168,491.59, and Payroll Checks/Direct Deposits 46654 through 46676 for a subtotal amount of \$179,249.51 for a total amount of \$347,741.10.

2.3 RECEIVE TREASURER'S REPORT. (0300-90)

City Council received the monthly treasurer's report.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4.1)

4.1 ADOPTION OF RESOLUTION NO. 2015-7616 AUTHORIZING ABATEMENT OF NUISANCE CONDITIONS AND REMOVAL OF INOPERABLE VEHICLES AT 741 HICKORY COURT. (0470-20)

A revised page 2 of Resolution No. 2015-7616 was submitted as Last Minute Agenda Information.

Mayor Dedina declared the public hearing open.

Since this is a due process hearing, City Attorney Lyon announced that in an abundance of caution she will have Deputy City Attorney Sjoblom sit with the City Council because he has no involvement on this matter.

Building Official Holden gave a PowerPoint presentation on the item.

Deputy City Attorney Sjoblom stated that the City Council is acting as the neutral decision maker to either affirm or deny staff's recommendation for declaration of public nuisance.

Jason Eliaser, an attorney representing the owner, stated his two major concerns are the alleged violations and concerns with procedure. With regard to the violations, he stated the City has consistently noted concerns with trash service and vehicles. The issue regarding the roof was added at a later date and there has been no investigation that would demonstrate a structural hazard. He added that the homeowner would like to replace the roof all together; however, the large assessed penalties make it difficult. With regard to trash service, it will commence at the beginning of September. With regard to the vehicles, he questioned how Code Compliance determined that the vehicles are inoperable, stating that the vehicles are not rusted out, not dismantled, they are not parked on the lawn, and they are all in operating condition with the exception of the 1965 Corvair. He also expressed concern about proper noticing for an abatement.

Councilmember Bragg stated the goal for code compliance cases has always been to gain compliance. She noted that the City is successful most of the time and that it is the exception and not the norm to have code cases before City Council.

Building Official Holden and Code Compliance Officer Seifert responded to concerns of Councilmember Bragg regarding trash service. Although there is no storage of trash in the front yard, it was noted that the property has not had trash service since 2013. Building Official Holden explained the condition of the vehicles and indicated which two were considered nonoperational because they do not have current registration.

Mr. Eliaser explained the definition of inoperable as defined in the municipal code and stated that it has nothing to do with DMV registration. He stated the vehicles are operational but registration of some of the vehicles may be an issue. He also stated that there is a specific procedure that the City must follow for removal of vehicles and expressed concern about due process rights and other issues.

In response to questions by Councilmember Bragg, Building Official Holden explained the process for an abatement warrant with regard to the vehicles, he addressed questions regarding the roof, and spoke about safety concerns. He stressed that City staff has made several attempts to contact the owner to inspect the property but there has been no communication by the property owner.

In defense of the property owners, Mr. Eliaser explained there are inner family issues at play, that they are of modest means, they are aware of the problems and want to fix them, and the amount in fines make it difficult for them to address the issues. In response to Councilmember Bragg, he stated that he would encourage the property owners to open themselves up to an inspection. He noted that the owners would like to replace the entire roof but they do not have the means. He did not believe that the roof is collapsing, but is rather a leaky roof that can be fixed. In response to Councilmember Bilbray, he explained that he was brought on a couple of days ago, that he has been trying to catch up to speed on the matter and he is available to have conversations with the City.

Councilmember Patton stated that this is the City's last ditch effort and that it was troublesome to him. He expressed concern that the condition of the property is a cycle being repeated and questioned if one month is enough time to take care of the property.

Mr. Eliaser stated that he is putting trust in his client and will encourage them to do everything they can. He said EDCO has already been contacted, he spoke about the plans the property owner has for dealing with one of the vehicles, he expressed concern about the procedure for abatement and stated proper noticing was not followed.

Mayor Pro Tem Bilbray spoke about his prior experience with this property when it went before City Council in 2010. He challenged whether the Corvair was operational because it has been sitting on the property for 5 years. He stated that he is willing to give the owner another month and directed staff to address the procedure issues that were raised. He offered a motion to continue the public hearing to the second meeting in September (September 16, 2015).

Mayor Dedina stated he supported the motion. He also stated that the property owners have not done anything to solve the problems and noted that the City is being generous by providing time to solve the problem. He thanked Mr. Eliaser for dealing with the matter and he recognized City Staff for their hard work and their attempts at coming to a resolution.

MOTION BY BILBRAY TO CONTINUE THE PUBLIC HEARING TO THE SECOND MEETING IN SEPTEMBER (SEPTEMBER 16, 2015) AND DIRECT STAFF TO LOOK INTO AND ADDRESS THE PROCEDURAL ISSUES THAT HAVE BEEN BROUGHT UP.

Discussion:

Deputy City Attorney Sjoblom clarified that the public hearing needs to be closed before the motion. With regard to the noticing, he stated that procedurally the property owners received the proper notice for this hearing. With regard to the procedure for removing a vehicle, there is another process, which he reviewed. He noted that if the resolution is adopted, nothing will happen until the 21st of September.

Without Dissention of the City Council, Mayor Dedina closed the public hearing.

MOTION BY BILBRAY, SECOND BY PATTON, TO CONTINUE THE PUBLIC HEARING TO THE SECOND MEETING IN SEPTEMBER (SEPTEMBER 16, 2015) AND DIRECT STAFF TO LOOK INTO AND ADDRESS THE PROCEDURAL ISSUES THAT HAVE BEEN BROUGHT UP.

Discussion:

In response to comments made by City Council, Deputy City Attorney Sjoblom stated that code enforcement is all about getting compliance and there are multiple tools for compliance including fines. When someone has complied, there can be discussion about whether to waive the fines or whether it is fair. He added that the reason for fines is partially to compensate the City for the time staff has worked on getting compliance and that there is a process to remove the fines from the tax rolls if the City Council decides to do that. He did not recommend removal of the fines until there is compliance.

Mayor Dedina commented that City Council is trusting the property owners that within a month things will be done and he cautioned against abusing that trust.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY BILBRAY, SECOND BY PATTON, TO CONTINUE THE PUBLIC HEARING TO THE SECOND MEETING IN SEPTEMBER (SEPTEMBER 16, 2015) AND DIRECT STAFF TO LOOK INTO AND ADDRESS THE PROCEDURAL ISSUES THAT HAVE BEEN BROUGHT UP. MOTION CARRIED BY THE FOLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, BRAGG, BILBRAY, DEDINA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: SPRIGGS

REPORTS (5.1-5.5)

5.1 BI-ANNUAL INVESTMENT REPORT PRESENTED BY CHANDLER ASSET MANAGEMENT. (0350-90)

Administrative Services Director Bradley introduced the item, he displayed the City's Cash and Investments and fund balances, and he noted that this same information was previously presented to City Council in detail during the budgeting process.

Jayson Schmitt, Senior Vice President and Portfolio Manager with Chandler Asset Management Group, gave a presentation on the City's Investment Report for period ending June 30, 2015.

Council accepted the bi-annual investment report from Chandler Asset Management.

5.2 APPOINTMENTS TO THE DESIGN REVIEW BOARD AND TIDELANDS ADVISORY COMMITTEE. (0120-30 & 0120-90)

Mayor Dedina thanked City Council for selecting a new way of collectively and collaboratively selecting candidates. He commented on the inclusive process for all of the Councilmembers to participate in the interviews, he mentioned there was an impressive group of applicants, and

that the process was open to the public.

Sandra Brillhart expressed appreciation for City Council moving forward to fill the positions, she supported a critical review of the applicants to ensure the quality of life that people appreciate in Imperial Beach and she noted that it was a positive step forward.

Mayor Dedina presented the following names of candidates to fill the openings on the Design Review Board and Tidelands Advisory Committee:

Design Review Board:

- Peter Smith for a term of office expiring December 31, 2016; and
- Dante Pamintuan and Ilia Voronchihin each for terms of office expiring December 31, 2018.

Tidelands Advisory Committee:

- Joshua Hill, Mary Doyle, and Bruce Robertson each for terms of office expiring December 31, 2018.

Councilmember Patton had positive comments about the selection process and said the applicants were highly educated and qualified.

Councilmember Bragg spoke about the process and the qualifications of the applicants. She recognized Mayor Dedina for including the City Councilmembers in the selection process and she thanked the applicants for coming forward for consideration.

MOTION BY BRAGG, SECOND BY BILBRAY, TO ACCEPT THE MAYOR'S RECOMMENDATION AS FOLLOWS:

DESIGN REVIEW BOARD:

- PETER SMITH FOR A TERM OF OFFICE EXPIRING DECEMBER 31, 2016; AND
- DANTE PAMINTUAN AND ILIA VORONCHIHIN EACH FOR TERMS OF OFFICE EXPIRING DECEMBER 31, 2018.

TIDELANDS ADVISORY COMMITTEE:

- JOSHUA HILL, MARY DOYLE, AND BRUCE ROBERTSON EACH FOR TERMS OF OFFICE EXPIRING DECEMBER 31, 2018.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, BRAGG, BILBRAY, DEDINA

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SPRIGGS

5.3 DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2015-7618 PROVIDING \$50,000 TO THE BOYS & GIRLS CLUB OF SOUTH COUNTY TO ADDRESS A FUNDING SHORTFALL IN PROVIDING RECREATIONAL SERVICES ON BEHALF OF THE CITY OF IMPERIAL BEACH AT IMPERIAL BEACH SPORTS PARK. (1020-90)

A revised Resolution No. 2015-7618 was submitted as Last Minute Agenda Information.

City Manager Hall reported on the item.

In response to questions by Councilmember Patton, Aaron Ruiz, Unit Director for Boys & Girls Club of South County, stated the weekend Skate Park hours are from 9:00 a.m. to 7:00 p.m., he hoped the Skate Park will be opened by the City, there is a possibility of offering classes at the Skate Park in the future and that the Recreation Center will be open on Saturday mornings from 10:00 a.m. to 2:00 p.m.

City Manager Hall clarified that at the previous meeting, City Council approved a change to the agreement where the City will assume responsibility to open the Skate Park.

MOTION BY BRAGG, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. 2015-7618 AUTHORIZING A BUDGET AMENDMENT AND APPROPRIATION OF \$50,000 TO ADDRESS A FUNDING SHORTFALL EXPERIENCED BY THE BOYS & GIRLS CLUB. STAFF WOULD FURTHER RECOMMEND THAT FUTURE FUNDING REQUESTS BE CONSIDERED FOLLOWING AN ANNUAL REPORT FROM THE CLUB TO THE CITY COUNCIL. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, BRAGG, BILBRAY, DEDINA

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SPRIGGS

5.4 REPORT: KEGEL (APPLICANT); INFORMATIONAL UPDATE REGARDING THE MIXED-USE DEVELOPMENT WITH THREE RESIDENTIAL CONDOMINIUM UNITS ABOVE COMMERCIAL SPACE AT 951 SEACOAST DRIVE (APN 625-352-23-00). MF 1149. (0600-20)

A letter submitted by Elisabeth Shapiro and Michael Carey, dated August 6, 2015, was submitted as Last Minute Agenda Information.

City Manager Hall reported on the item. He reviewed the project design changes the applicant made to address some concerns raised by citizens. In response to Councilmember Bragg's question as to why this item was not on the Consent Calendar, he noted the importance of being as transparent as possible due to significant public input and notification concerns and to make City Council aware of the significant efforts made by the applicant and residents to reach this conclusion.

Michael Carey reviewed the collaborative process that took place in order to achieve an alternate plan for the project. He noted that although the alternate plan is acceptable, there is still much more to be done in terms of looking at codes and how they are applied (additional speaking time donated by Ruth Cole).

Terri Johnson asked the City to consider the following issues when reviewing future projects (which are detailed in a letter she sent to the Mayor and City Council): administrative adjustment for commercial ceiling height of 15 ft.; parking problems as a result of small concessions; measuring building height from finished grade rather than finished floor; issuing Conditional Use Permits in the Seacoast Commercial Zone for residential uses, and she spoke about supporting the General Plan's overriding goal. She asked the City Council to consider the issues raised, and to not discount public's input (additional speaking time donated by Denise Haferty-Neff).

Elisabeth Shapiro thanked everyone involved in the process, she expressed concern about changes made to the code noting that they only learned of the changes through approval of three recent projects, and she also raised concern about interpretation of existing code. She stated that it would greatly improve upon the way the City is developing by interpreting the existing code in a way that is neighborhood friendly and in a manner that is consistent with the Coastal Act and General Plan. She later commented on the economic benefit of such an interpretation and gave examples of those benefits. She commented that they are discouraged that there are plans being submitted that are in violation of the City's code. She suggested having more levels of review before going to City Council and she spoke in support for and reconsideration of having a Planning Commission. (additional speaking time donated by Sandra Brillhart).

Randy Putland thanked staff for working with the neighborhood, he submitted a list of ordinances that needs to be interpreted correctly, and he questioned if vacation rentals are allowed.

Mayor Dedina announced the following people submitted speaker slips that had a consistent comment of supporting the changes made to the project, however there was disagreement with the proposed density, height of building and parking plan:

Joey Fallon
Liesl Gercke
Bryan Brillhart
Perry Payne
Tom Cahoon
Chase Putland
Keri Belhon
Patrick Belhon
Veronica Archer
John Rendine
Victoria Mejia
Jacqueline Jones
Kelly Leiker
Michael Carson
Georgia Wratford
Daryl Jones
Mary P. Goodman
Daren Johnson
Pace Putland

N Lamssies spoke in support for underground parking.

Councilmember Patton expressed his appreciation for this item not being on the Consent Calendar and he thanked all parties for coming up with a compromise. He disclosed he met with the group of residents (he called the Observers). He noted his concerns with measuring ceiling height, measuring grade, and parking issues. He suggested that the City not be too easy or lenient with developers, yet spoke of the need to be flexible, to find balance and to stick to core values.

Councilmember Bragg disclosed she met with the developer after the last City Council meeting.

Mayor Dedina disclosed he met with Ms. Johnson to discuss her issues. He suggested that in the future public groups think strategically on how best to convey their message to the City Council. He anticipates development in all areas of the City and expressed a desire to have the public group look beyond the first two blocks of the City.

City Council received and accepted the informational update regarding the mixed-use project located at 951 Seacoast Drive (APN 625-352-23-00).

5.5 13TH STREET CLASS 2 BIKEWAY PROJECT (S13-202). (0680-20)

Public Works Director Levien reported on the item. He noted that since no bids were received for the project, he offered three options on how to proceed as follows:

1. Reformat the bid advertisement and rebid the project;
2. Negotiate a contract with a qualified contractor of the City's choice; or
3. Open the late bid (that was received 7 minutes after the bid closing time) and determine if the late bid is acceptable.

He responded to questions of City Council regarding the possibility of having two bids go out sequentially and he spoke as to why it makes more sense to have one project rather than two. He also responded to questions about the process and timing for reformatting the bid.

MOTION BY PATTON, SECOND BY BRAGG, TO NEGOTIATE A CONTRACT WITH A QUALIFIED CONTRACTOR OF THE CITY'S CHOICE AND THAT THEY SUBMIT A PROPOSAL BEFORE MOVING FORWARD (OPTION 2).

City Council discussion.

Mayor Pro Tem Bilbray stated that he is concerned with traffic backing up as a result of two stop signs being located near each other and he spoke in opposition to the item.

Mayor Dedina spoke in support of the item due to safety for pedestrians.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY PATTON, SECOND BY BRAGG, TO NEGOTIATE A CONTRACT WITH A QUALIFIED CONTRACTOR OF THE CITY'S CHOICE AND THAT THEY SUBMIT A PROPOSAL BEFORE MOVING FORWARD (OPTION 2). MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: PATTON, BRAGG, DEDINA
NOES: COUNCILMEMBERS: BILBRAY
ABSENT: COUNCILMEMBERS: SPRIGGS

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR

None.

ADJOURN REGULAR MEETING

Mayor Dedina adjourned the Regular meeting at 8:28 p.m.

CLOSED SESSION

City Council adjourned to Closed Session at 8:29 p.m. under:

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code section 54957

Title: City Manager

Reporting out of Closed Session, City Manager Hall announced City Council discussed Closed Session Item No. 2, City Council gave direction and no reportable action was taken.

ADJOURN CLOSED MEETING

Mayor Dedina adjourned the closed session meeting at 8:49 p.m.

Serge Dedina,
Mayor

Jacqueline M. Hald, MMC
City Clerk

MINUTES

CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY
IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

SEPTEMBER 2, 2015

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

REGULAR MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

Mayor Dedina called the Regular Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Patton, Bragg, Spriggs
Councilmembers absent:	None
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald, Assistant City Manager Dush, Public Works Director Levien, Administrative Services Director Bradley, Fire Chief French

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Paige Carpenito and Jeziah Eister from VIP Village Preschool.

AGENDA CHANGES

MOTION BY BRAGG, SECOND BY PATTON, TO TAKE ITEM NOS. 6.1 AND 6.2 IMMEDIATELY AFTER THE CONSENT CALENDAR. MOTION CARRIED UNANIMOUSLY.

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

Councilmember Patton reported on his attendance at the Friendship Agreement Ceremony with the City of Rosarito Beach.

Councilmember Bragg extended an invitation to the Trolley Renewal Completion ceremony on Saturday, September 12 from 11:30 a.m. to 2:30 p.m. at the E Street Trolley Station. She commented on the upcoming alley paving groundbreaking Ceremony on September 8 at 5:00 p.m. in the alley on Fern between Florence and 12th Street. She stated City Council has been working on having the alleys paved a long time and was happy to see it finally get off the ground.

Councilmember Spriggs spoke about the momentous occasion that Imperial Beach is allocating resources to have alleys paved. He stated he is looking forward to the groundbreaking event.

Mayor Dedina thanked Councilmembers Patton and Bragg for attending the Friendship Agreement Ceremony, reported on the attendance of all the dignitaries, on the long history of Imperial Beach and Rosarito working together on their lifeguard program, and how grateful they were for the equipment donated to them by the City of Imperial Beach. He stated the cities

could learn a lot from each other and that Rosarito has increased tourism by 20 percent. He thanked the IB Chamber of Commerce, El Tapatio, Jack Fisher and City staff for putting together such a nice event.

COMMUNICATIONS FROM CITY STAFF

PUBLIC COMMENTS

Todd Gloria commented on his prior experience representing Imperial Beach in the office of Congressman Susan Davis. He commended the City on new projects and stated he hoped to come back and find ways to work collaboratively on issues such as homelessness. He stated he's been the Chair of the Budget Committee of the City of San Diego for the past five years and feels more can be done at Sacramento in regards to the state budget. He looks forward to working the city.

Charles Quisenberry expressed his enthusiasm about the alleys being paved and completion of sidewalks by Citrus and Rainbow. He expressed his disagreement with the closure of the street end at Daisy.

PRESENTATIONS (1.1)

1.1 PROCLAMATION IN RECOGNITION OF NATIONAL PREPAREDNESS MONTH. (0410-30)

Mayor Dedina presented a proclamation to Fire Chief French declaring September 2015 National Preparedness Month. He commended the Public Safety Department for their skills and knowledge in preparing for emergencies.

Fire Chief French announced the Public Safety Department stated the theme for preparedness month is "Don't wait, communicate and make your emergency plan." He commented on the importance of being prepared for an emergency and shared ReadySanDiego.org as a useful website which has tips on preparedness and provides phone links for natural disaster updates. He announced that the Public Safety Department website will be updated, and put together information regarding wildfires, earthquakes, tsunamis and terrorism. They will also put together an El Niño plan which will be presented to City Council, do training with staff and run some earthquake drills. October 15 at 10:15 a.m. is the Great California Shakeout earthquake drill on which they will be sending out more information.

Councilmember Spriggs stated it's good to be prepared and although going through the drills is challenging, it is worthwhile so people will know what to do in the event of an emergency. He volunteered his help and support.

Councilmember Bragg stated October is National Fire Prevention Month. She voiced concerns on outreach to the community and requested the El Niño preparedness information be brought back to City Council before winter.

City Manager Hall announced the upcoming Fire Department Open House where City staff will do community outreach.

Captain French announced Fire Department staff will talk to second graders about fire prevention during Fire Prevention week in October. He also spoke about the Great California

Shakeout and the Fire Station Open House on the 24th which includes the Fire Department, Sheriff, American Heart Association and other outside agencies and San Diego County OES. It's a great opportunity for the public to come out and see what the Public Safety Department does.

CONSENT CALENDAR (2.1-2.6)

MOTION BY SPRIGGS, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THROUGH 2.6. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the Regular Meeting Minutes of August 5, 2015.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 87136 through 87276 and EFT #'s 57-64 for a subtotal amount of 722,374.44, and Payroll Checks/Direct Deposits 46677 through 46698 for a subtotal amount of \$168,824.66 for a total amount of \$891,199.10.

2.3 CONSIDERATION OF RESOLUTION NO. 2015-7619 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE SAN DIEGO UNIFIED PORT DISTRICT FOR FINANCIAL ASSISTANCE AND OTHER MATTERS ASSOCIATED WITH THE SYMPHONY BY THE SEA EVENT AND RESOLUTION NO. 2015-7620 AUTHORIZING THE SUBMITTAL OF A FUNDING REQUEST AND APPLICATION FOR THE COUNTY OF SAN DIEGO NEIGHBORHOOD REINVESTMENT PROGRAM. (1040-40)

Adopted resolutions.

2.4 RESOLUTION NO. 2015-7621 APPROVING THE SECOND AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY AND CITY MANAGER, ANDY HALL. (0530-60)

Adopted resolution.

2.5 ADOPT RESOLUTION NO. 2015-7622 ADDING THE BAYSHORE BIKEWAY PERIMETER FENCE REMOVAL (CIP S16-703) TO THE FY 2016 TWO-YEAR IMPLEMENTATION PLAN AND ACCEPTING THE \$30,000 SAN DIEGO COUNTY BOARD OF SUPERVISORS NEIGHBORHOOD REINVESTMENT PROGRAM GRANT FUNDING FOR THE CIP S16-703 PROJECT AND APPROPRIATING \$30,000 TO CIP S16-703. (0330-35)

Adopted resolution.

2.6 RESOLUTION NO. 2015-7623 CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE CITY OF IMPERIAL BEACH IN THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA) OPEN PACE PROGRAM; AND OTHER MATTERS RELATED THERETO AND RESOLUTION NO. 2015-7624 APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF AN AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY. (0330-35)

Adopted resolutions.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4)

None.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6.1-6.2)

6.1 ADOPTION OF RESOLUTION NO. SA-15-50 OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016 AND RELATED ACTIONS. (0418-50)

Assistant City Manager Dush reported on the item and stated that himself, Administrative Services Directory Bradley and City Attorney Lyon were available to respond to any questions.

MOTION BY PATTON, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. SA-15-50 OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016 AND RELATED ACTIONS. MOTION CARRIED UNANIMOUSLY.

6.2 ADOPTION OF RESOLUTION NO. SA-15-51 OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016 (ROPS 15-16B). (0418-50)

Assistant City Manager Dush reported on the item.

Councilmember Spriggs questioned the likelihood that this ROPS would not be approved and what would happen if that were the case.

Kendall Levan, Special Counsel from Kane Ballmer and Berkman, reviewed items on the ROPS explaining the procedure for any items that were denied and noted the items she believed might be questioned by the Department of Finance and the reasons for it.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. SA-15-51 OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016 (ROPS 15-16B). MOTION CARRIED UNANIMOUSLY.

REPORTS (5.1)

5.1 SEWER BILLING METHODOLOGY DISCUSSION. (0830-95)

Public Works Director Levien reported on the item. He asked for City Council direction on the appropriate model and for their concurrence in updating the model. He stated the estimated revenue needs have changed since the 2012-2013 report. If approved a proposal for update would be brought to Council at a later date.

Karyn Keese gave a PowerPoint presentation on commonly accepted sewer rate structure options. In response to Councilmember Patton's comment that there doesn't seem to be a need for a rate change at this time, she stated that she did not have actual numbers because that part of the study has not been done yet, but there have been some revenue shifts in rates and they are taking into account new offsetting users.

In response to Councilmember Spriggs concerns about revenue loss, GIS Administrator Mercer

stated he did not have the revenue numbers at this time

Councilmember Spriggs stressed the importance for having more information on the magnitude of the change in order for City Council to make a determination. He stated future projects can't be relied on until they begin to operate. He reiterated the change is significant and requested the numbers from Public Works Director Levien.

Public Works Director Levien responded staff is asking for concurrence to update the revenue study so we the City can gauge the difference particularly in relation to the loss of the Navy. He also explained why reserves are being depleted faster than revenue is being generated.

Councilmember Spriggs stated there is a need to focus on the numbers. There are issues on whether enough revenue is being generated and if the City has the resources to keep the systems working. He stated he did not want to see rates increase but there should not be speculation until there is more information and an analysis completed.

City Manager Hall clarified that the largest expense in our sewer system is in the treatment at Point Loma, he further explained that although there is a reduction in revenue due to not treating the Navy's water, less is being treated. That is what the study will show. It's important to move forward. He also stated City staff will look at ways to reduce expenses such as electrical costs and having more efficient and effective equipment. He clarified the sewer system is an Enterprise Fund so it's its own separate entity. Rates set and revenues generated are not used for anything else except to pay for the sewer system.

With regard to Councilmember Patton's question about the capacity fee, GIS Administrator Russell responded the capacity fee is when someone connects or buys in to the sewer system which is separate from the annual billing fees. So when it is stated capacity is not expected to change it is specifically when new connections are made to the sewer system not that they didn't anticipate a change one way or the other on rates.

Councilmember Patton concurred there was not enough information hence the need for the study.

In response to Councilmember Bragg asked Ms. Kesse explained how the City does not violate Prop 218 and she reported on the ruling on a case involving San Juan Capistrano.

Councilmember Bragg commented the real challenge is that the rates need to be equitable. The City has reduced water consumption by 18.4 percent, however there are still costs for treatment. The hard part is portraying that to our residents. She stated the new construction would offset some of the numbers but agreed with Councilmember Spriggs that at this time they are just projections and they might not come on line as quickly as expected.

City Manager Hall clarified that what they are seeking from City Council is if they want to continue with the same methodology for calculating the rates or whether City Council wanted to consider a different process. Secondly, as long as the method of calculation has been identified then seek direction to perform a study so the necessary information can be presented.

Councilmember Spriggs stated it is necessary to do the rate study. As far as the City Manager's suggestion, regarding changing rate structure, Council could not know if the rate structure needed to be changed until they knew if there was a shortfall or not. He commented Public Works Director Levien has raised concerns regarding our reserves and he stated the variable would be if they should increase the fixed rate and by how much.

In response to Councilmember Braggs question Ms. Keese reviewed the process followed by the City of La Mesa, highlighting they averaged 5 years of winter water usage using a bimonthly

basis.

Mayor Dedina announced there is consensus of City Council to proceed with the rate study, and not changing the rate structure at this time. He requested information on the most equitable and fair rate structure in California. He commented the City should celebrate the fact that usage went down which means less contamination in the ocean and less electrical cost.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURN REGULAR MEETING

Mayor Dedina Adjourned the meeting at 7:46 p.m.

Serge Dedina,
Mayor

Jacqueline M. Hald, MMC
City Clerk

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AGENDA ITEM NO. 2.2

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: OCTOBER 7, 2015
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES *DSB*
SUBJECT: RATIFICATION OF WARRANT REGISTER

EXECUTIVE SUMMARY:

Approval of the warrant register in the amount of \$ 394,979.43.

RECOMMENDATION:

It is respectfully requested that the City Council ratify the warrant register.

RATIONALE:

The warrant register is presented providing transparency with regards to City expenditures.

OPTIONS:

- Receive and file the report from the City Manager
- Provide direction to the City Manager to take a specific action

BACKGROUND:

None

ANALYSIS:

As of April 7, 2004 all large warrants above \$100,000 will be separately highlighted and explained on the staff report.

Vendor: _____ Check: _____ Amount: _____ Description: _____

The following registers are submitted for Council ratification:

Accounts Payable

DATE	CHECK #	EFT #	AMOUNT (\$)
09/03/2015	87342-87352		5,805.60
09/11/2015	87353-87387	76-81	66,332.29
09/17/2015	87388-87430		156,944.70
Sub-Total			229,082.59

Payroll Checks/Direct Deposit

DATE	CHECK #		AMOUNT (\$)
P.P.E. 9/03/15	46717-46735		165,896.84
			165,896.84

TOTAL \$ 394,979.43

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Warrants are issued from budgeted funds and there is no additional impact on reserves.

Attachments:

1. Warrant Register
2. Warrant Register as Budgeted FY2016

City of Imperial Beach
Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
2015-09-03	87342	ADAM WRAIGHT	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-13-2015	(blank) \$ 300.00
	87343	ALVAREZ, OSCAR	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-17-2015	(blank) \$ 300.00
	87344	ARAM YASHU	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-16-2015	(blank) \$ 300.00
	87345	AYALA, ART	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-17-2015	(blank) \$ 300.00
	87346	JASON LINDQUIST	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-12-2015	(blank) \$ 300.00
	87347	JESUS GONZALEZ	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-17-2015	(blank) \$ 300.00
	87348	PRINCIPAL FINANCIAL GROUP	PAYROLL AP PPE 8/20/15	101-0000-209.01-13	20150827	(blank) \$ -
			PE 9/3/15 SEPT 2015	101-0000-209.01-13	20150910	(blank) \$ 565.15
			PE 9/17/15 SEPT 2015	101-0000-209.01-13	20150924	(blank) \$ 565.15
	87349	PRINCIPAL FINANCIAL GROUP	PAYROLL AP PPE 8/20/15	101-0000-209.01-12	20150827	(blank) \$ -
			AUG 2015 MORENO NADIA	101-0000-209.01-12	20150827	(blank) \$ 42.80
			PE 9/3/15 SEPT 2015	101-0000-209.01-12	20150910	(blank) \$ 970.00
			PE 9/17/15 SEPT 2015	101-0000-209.01-12	20150924	(blank) \$ 970.00
	87350	MISCELLANEOUS VENDOR	METAL SURFBOARD RACKS	101-3030-423.30-02	3529	(blank) \$ 292.50
	87351	SEAN PUTNAM	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-13-2015	(blank) \$ 300.00
	87352	WIDLUND BRYAN	TRAVEL ADVANCE-PER DIEM	101-3030-423.28-04	08-17-2015	(blank) \$ 300.00
2015-09-03 Total						\$ 5,805.60
2015-09-11	76	CALIFORNIA STATE DISBURSEMENT UI	PAYROLL AP PPE 9/03/15	101-0000-209.01-07	20150910	(blank) \$ 355.84
	77	I B FIREFIGHTERS ASSOCIATION	PAYROLL AP PPE 9/03/15	101-0000-209.01-08	20150910	(blank) \$ 420.00
	78	ICMA RETIREMENT TRUST 457	PAYROLL AP PPE 9/03/15	101-0000-209.01-10	20150910	(blank) \$ 6,801.92
	79	SEIU LOCAL 221	PAYROLL AP PPE 9/03/15	101-0000-209.01-08	20150910	(blank) \$ 1,592.59
	80	STATE OF CALIFORNIA FTB	PAYROLL AP PPE 9/03/15	101-0000-209.01-07	20150910	(blank) \$ 188.05
	81	US BANK	PAYROLL AP PPE 9/03/15	101-0000-209.01-20	20150910	(blank) \$ 2,611.92
	87353	ACACIA LANDSCAPE, CO.	AUG 2015	101-6020-452.21-04	5282	160093 \$ 3,275.00
			AUG 2015 BIKE PATH,7TH-13	101-5010-431.21-04	5260A	160093 \$ 975.00
			AUG 2015 BIKE PATH OP LOT	101-5010-431.21-04	5261A	160093 \$ 975.00
			AUG 2015 BIKE PATH 7TH-8T	101-5010-431.21-04	5262A	160093 \$ 975.00
	87354	AGRICULTURAL PEST CONTROL	AUG 2015	101-6020-452.21-04	368059	160086 \$ 95.00
	87355	ATKINS NORTH AMERICA, INC.	JUL 2015 PLAN CK SVCS	101-0000-221.01-02	1820343	(blank) \$ 109.14
	87356	BDS ENGINEERING INC	AUG 2015 DELAWARE ST IMPV	201-5000-532.20-06	08-41M	150278 \$ 1,650.00
	87357	BOCA RIO	PROMOTIONAL ITEMS	101-1010-411.29-04	9024	F16020 \$ 140.00
	87358	COUNTY RECORDER	NOE -608 3RD STREET	101-0000-221.01-02	MF 1183	(blank) \$ 50.00
	87359	COURT-ORDERED DEBT COLLECTIONS	PAYROLL AP PPE 9/03/15	101-0000-209.01-07	20150910	(blank) \$ 43.09
	87360	DOWNSTREAM SERVICES, INC.	AUG 2015 STORMWATER MAINT	101-5050-435.21-04	100069	160187 \$ 595.00
	87361	EAGLE NEWSPAPER	JUL 2015 LEGAL AD-MF 1149	101-0000-221.01-02	89607	(blank) \$ 105.00
	87362	FASTENAL	SCREWS	101-5010-431.21-23	CACHU42594	160006 \$ 3.75
	87363	G & G BACKFLOW AND PLUMBING	BACKFLOW TESTING	101-6020-452.28-01	7875	F16017 \$ 56.50
	87364	GRAINGER	BATTERIES	601-5060-436.30-02	9834991128	160007 \$ 46.53
			FLUORESCENT LAMPS	101-1910-419.30-02	9830261930	160007 \$ 107.89
			PADLOCKS	101-1910-419.30-02	9828103359	160007 \$ 44.75

City of Imperial Beach
Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
87364	GRAINGER	HALIDE LAMPS	101-1910-419.28-01	9822090511	160007	\$ 35.51
		FLUORESCENT FIXTURE	101-1910-419.28-01	9821232767	160007	\$ 583.62
		FLUORESCENT FIXTURE	101-1910-419.30-02	9830261922	160007	\$ 260.48
		AIR HOSE	501-1921-419.28-16	9819144743	160007	\$ 90.94
87365	HAROLD FEUQUAY	REIMBURSE EMT RENEWAL FEE	101-3030-423.28-04	027517	(blank)	\$ 54.00
87366	HAWTHORNE MACHINERY CO	WACKER TRASH PUMP	601-5060-436.30-22	30354901	160105	\$ 1,566.00
87367	INTERSTATE BATTERY OF SAN DIEGO	#692 PRESSURE WASHER	501-1921-419.28-16	120000303	160008	\$ 95.19
87368	JACQUELINE SUE STENZEL	AUG 2015 SR YOGA	101-6030-453.20-06	26	160131	\$ 120.00
87369	MISCELLANEOUS "DEVELOPERS"	BOND REFUND-1331 HOLLY AV	101-0000-221.01-05	TEP 15-34	(blank)	\$ 5,076.00
87370	JOHN DEERE LANDSCAPES	ELECT VALVES/CONTROLLER/T	101-6020-452.28-01	73041727	160024	\$ 970.75
87371	KANE, BALLMER & BERKMAN	ATTORNEY SERVICES	101-1220-413.20-01	21604	160184	\$ 82.50
		ATTORNEY SERVICES	216-1240-413.20-06	21526	160184	\$ 357.50
		ATTORNEY SERVICES	303-1250-413.20-01	21521	160184	\$ 759.00
		ATTORNEY SERVICES	303-1250-413.20-01	21523	160184	\$ 2,786.46
		ATTORNEY SERVICES	303-1250-413.20-01	21527	160184	\$ 8,835.43
		ATTORNEY SERVICES	303-1250-413.20-01	21528	160184	\$ 2,862.50
		ATTORNEY SERVICES	303-1250-413.20-01	21531	160184	\$ 175.38
		ATTORNEY SERVICES	402-5000-532.20-06	21525	160184	\$ 2,455.00
87372	KIM A. MIKHAEL	07/27/15 PRKNG APPEAL HRN	101-3010-421.20-06	08-21-2015	160188	\$ 175.00
87373	LIGHTHOUSE, INC	BONDED PRIM WIRE	501-1921-419.28-16	0176023	160035	\$ 39.06
87374	MASON'S ALIGNMENT, BRAKES	A/C DIAGNOSTIC & SERVICE	501-1921-419.28-01	26288	160036	\$ 195.31
		#153 A/C COMPRESSOR SVC	501-1921-419.28-01	26327	160036	\$ 499.84
87375	OFFICE DEPOT, INC	BINDERS	101-5020-432.30-01	786133141001	160000	\$ 22.91
		COPY PAPER	101-5020-432.30-01	786668292001	160000	\$ 96.96
		MARKERS	101-5020-432.30-01	788013260001	160000	\$ 1.83
		PENS	101-1020-411.30-01	788443220001	160000	\$ 5.39
		MARKERS/PENS/SCISSORS	101-5020-432.30-01	786133351001	160000	\$ 35.63
		DESK CALENDAR	101-5020-432.30-01	78613352001	160000	\$ 10.79
		NESTLE WATER	101-1020-411.30-01	781972051001	160000	\$ 18.78
		FD BUSINESS CARDS	101-3020-422.30-01	784820598001	160000	\$ 132.26
		FAVOR,P BUSINESS CARDS	101-3020-422.30-01	784990211001	160000	\$ 44.09
		AWARD CERTS/COFFEMT	101-1010-411.30-01	785269919001	160000	\$ 45.09
		CARDS/MISC SUPPLIES	101-5020-432.30-01	788013143001	160000	\$ 52.68
		WHITE BOARD/TAPE	101-5020-432.30-01	788086158001	160000	\$ 55.63
		STORAGE BOXES/BATTERIES/M	101-1020-411.30-01	788442820001	160000	\$ 61.13
		LABELS/BATTERIES	101-1020-411.30-01	788443221001	160000	\$ 26.27
87376	PARTNERSHIP WITH INDUSTRY	P/E 08/15/2015	101-6040-454.21-04	GS06456	160085	\$ 1,137.98
87377	PROTECTION ONE ALARM MONITORING	SEP 2015	601-5060-436.20-23	104642944	160071	\$ 293.50
87378	RANCHO AUTO & TRUCK PARTS	OIL FILTER/MOTOR OIL	501-1921-419.28-16	7693-239306	160014	\$ 125.58
		OIL FILTERS	501-1921-419.28-16	7639-240480	160014	\$ 9.74

City of Imperial Beach

Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
87378	RANCHO AUTO & TRUCK PARTS	COOLANT/OIL/AIR/FUEL FILT	501-1921-419.28-16	7693-238734	160014	\$ 148.86
		#39 COOLANT FILTER	501-1921-419.28-16	7693-239870	160014	\$ 34.31
		GLOW PLUG	501-1921-419.28-16	7693-239956	160014	\$ 21.03
		O SENSORS	501-1921-419.28-16	7693-240162	160014	\$ 98.95
		OIL FILTER/COUPLER	501-1921-419.28-16	7693-240754	160014	\$ 12.30
		MOTOR OIL/FILTERS/HALOGEN	501-1921-419.28-16	7693-241299	160014	\$ 118.45
		CR-RTND OIL FILTER	501-1921-419.28-16	7693-241448	160014	\$ (4.87)
87379	READYREFRESH	AUG 2015	101-5020-432.30-02	15H0026726646	160084	\$ 170.15
87380	ROBERT STABENOW	REIMBURSE EMT RENEWAL FEE	101-3030-423.28-04	027919	(blank)	\$ 54.00
		IBLGA DUES 15/16	101-3030-423.28-04	674152	(blank)	\$ 35.00
87381	MISCELLANEOUS "DEVELOPERS"	BOND REFUND-1125 ELDER AV	101-0000-221.01-05	TEP 15-60	(blank)	\$ 4,191.00
87382	THOMAS LINDLEY	EXCLUSIVE PARKING LOT USE	101-1020-411.28-08	10-10-2015	(blank)	\$ 250.00
87383	UNDERGROUND SERVICE ALERT OF	AUG 2015	601-5060-436.21-04	820150327	160070	\$ 118.50
87384	URS CORPORATION	JUN/JUL 2015 WQIP-TJ RIVR	101-5050-540.20-06	37617621	150277	\$ 6,737.50
87385	VINYARD DOORS, INC.	PW ROLL DOORS SVC/MAINT	101-1910-419.21-04	90011	160091	\$ 488.00
		LG ROLL DOOR SVC/MAINT	101-1910-419.21-04	90012	160091	\$ 106.00
		FD ROLL DOOR SVC/MAINT	101-1910-419.21-04	90013	160091	\$ 243.00
87386	WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES	101-6040-454.30-02	75455822	160097	\$ 555.85
		JANITORIAL SUPPLIES	101-6040-454.30-02	75463651	160097	\$ 374.78
		JANITORIAL SUPPLIES	101-6040-454.30-02	75477768	160097	\$ 830.75
87387	WHITE CAP CONSTRUCTION SUPPLY	TWIST SLING/SHOVELS/SOLVE	101-5010-431.30-22	10003987572	160013	\$ 280.05
2015-09-11 Total						\$ 66,332.29
2015-09-17	AMS AMERICA INC AT&T	08/06/15 BELT REPLCMENT	101-1910-419.21-04	308327	160089	\$ 175.00
		3372571583448	503-1923-419.27-04	6956198	(blank)	\$ 370.19
		3393431504727	503-1923-419.27-04	6954621	(blank)	\$ 185.11
		3393439371447	503-1923-419.27-04	6957269	(blank)	\$ 185.11
		3393442323406	503-1923-419.27-04	6957576	(blank)	\$ 185.11
		6194235034	503-1923-419.27-04	6943470	(blank)	\$ 19.57
		6194237246664	503-1923-419.27-04	6942706	(blank)	\$ 0.71
		6194238311966	503-1923-419.27-04	6938123	(blank)	\$ 5.12
		6194238322966	503-1923-419.27-04	6938124	(blank)	\$ 2.14
		6194243481712	503-1923-419.27-04	6912061	(blank)	\$ 18.84
		6196281356950	503-1923-419.27-04	6942709	(blank)	\$ 11.13
		6196282018442	503-1923-419.27-04	6942715	(blank)	\$ 0.10
		C602221236777	601-5060-436.27-04	6938115	(blank)	\$ 21.17
		C602224829777	503-1923-419.27-04	6939173	(blank)	\$ 116.52
		C602224831777	503-1923-419.27-04	6939175	(blank)	\$ 145.34
		C602224832777	503-1923-419.27-04	6939176	(blank)	\$ 212.05
		C602224833777	503-1923-419.27-04	6939177	(blank)	\$ 379.40
C602224834777	503-1923-419.27-04	6939178	(blank)	\$ 46.85		

City of Imperial Beach

Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
		C602224835777	503-1923-419.27-04	6939179	(blank)	\$ 224.40
		C602224836777	503-1923-419.27-04	6939180	(blank)	\$ 80.76
		C602224837777	503-1923-419.27-04	6939181	(blank)	\$ 0.55
		C602224838777	503-1923-419.27-04	6939182	(blank)	\$ 331.92
		C602224839777	503-1923-419.27-04	6939183	(blank)	\$ 229.71
		C602224840777	503-1923-419.27-04	6939184	(blank)	\$ 326.28
87390	BILL HOWE PLUMBING, HEATING & AIR	BOND REFUND 244 EVERGREEN	101-0000-221.01-05	TEP 15-57	(blank)	\$ 2,141.00
87391	CALIFORNIA DENTAL	PE 10/1/15 2015 DENTAL	101-0000-209.01-12	09012015	(blank)	\$ 404.38
		PE 10/17/15 2015 DENTAL	101-0000-209.01-12	09012015	(blank)	\$ 404.38
87392	CHICK'S ELECTRIC MOTOR SV	IMPELLER REPAIR/BALANCE	601-5060-436.28-01	19940	160047	\$ 550.00
87393	CHRIS MALESH	REIMBURSE EMT COURSE FEES	101-3030-423.28-04	2356	(blank)	\$ 900.00
87394	CITY CLERK'S ASSOCIATION OF CALIFOR	CARBALLO,S-REGISTRATION	101-1020-411.28-04	09-29-2015	(blank)	\$ 25.00
87395	CORELOGIC SOLUTIONS	AUG 2015 PROP DATA SEARCH	101-1210-413.21-04	81569268	160171	\$ 39.00
		AUG 2015 PROP DATA SEARCH	101-3020-422.21-04	81569268	160171	\$ 1.50
		AUG 2015 PROP DATA SEARCH	101-3040-424.21-04	81569268	160171	\$ 58.50
		AUG 2015 PROP DATA SEARCH	101-3070-427.21-04	81569268	160171	\$ 182.00
		AUG 2015 PROP DATA SEARCH	101-5050-435.21-04	81569268	160171	\$ 3.00
87396	COX COMMUNICATIONS	08/25-09/24 3110039780701	503-1923-419.21-04	09-15-2015	160166	\$ 1,025.00
		09/01-09/30 3110015533201	503-1923-419.21-04	09-22-2015	160166	\$ 37.62
		09/04-10/03 3110091187001	503-1923-419.21-04	09-25-2015	160166	\$ 230.00
87397	EAGLE NEWSPAPER	JUL 2015 AD-MAYORS BKFAST	101-1010-411.29-04	89747	160017	\$ 155.00
		JUL 2015 AD-MAYORS BKFAST	101-1010-411.29-04	89841	160017	\$ 155.00
87398	FIDELITY SECURITY LIFE INSURANCE CO	PAYROLL AP PPE 8/20/15	101-0000-209.01-18	20150827	(blank)	\$ -
		PAYROLL AP PPE 9/03/15	101-0000-209.01-18	6491426	(blank)	\$ 134.57
		SEP 2015 VISION PREMIUM	101-0000-209.01-18	6491426	(blank)	\$ 150.38
87399	GCR TIRE CENTER	STOCK TIRES	501-1921-419.28-16	36888	160041	\$ 1,015.66
87400	GEOCON INC.	JUL 2015 DELAWARE ST IMPR	201-5000-532.20-06	1508033	160112	\$ 11,700.00
		JUL 2015 PVMNT DESIGN RPT	201-5000-532.20-06	1508032	160112	\$ 6,360.00
87401	GO-STAFF, INC.	W/E 08/23/15 FERGUSON,N	101-1210-413.21-01	148635	160167	\$ 811.41
		W/E 08/30/15 FERGUSON,N	101-1210-413.21-01	149028	160167	\$ 989.25
		W/E 08/23/15 RODRIGUEZ,A	501-1921-419.21-01	148636	160110	\$ 989.76
		W/E 08/31/15 RODRIGUEZ,A	501-1921-419.21-01	149029	160110	\$ 1,237.20
		W/E 09/06/15 RODRIGUEZ,A	501-1921-419.21-01	149408	160110	\$ 989.76
87402	JACQUELINE M HALD	HEALTH CARE REIMBURSEMENT	101-1020-411.11-08	2015 HCR	(blank)	\$ 420.00
87403	JASON LINDQUIST	EMT RECERT REIMBURSEMENT	101-3030-423.28-04	028102	(blank)	\$ 54.00
87404	KOA CORPORATION	JUL 2015 13TH ST BIKEWAY	101-5010-531.20-06	JB32017X15	(blank)	\$ 1,227.44
87405	MISCELLANEOUS REFUNDS	REFND BL OVERPYMT	101-0000-321.72-10	1480	(blank)	\$ 222.00
		REFND BL OVERPYMT	101-0000-371.83-09	1480	(blank)	\$ 1.00
87406	LANCE, SOLL & LUNGHARD LLP	2015 AUDIT, FIELDWORK	101-1210-413.20-06	15564	160095	\$ 12,640.00
		2015 AUDIT, FIELDWORK	216-1240-413.20-06	15564	160095	\$ 3,300.00

City of Imperial Beach

Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
87406	LANCE, SOLL & LUNGHARD LLP	2015 AUDIT, FIELDWORK	303-1250-413.20-06	15564	160095	\$ 5,000.00
87407	MCDOUGAL LOVE ECKIS &	ATTORNEY SERVICES	101-1220-413.20-01	88731	(blank)	\$ 8,578.86
		ATTORNEY SERVICES	101-1220-413.20-01	88733	(blank)	\$ 37.50
		ATTORNEY SERVICES	101-1220-413.20-01	88799	(blank)	\$ 8,647.50
		ATTORNEY SERVICES	101-1220-413.20-01	88800	(blank)	\$ 88.02
		ATTORNEY SERVICES	303-1250-413.20-01	88732	(blank)	\$ 127.50
		ATTORNEY SERVICES	303-1250-413.20-01	88734	(blank)	\$ 270.00
		ATTORNEY SERVICES	303-1250-413.20-01	88801	(blank)	\$ 285.00
		ATTORNEY SERVICES	502-1922-419.20-01	88727	(blank)	\$ 3,920.60
		ATTORNEY SERVICES	502-1922-419.20-01	88728	(blank)	\$ 945.00
		ATTORNEY SERVICES	502-1922-419.20-01	88730	(blank)	\$ 3,485.44
		ATTORNEY SERVICES	502-1922-419.20-01	88735	(blank)	\$ 2,460.00
		ATTORNEY SERVICES	502-1922-419.20-01	88795	(blank)	\$ 1,892.27
		ATTORNEY SERVICES	502-1922-419.20-01	88796	(blank)	\$ 16.28
		ATTORNEY SERVICES	502-1922-419.20-01	88798	(blank)	\$ 3,060.80
		ATTORNEY SERVICES	502-1922-419.20-01	88820	(blank)	\$ 609.80
87408	NOLTE ASSOCIATES, INC.	MAR 2015 PLAN CHECKS	101-0000-221.01-02	30284	(blank)	\$ 435.00
		MAR 2015 PLAN CHECKS	101-0000-221.01-02	30285	(blank)	\$ 580.00
		MAR 2015 PLAN CHECKS	303-1250-413.20-06	30286	(blank)	\$ 396.00
		JUN 2015 PLAN CHECKS	101-0000-221.01-02	32251	(blank)	\$ 1,740.00
		APR 2015 PLAN CHECKS	101-0000-221.01-02	31725	(blank)	\$ 1,740.00
		APR 2015 PLAN CHECKS	101-0000-221.01-02	31726	(blank)	\$ 3,527.00
		APR 2015 PLAN CHECKS	101-0000-221.01-02	31727	(blank)	\$ 1,160.00
		APR 2015 PLAN CHECKS	303-1250-413.20-06	31361	(blank)	\$ 290.00
		MAY 2015 PLAN CHECKS	101-0000-221.01-02	32445	(blank)	\$ 141.25
		MAY 2015 PLAN CHECKS	101-0000-221.01-02	32446	(blank)	\$ 290.00
		MAY 2015 PLAN CHECKS	303-1250-413.20-06	32447	(blank)	\$ 290.00
		JUL 2015 ALLEY IMPRVMENTS	402-5000-532.20-06	34781	150204	\$ 617.50
		JUL 2015 PS 4/6 REHAB	601-5060-536.20-06	34756	150615	\$ 7,979.96
		JUL 2015 PLAN CHECK SVCS	101-0000-221.01-02	34785	(blank)	\$ 870.00
		JUL 2015 PLAN CHECK SVCS	101-0000-221.01-02	34786	(blank)	\$ 435.00
		JUL 2015 PLAN CHECK SVCS	101-0000-221.01-02	34787	(blank)	\$ 217.50
		JUL 2015 PLAN CHECK SVCS	101-0000-221.01-02	34788	(blank)	\$ 652.50
87409	OFFICE DEPOT, INC	LABELS	101-1130-412.30-01	790588329001	160000	\$ 15.83
		LABELS	101-5020-432.30-01	791310853001	160000	\$ 13.81
		RISER	101-1130-412.30-01	783151366001	160000	\$ 37.05
		CREDIT RTND RISER	101-1130-412.30-01	787336524001	160000	\$ (37.05)
		WATER/PENS	101-1110-412.30-01	787891342001	160000	\$ 29.99
		BATTERIES/STAMP/KLEENEX	101-1210-413.30-01	788405927001	160000	\$ 34.29
		GRIP PENS	101-1210-413.30-01	788406409001	160000	\$ 11.86

City of Imperial Beach

Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
87409	OFFICE DEPOT, INC	PENS/FRONT COUNTER	101-1210-413.30-01	788406412001	160000	\$ 4.16
		DRY ERASE MARKERS	101-1210-413.30-01	788406414001	160000	\$ 5.07
		HOT CUPS	101-1010-411.30-01	789396182001	160000	\$ 9.59
		STORAGE BOXES/PENS/MARKER	101-1230-413.30-01	789761711001	160000	\$ 55.13
		STORAGE BOXES/PENS/MARKER	101-1230-413.30-02	789761711001	160000	\$ 34.54
		STORAGE BOXES/PENS/MARKER	101-3040-424.30-01	789761711001	160000	\$ 15.75
		STORAGE BOXES/PENS/MARKER	101-3070-427.30-01	789761711001	160000	\$ 8.66
		SUPER GLUE	101-1230-413.30-01	789762195001	160000	\$ 6.20
		DESK PAD	101-1110-412.30-01	790493683001	160000	\$ 17.30
		STORAGE BOXES/WATER/BATTR	101-5020-432.30-01	791304211001	160000	\$ 40.34
		POCKET FILE FOLDERS/BOXES	101-1210-413.30-01	791528577001	160000	\$ 199.68
		RECYCLE BIN	101-1230-413.30-02	789762196001	160000	\$ 15.39
87410	PADRE JANITORIAL SUPPLIES	JANITORIAL SUPPLIES	101-1910-419.30-02	372810	160019	\$ 489.47
		JANITORIAL SUPPLIES	101-1910-419.30-02	373023	160019	\$ 1,567.56
		JANITORIAL SUPPLIES	101-6040-454.30-02	373224	160019	\$ 210.66
		JANITORIAL SUPPLIES	101-6040-454.30-02	375076	160019	\$ 231.43
87411	PARS	JUN 2015	101-3030-423.20-06	32157	160156	\$ 183.60
		JUN 2015	101-6030-453.20-06	32157	160156	\$ 40.80
		JUN 2015	101-6040-454.20-06	32157	160156	\$ 183.60
87412	PITNEY BOWES INC(INVOICE PAYMEN	OCT-DEC 2015 METER RENTAL	101-1210-413.28-09	660664	160174	\$ 207.36
87413	PROTECTION ONE ALARM MONITORIN	ALARM BATTERIES	601-5060-436.20-23	104849831	160071	\$ 151.20
87414	PRUDENTIAL OVERALL SUPPLY	08/19/15 PW UNIFORMS	101-5020-432.25-03	30521155	160082	\$ 138.25
		08/26/15 PW UNIFORMS	101-5020-432.25-03	30522729	160082	\$ 124.95
		09/02/15 PW UNIFORMS	101-5020-432.25-03	30524215	160082	\$ 138.63
87415	READYREFRESH	AUG 2015	101-1010-411.30-02	05H0031149578	160143	\$ 44.27
87416	REGIONAL TRAINING CENTER	FY 15/16 CCMA ANNUAL FEE	101-1110-412.28-12	12723	160206	\$ 750.00
87417	RELIABLE TIRES COMPANY	RECYCLE USED TIRES	101-5040-434.21-04	93601	F16022	\$ 13.50
		RECYCLE USED TIRES	101-5040-434.21-04	93618	F16021	\$ 13.50
		RECYCLE USED TIRES	101-5040-434.21-04	93652	F16023	\$ 13.50
		RECYCLE USED TIRES	101-5040-434.21-04	93676	F16025	\$ 13.50
87418	REVELL COASTAL, LLC	AUG 2015 SEA LEVEL RISE	101-1230-513.20-06	14-004-05	160212	\$ 1,960.00
87419	RICOH USA, INC.	SEP 2015	101-1210-413.20-17	95411083	160170	\$ 3,780.97
		SEP 2015	101-3020-422.20-17	95411083	160170	\$ 369.11
		SEP 2015	101-3030-423.20-17	95411083	160170	\$ 409.14
87420	SAN DIEGO COUNTY - ASSESSOR, PO E	RECORDING DOCUMENTS	101-1230-413.21-04	201503620	(blank)	\$ 18.00
87421	SD COUNTY FIRE CHIEFS ASSOCIATION	FRENCH,J MEMBERSHIP	101-3020-422.28-12	2014/2015	(blank)	\$ 100.00
87422	SDGE	2741 969 9359 07/31-08/31	101-5010-431.27-01	09-16-2015	(blank)	\$ 175.37
		2819 871 6315 07/31-08/31	215-6026-452.27-01	09-16-2015	(blank)	\$ 2,108.65
		1912 409 2723 07/28-08/26	101-5010-431.27-01	09-12-2015	(blank)	\$ 8.08
		5280 340 6641 07/28-08/26	101-5010-431.27-01	09-12-2015	(blank)	\$ 79.20

City of Imperial Beach

Warrant Register by Check/EFT Number

Check /EFT #	Vendor	Description	Account #	Invoice #	PO #	Amount
		5576 188 0541 7/28-08/26	101-5010-431.27-01	09-12-2015	(blank)	\$ 7.81
		0646 753 1938 07/30-08/28	101-5010-431.27-01	09-16-2015	(blank)	\$ 7.81
		1694 230 1484 07/30-08/28	101-5010-431.27-01	09-16-2015	(blank)	\$ 15.15
		3062 843 3719 07/30-08/28	101-5010-431.27-01	09-16-2015	(blank)	\$ 11.32
		3448 930 9646 07/30-08/28	101-5010-431.27-01	09-16-2015	(blank)	\$ 7.55
		5153 272 6717 07/30-08/28	101-5010-431.27-01	09-16-2015	(blank)	\$ 11.18
		9476 001 6989 07/30-08/30	101-5010-431.27-01	09-16-2015	(blank)	\$ 588.26
		0824 329 2041 07/31-08/31	101-5010-431.27-01	09-17-2015	(blank)	\$ 284.49
		7706 795 7872 07/31-08/31	101-5010-431.27-01	09-17-2015	(blank)	\$ 10.80
		2081 689 7619 07/31-08/31	101-6010-451.27-01	09-17-2015	(blank)	\$ 565.85
		2081 692 3399 07/31-08/31	101-6010-451.27-01	09-17-2015	(blank)	\$ 12.45
		2081 700 4165 08/03-08/31	101-6010-451.27-01	09-17-2015	(blank)	\$ 68.75
		3206 700 9265 07/31-08/31	101-6010-451.27-01	09-17-2015	(blank)	\$ 63.05
		9956 693 6272 07/31-08/31	101-6010-451.27-01	09-17-2015	(blank)	\$ 168.54
		0175 275 3776 07/31-08/31	101-6020-452.27-01	09-17-2015	(blank)	\$ 211.17
		2081 689 1273 07/31-08/31	101-6020-452.27-01	09-17-2015	(blank)	\$ 312.73
		2083 847 9032 07/31-08/31	101-6020-452.27-01	09-17-2015	(blank)	\$ 85.46
		5456 692 8951 07/31-08/31	101-6020-452.27-01	09-17-2015	(blank)	\$ 34.42
		6921 003 2109 07/31-08/31	101-6020-452.27-01	09-17-2015	(blank)	\$ 278.60
		9327 898 1346 07/31-08/31	101-6020-452.27-01	09-17-2015	(blank)	\$ 305.52
		8773 823 6424 07/29-08/27	601-5060-436.27-01	09-15-2015	(blank)	\$ 1,183.03
87423	SKS INC.	1090 GAL REG FUEL	501-1921-419.28-15	1272187-IN	160040	\$ 3,511.85
		708 GAL DIESEL FUEL	501-1921-419.28-15	1272188-IN	160040	\$ 1,705.46
		1241 GAL REGULAR FUEL	501-1921-419.28-15	1272308-IN	160040	\$ 3,857.64
		1090.1 GAL REGULAR FUEL	501-1921-419.28-15	1272448-IN	160040	\$ 3,495.37
		1285 GAL REGULAR FUEL	501-1921-419.28-15	1272569-IN	160040	\$ 3,445.98
87424	SOUTHWEST SIGNAL	AUG 2015 SIGNAL MAINT	101-5010-431.21-04	52000	160031	\$ 160.00
		AUG 2015 SERVICE TECH	101-5010-431.21-23	52007	160031	\$ 269.50
87425	SPARKLETTS	AUG 2015	101-1210-413.30-01	10552239 082215	160169	\$ 41.37
87426	STAFF PRO INC	SYMPHONY EQUIP/LOT WATCH	101-1020-411.28-08	15-04648	160207	\$ 416.00
87427	TRAFFIC SAFETY MATERIALS, LLC.	SIGN BRACKET	101-5010-431.21-23	5066	160058	\$ 121.50
87428	TRAN CONSULTING ENGINEERS	AUG 2015 PS 10 REHAB	601-5060-536.20-06	7337	140362	\$ 2,205.00
87429	TRISTAR RISK MANAGEMENT	AUG 2015 LOSS REPLENISHMN	502-0000-106.03-00	96890	(blank)	\$ 5,322.03
87430	VINYARD DOORS, INC.	PW ROLL UP DOOR SERVICE	101-1910-419.21-04	90078	160091	\$ 330.00
		FD SECTIONAL DOOR REPAIR	101-1910-419.21-04	90108	160091	\$ 1,174.00
2015-09-17 Total						\$ 156,944.70
Grand Total						\$ 229,082.59

City of Imperial Beach
Warrant Register as Budgeted (FY2016)
Current as of 09/22/2015

Expense	Budget	Previous Warrant Registers	2015-09-03	2015-09-11	2015-09-17	Remaining Budget
101 GENERAL FUND						
ADVERTISING	\$ 7,000	\$ -				\$ 7,000
ATTORNEY SERVICES	\$ 40,276	\$ -		\$ 83	\$ 17,352	\$ 22,842
ATTORNEY SERVICES-OTHER	\$ 110,724	\$ -				\$ 110,724
AUTO ALLOWANCE	\$ 48,075	\$ 7,986				\$ 40,089
BANKING/FIN SRVCS CHARGES	\$ 38,000	\$ 8,316				\$ 29,684
CELL PHONE ALLOWANCE	\$ 13,440	\$ 2,031				\$ 11,409
COMMUNITY PROGRAMS	\$ 91,800	\$ (595)		\$ 250	\$ 416	\$ 91,729
CONTRACTS-ELECTIONS	\$ 9,000					\$ 9,000
COPIER LEASES	\$ 28,050	\$ -			\$ 4,559	\$ 23,491
COUNCIL/RDA BOARD PAY	\$ 41,999	\$ 7,495				\$ 34,504
EMPLOYEE RECOGNITION AWRD	\$ 2,700					\$ 2,700
EQUIPMENT	\$ 7,500					\$ 7,500
FEES & LICENSES	\$ 20,485					\$ 20,485
FICA	\$ 364,943	\$ 68,818				\$ 296,125
FIRE EXTINGUISHER SERVICE	\$ 550					\$ 550
FLSA WAGES	\$ 27,528	\$ 4,662				\$ 22,866
GAS & ELECTRIC (SDG&E)	\$ 237,000	\$ 17,432			\$ 3,314	\$ 216,254
HOUSING ALLOWANCE		\$ 3,840				\$ (3,840)
LIFE INSURANCE	\$ 14,265	\$ 2,791				\$ 11,474
MAINTENANCE & REPAIR	\$ 70,200	\$ -		\$ 1,646		\$ 68,554
MEMBERSHIP DUES	\$ 36,306	\$ 40			\$ 850	\$ 35,416
MGT MEDICAL REIMBURSEMENT	\$ 3,150	\$ (571)			\$ 420	\$ 3,301
MILEAGE REIMBURSEMENT	\$ 500					\$ 500
NUISANCE ABATEMENT CHARGE	\$ 1,000					\$ 1,000
OFFICE SUPPLIES	\$ 20,850	\$ -		\$ 609	\$ 509	\$ 19,732
OPERATING SUPPLIES	\$ 285,845	\$ 4,902	\$ 293	\$ 2,345	\$ 2,593	\$ 275,713
OTHER SERVICES & CHARGES	\$ 34,800	\$ 1,000		\$ 140	\$ 310	\$ 33,350
OVERTIME	\$ 122,800	\$ 25,188				\$ 97,612
PARS CITY CONTRIBUTION	\$ 24,816	\$ 7,068				\$ 17,749
PERS-CITY PORTION	\$ 792,142	\$ 416,390				\$ 375,752
PEST CONTROL SERVICE	\$ 4,300	\$ 433				\$ 3,867
PLAN CHECK SERVICIES	\$ 8,000					\$ 8,000
POSTAGE & FREIGHT	\$ 11,450	\$ -			\$ 207	\$ 11,243
PRINTING SERVICES	\$ 10,376	\$ -				\$ 10,376
PROFESSIONAL SERVICES	\$ 7,924,795	\$ 532,651		\$ 7,033	\$ 16,235	\$ 7,368,876
RCS PROGRAM	\$ 48,500					\$ 48,500
RENT-EQUIPMENT	\$ 3,400					\$ 3,400
RENT-UNIFORMS	\$ 31,612	\$ -			\$ 402	\$ 31,210
SALARIES FULL-TIME	\$ 4,427,644	\$ 811,400				\$ 3,616,244
SALARIES PART-TIME	\$ 672,576	\$ 201,298				\$ 471,278
SECTION 125 CAFETERIA	\$ 832,487	\$ 146,138				\$ 686,349
SECURITY & ALARM	\$ 5,460	\$ 185				\$ 5,275
SMALL TOOLS/NON-CAPITAL	\$ 21,750	\$ -		\$ 280		\$ 21,470
SUBSCRIBE & PUBLICATIONS	\$ 5,475					\$ 5,475
TECHNICAL SERVICES	\$ 555,475	\$ 4,119		\$ 8,865	\$ 2,195	\$ 540,296
TEMPORARY STAFFING	\$ 15,000	\$ -			\$ 1,801	\$ 13,199
TRAFFIC CONTROL	\$ 51,000	\$ 56		\$ 4	\$ 391	\$ 50,549
TRAINING & EDUCATION-MOU	\$ 10,000	\$ -				\$ 10,000

City of Imperial Beach
Warrant Register as Budgeted (FY2016)
Current as of 09/22/2015

	Budget	Previous Warrant Registers	2015-09-03	2015-09-11	2015-09-17	Remaining Budget
TRANSFER OUT	\$ 17,000					\$ 17,000
TRAVEL, TRAINING, MEETING	\$ 62,050	\$ 79	\$ 2,400	\$ 143	\$ 979	\$ 58,449
UNEMPLOYMENT INSURANCE	\$ 41,956	\$ 8,317				\$ 33,639
UTILITIES-CELL PHONES	\$ 20,100	\$ 1,301				\$ 18,799
UTILITIES-SEWER	\$ 8,568					\$ 8,568
UTILITIES-TELEPHONE	\$ 200	\$ (2,133)				\$ 2,333
UTILITIES-WATER	\$ 149,680					\$ 149,680
WORKER'S COMP INSURANCE	\$ 71,209					\$ 71,209
PERS-EMPLOYEE PORTION		\$ -				\$ -
201 GAS TAX FUND						\$ -
AUTO ALLOWANCE	\$ 190	\$ 34				\$ 156
CELL PHONE ALLOWANCE	\$ 60	\$ 11				\$ 49
FICA	\$ 1,890	\$ 361				\$ 1,529
PERS-CITY PORTION	\$ 2,620	\$ 503				\$ 2,117
PROFESSIONAL SERVICES	\$ 596,600	\$ 157		\$ 1,650	\$ 18,060	\$ 576,733
SALARIES FULL-TIME	\$ 23,050	\$ 4,435				\$ 18,615
SECTION 125 CAFETERIA	\$ 3,590	\$ 691				\$ 2,899
TRANSFER OUT	\$ 789,000					\$ 789,000
202 PROP "A" (TRANSNET) FUND						\$ -
AUTO ALLOWANCE	\$ 530	\$ 93				\$ 437
CELL PHONE ALLOWANCE	\$ 180	\$ 31				\$ 149
FICA	\$ 3,480	\$ 580				\$ 2,900
PERS-CITY PORTION	\$ 4,810	\$ 798				\$ 4,012
PROFESSIONAL SERVICES	\$ 1,140,000	\$ -				\$ 1,140,000
SALARIES FULL-TIME	\$ 43,850	\$ 7,278				\$ 36,572
SECTION 125 CAFETERIA	\$ 7,150	\$ 1,189				\$ 5,961
TRANSFER OUT	\$ 209,100					\$ 209,100
212 SLESF (COPS) FUND						\$ -
PROFESSIONAL SERVICES	\$ 100,000	\$ 14,543				\$ 85,457
215 LLMD-ASSMT DIST #67 FUND						\$ -
GAS & ELECTRIC (SDG&E)	\$ 27,000				\$ 2,109	\$ 24,891
PROFESSIONAL SERVICES	\$ 2,000					\$ 2,000
216 HOUSING AUTHORITY						\$ -
FICA	\$ 3,529	\$ 398				\$ 3,131
PERS-CITY PORTION	\$ 8,788	\$ 4,503				\$ 4,285
PROFESSIONAL SERVICES	\$ 4,100	\$ -		\$ 358	\$ 3,300	\$ 443
SALARIES PART-TIME	\$ 46,133	\$ 5,198				\$ 40,935
UNEMPLOYMENT INSURANCE	\$ 434					\$ 434
301 SA DEBT SERVICE FUND						\$ -
BOND INTEREST (2010 TAB)	\$ 1,051,836	\$ (86,171)				\$ 1,138,007
BOND PRINCIPAL (2010 TAB)	\$ 245,000					\$ 245,000
INTEREST BOND (2013 TAB)	\$ 762,957	\$ (65,872)				\$ 828,829
303 REDEV OBLIG RETIRE FUND						\$ -
ATTORNEY SERVICES	\$ 90,000	\$ -		\$ 15,419	\$ 683	\$ 73,899
FICA		\$ 21				\$ (21)
OTHER SERVICES & CHARGES	\$ 9,000					\$ 9,000
PERS-CITY PORTION		\$ 29				\$ (29)
PROFESSIONAL SERVICES	\$ 200,000	\$ -			\$ 5,976	\$ 194,024
SALARIES FULL-TIME	\$ 250,000	\$ 265				\$ 249,735
SECTION 125 CAFETERIA		\$ 14				\$ (14)

City of Imperial Beach
Warrant Register as Budgeted (FY2016)
Current as of 09/22/2015

	Budget	Previous Warrant Registers	2015-09-03	2015-09-11	2015-09-17	Remaining Budget
TRANSFER OUT	\$ 2,059,793					\$ 2,059,793
401 CAPITAL IMPROVEMENT FUND						\$ -
AUTO ALLOWANCE	\$ 2,690	\$ 57				\$ 2,633
CELL PHONE ALLOWANCE	\$ 900	\$ 19				\$ 881
FICA	\$ 11,200	\$ 267				\$ 10,933
PERS-CITY PORTION	\$ 15,190	\$ 363				\$ 14,827
PROFESSIONAL SERVICES	\$ 3,681,250	\$ -				\$ 3,681,250
SALARIES FULL-TIME	\$ 138,590	\$ 3,317				\$ 135,273
SECTION 125 CAFETERIA	\$ 25,180	\$ 581				\$ 24,599
402 C.I.P. 2010 BOND						\$ -
AUTO ALLOWANCE	\$ 700	\$ 5				\$ 695
CELL PHONE ALLOWANCE	\$ 240	\$ 2				\$ 238
FICA	\$ 13,950	\$ 103				\$ 13,847
PERS-CITY PORTION	\$ 18,980	\$ 140				\$ 18,840
PROFESSIONAL SERVICES	\$ 4,170,002	\$ -		\$ 2,455	\$ 618	\$ 4,166,930
SALARIES FULL-TIME	\$ 173,070	\$ 1,281				\$ 171,789
SECTION 125 CAFETERIA	\$ 12,510	\$ 90				\$ 12,420
420 PARKS MAJOR MAINTENAN CIP						\$ -
AUTO ALLOWANCE		\$ 3				\$ (3)
CELL PHONE ALLOWANCE		\$ 1				\$ (1)
FICA		\$ 9				\$ (9)
PERS-CITY PORTION		\$ 12				\$ (12)
PROFESSIONAL SERVICES	\$ 225,000					\$ 225,000
SALARIES FULL-TIME		\$ 107				\$ (107)
SECTION 125 CAFETERIA		\$ 18				\$ (18)
501 VEHICLE REPLACEMENT/MAINT						\$ -
FEES & LICENSES	\$ 3,150	\$ 1,555				\$ 1,595
FICA	\$ 9,373	\$ 2,688				\$ 6,685
FIRE EXTINGUISHER SERVICE	\$ 400					\$ 400
LIFE INSURANCE	\$ 265	\$ 33				\$ 232
MAINTENANCE & REPAIR	\$ 11,100	\$ 143		\$ 695		\$ 10,261
OPERATING SUPPLIES	\$ 4,100	\$ -				\$ 4,100
OTHER SERVICES & CHARGES	\$ 2,400					\$ 2,400
OVERTIME	\$ 300					\$ 300
PERS-CITY PORTION	\$ 23,762	\$ 11,951				\$ 11,811
SALARIES FULL-TIME	\$ 114,734	\$ 34,333				\$ 80,401
SECTION 125 CAFETERIA	\$ 25,760	\$ 4,501				\$ 21,259
SMALL TOOLS/NON-CAPITAL	\$ 12,000	\$ -				\$ 12,000
TEMPORARY STAFFING	\$ 10,000	\$ -			\$ 3,217	\$ 6,783
UNEMPLOYMENT INSURANCE	\$ 868					\$ 868
VEHICLE OPERATE-FUEL/OIL	\$ 240,200	\$ -			\$ 16,016	\$ 224,184
VEHICLE OPERATE-PARTS M&O	\$ 25,000	\$ 263		\$ 790	\$ 1,016	\$ 22,932
WORKER'S COMP INSURANCE	\$ 3,266					\$ 3,266
502 RISK MANAGEMENT FUND						\$ -
ATTORNEY SERVICES	\$ 75,000				\$ 16,390	\$ 58,610
AUTO ALLOWANCE	\$ 1,980	\$ 341				\$ 1,639
CELL PHONE ALLOWANCE	\$ 600	\$ 46				\$ 554
FICA	\$ 5,911	\$ 1,015				\$ 4,896
INSURANCE PREMIUM/DEPOSIT	\$ 157,236	\$ -				\$ 157,236
INSURANCE PREMIUM/WK COMP	\$ 80,000	\$ -				\$ 80,000

City of Imperial Beach
Warrant Register as Budgeted (FY2016)
Current as of 09/22/2015

	Budget	Previous Warrant Registers	2015-09-03	2015-09-11	2015-09-17	Remaining Budget
LIFE INSURANCE	\$ 269	\$ 53				\$ 216
MGT MEDICAL REIMBURSEMENT	\$ 126					\$ 126
OPERATING SUPPLIES	\$ 1,000					\$ 1,000
OTHER SERVICES & CHARGES		\$ -				\$ -
PAYMENT OF CLAIMS	\$ 50,000					\$ 50,000
PERS-CITY PORTION	\$ 9,080	\$ 1,092				\$ 7,988
PYMT OF WORK COMP CLAIMS	\$ 150,000	\$ 91,583				\$ 58,417
SALARIES FULL-TIME	\$ 70,512	\$ 12,446				\$ 58,066
SECTION 125 CAFETERIA	\$ 9,947	\$ 1,907				\$ 8,040
TECHNICAL SERVICES	\$ 1,000					\$ 1,000
THIRD PARTY ADMIN (W/C)	\$ 28,500	\$ -				\$ 28,500
UNEMPLOYMENT INSURANCE	\$ 347					\$ 347
WORKER'S COMP INSURANCE	\$ 1,025					\$ 1,025
503 TECHNOLOGY/COMMUNICATIONS						\$ -
AUTO ALLOWANCE	\$ 4,800	\$ 565				\$ 4,235
CELL PHONE ALLOWANCE	\$ 960	\$ 83				\$ 877
EQUIPMENT	\$ 30,000					\$ 30,000
FEES & LICENSES	\$ 7,164					\$ 7,164
FICA	\$ 13,516	\$ 1,785				\$ 11,731
H.T.E. MAINTENANCE	\$ 37,500	\$ -				\$ 37,500
LIFE INSURANCE	\$ 571	\$ 115				\$ 456
MAINTENANCE & REPAIR	\$ 1,400					\$ 1,400
MEMBERSHIP DUES	\$ 640	\$ -				\$ 640
MGT MEDICAL REIMBURSEMENT	\$ 84					\$ 84
OFFICE SUPPLIES	\$ 500					\$ 500
OPERATING SUPPLIES	\$ 7,000					\$ 7,000
OVERTIME		\$ 663				\$ (663)
PARS CITY CONTRIBUTION	\$ 883	\$ 136				\$ 747
PERS-CITY PORTION	\$ 19,271	\$ 8,338				\$ 10,933
POSTAGE & FREIGHT	\$ 200					\$ 200
PROFESSIONAL SERVICES	\$ 12,850	\$ -				\$ 12,850
QUESYST	\$ 8,000					\$ 8,000
SALARIES FULL-TIME	\$ 130,702	\$ 19,805				\$ 110,897
SALARIES PART-TIME	\$ 23,559	\$ 3,614				\$ 19,945
SECTION 125 CAFETERIA	\$ 26,001	\$ 3,276				\$ 22,725
SMALL TOOLS/NON-CAPITAL	\$ 24,600	\$ -				\$ 24,600
TECHNICAL SERVICES	\$ 47,020	\$ -		\$ 1,293		\$ 45,727
TRAVEL, TRAINING, MEETING	\$ 4,950					\$ 4,950
UNEMPLOYMENT INSURANCE	\$ 1,389	\$ 119				\$ 1,270
UTILITIES-CELL PHONES	\$ 4,000	\$ 440				\$ 3,560
UTILITIES-TELEPHONE	\$ 12,000	\$ 2,133		\$ 3,077		\$ 6,791
504 FACILITY MAINT/REPLACEMNT						\$ -
AUTO ALLOWANCE		\$ 14				\$ (14)
CELL PHONE ALLOWANCE		\$ 5				\$ (5)
FICA		\$ 43				\$ (43)
PERS-CITY PORTION		\$ 57				\$ (57)
PROFESSIONAL SERVICES	\$ 100,000	\$ -				\$ 100,000
SALARIES FULL-TIME		\$ 517				\$ (517)
SECTION 125 CAFETERIA		\$ 89				\$ (89)
TECHNICAL SERVICES	\$ 58,600	\$ -				\$ 58,600

City of Imperial Beach
Warrant Register as Budgeted (FY2016)
Current as of 09/22/2015

	Budget	Previous Warrant Registers	2015-09-03	2015-09-11	2015-09-17	Remaining Budget
601 SEWER ENTERPRISE FUND						\$ -
AUTO ALLOWANCE		\$ 403				\$ (403)
CELL PHONE ALLOWANCE		\$ 74				\$ (74)
EQUIPMENT	\$ 40,400	\$ -				\$ 40,400
FEES & LICENSES	\$ 2,950					\$ 2,950
FICA	\$ 20,686	\$ 4,639				\$ 16,047
GAS & ELECTRIC (SDG&E)	\$ 68,000	\$ 5,319			\$ 1,183	\$ 61,498
LIFE INSURANCE	\$ 664	\$ 119				\$ 545
MAINTENANCE & REPAIR	\$ 40,800	\$ -			\$ 550	\$ 40,250
MEMBERSHIP DUES	\$ 900	\$ -				\$ 900
OPERATING SUPPLIES	\$ 13,895	\$ -		\$ 47		\$ 13,848
OTHER SERVICES & CHARGES	\$ 8,400					\$ 8,400
OVERTIME	\$ 12,200	\$ 3,201				\$ 8,999
PERS-CITY PORTION	\$ 48,138	\$ 5,455				\$ 42,683
PROFESSIONAL SERVICES	\$ 2,134,360	\$ -			\$ 10,185	\$ 2,124,175
RENT-EQUIPMENT	\$ 1,000					\$ 1,000
SALARIES FULL-TIME	\$ 252,693	\$ 51,512				\$ 201,181
SECTION 125 CAFETERIA	\$ 57,094	\$ 9,300				\$ 47,794
SECURITY & ALARM	\$ 4,000	\$ -		\$ 294	\$ 151	\$ 3,555
SMALL TOOLS/NON-CAPITAL	\$ 3,000	\$ -		\$ 1,566		\$ 1,434
STAND-BY PAY	\$ 21,000	\$ 3,103				\$ 17,897
TECHNICAL SERVICES	\$ 2,681,200	\$ -		\$ 119		\$ 2,681,082
TEMPORARY STAFFING	\$ 30,000	\$ -				\$ 30,000
TRAVEL, TRAINING, MEETING	\$ 5,200					\$ 5,200
UNEMPLOYMENT INSURANCE	\$ 2,170	\$ 223				\$ 1,947
UTILITIES-TELEPHONE	\$ 2,500	\$ -			\$ 21	\$ 2,479
UTILITIES-WATER	\$ 6,700	\$ (1,899)				\$ 8,599
WORKER'S COMP INSURANCE	\$ 6,532					\$ 6,532
Revenue					\$ 223	
Asset					\$ 5,322	
Liability			\$ 3,113	\$ 21,545	\$ 15,023	
Fund Balance						
Grand Total			\$ 5,806	\$ 66,332	\$ 156,945	



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: OCTOBER 7, 2015
ORIGINATING DEPT.: STEVEN DUSH, ASSISTANT CITY MANAGER *SD*
SUBJECT: RESOLUTION NO. 2015-7631 APPROVING THE FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT WITH SBC TOWER HOLDINGS LLC

EXECUTIVE SUMMARY:

The First Amendment to the Communications Site Lease with SBC Tower Holdings LLC increases the monthly rent, increases the revenue sharing, and provides for a long-term lease for a wireless services provider.

RECOMMENDATION:

Staff recommends that the City adopt Resolution 2015-7631 approving the First Amendment to Communications Site Lease Agreement with SBC Tower Holdings LLC.

RATIONALE:

The Amendment provides a long-term benefit to the City in providing a location for a wireless services facility consistent with market rates.

OPTIONS:

- Adopt Resolution 2015-7631 approving the First Amendment to Communications Site Lease Agreement with SBC Tower Holdings LLC.
- Adopt Resolution 2015-7631 with changes.
- Provide direction to the City Manager.

BACKGROUND:

The City and Pacific Bell Mobile Services entered into a Communications Site Lease Agreement dated May 16, 1997, a memorandum of which was recorded on April 26, 1999 at Instrument No. 1999-0275764, in the Office of the San Diego County Recorder, California (the "Lease") whereby Pacific Bell Mobile Services leased a portion of City Hall for wireless tower.

The Lease had an initial term that commenced on February 20, 1997 and expired on February 19, 2002. The Lease provides for three extensions of five years each. The Lease was extended for the two Renewal Terms (until 2012) by agreement of the parties in accordance with Section 4 of the Lease.

The parties did not agree to extend the Lease for the third Renewal Term. However, the site has continued to be leased on a month-to-month basis since the expiration of the second Renewal Term on February 19, 2012.

SBC Tower Holdings LLC is currently the Lessee under the Lease as the successor in interest to Pacific Bell Mobile Services.

ANALYSIS:

The City has continued to increase the rent per the terms of the agreement. Rent is currently at \$1,513.23 per month. Recognizing the increased value of the location, the City negotiated a new starting rent at \$1,757.47 per month with an annual 3% increase and a \$10,000 one-time payment in exchange for agreement under the new proposed terms. In addition, the amount of revenue sharing increases from 25% to 40%. The term of the Lease Amendment expires on February 19, 2019. At that time, the Lease will be renewed for consecutive five-year terms until February 19, 2044 or until such time as either party gives at least a 90-day notice of termination prior to the expiration of a Lease term.

Staff recommends that the Council adopt the Amendment, which is consistent with market rates for similar facilities.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Increased monthly rent payments and revenue sharing with a one-time \$10,000 payment for the extended lease terms.

Attachments:

1. Resolution No. 2015-7631
2. First Amendment to Communications Site Lease Agreement with SBC Tower Holdings LLC
3. May 16, 1997 Communications Site Lease Agreement

RESOLUTION NO. 2015-7631**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT WITH SBC TOWER HOLDINGS LLC**

WHEREAS, the City of Imperial Beach and Pacific Bell Mobile Services ("Original Lessee") entered into a Communications Site Lease Agreement dated May 16, 1997, a memorandum of which was recorded on April 26, 1999 at Instrument No. 1999-0275764, in the Office of the San Diego County Recorder, California (the "Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in San Diego County, California from Lessor (the "Premises"), all located within certain real property owned by Lessor ("Lessor's Property"); and

WHEREAS, SBC Tower Holdings LLC is currently the Lessee under the Lease as successor in interest to the Original Lessee; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Lease had an initial term that commenced on February 20, 1997 and expired on February 19, 2002. The Lease provides for three extensions of five years each. The Lease was extended for the two Renewal Terms by agreement of the parties in accordance with Section 4 of the Lease; and

WHEREAS, the City and Lessee did not agree to extend the Lease for the third Renewal Term; and

WHEREAS, Lessee has been occupying the Premises on a month-to-month basis since the expiration of the second Renewal Term on February 19, 2012; and

WHEREAS, the City negotiated a new starting rent at \$1,757.47 per month with an annual 3% increase, a \$10,000 one-time payment, and increased revenue sharing from 25% to 40% in exchange for agreement under the new proposed terms; and

WHEREAS, the proposed term of the Lease Amendment expires on February 19, 2019, and the Lease will be renewed for consecutive five-year terms until February 19, 2044 or until such time as either party gives at least a 90-day notice of termination prior to the expiration of a Lease term; and

WHEREAS, the City and Lessee desire to amend the Lease to memorialize the terms and conditions of the proposed Lease Amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct and are hereby incorporated as findings.
2. The City Council hereby approves the First Amendment to the Communications Site Lease with SBC Tower Holdings LLC; authorizes the City Manager to execute the First Amendment; and authorizes the City Manager to take any actions necessary to implement the First Amendment.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of October 2015, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

**FIRST AMENDMENT TO
COMMUNICATIONS SITE LEASE AGREEMENT**

THIS FIRST AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (the "First Amendment") is made effective this ____ day of _____, 2015, by and between THE CITY OF IMPERIAL BEACH, a California municipal corporation (hereinafter referred to as "Lessor") and SBC TOWER HOLDINGS LLC, a Delaware limited liability company (hereinafter referred to as "Lessee").

RECITALS

WHEREAS, Lessor and Pacific Bell Mobile Services ("Original Lessee") entered into a Communications Site Lease Agreement dated May 16, 1997, a memorandum of which was recorded on April 26, 1999 at Instrument No. 1999-0275764, in the Office of the San Diego County Recorder, California (the "Lease") whereby Original Lessee leased certain real property, together with access and utility easements, located in San Diego County, California from Lessor (the "Premises"), all located within certain real property owned by Lessor ("Lessor's Property"); and

WHEREAS, SBC Tower Holdings LLC is currently the Lessee under the Lease as successor in interest to the Original Lessee; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Lease had an initial term that commenced on February 20, 1997 and expired on February 19, 2002. The Lease provides for three extensions of five years each. The Lease was extended for the two Renewal Terms by agreement of the parties in accordance with Section 4 of the Lease; and

WHEREAS, Lessor and Lessee did not agree to extend the Lease for the third Renewal Term; and

WHEREAS, Lessee has been occupying the Premises on a month-to-month basis since the expiration of the second Renewal Term on February 19, 2012; and

WHEREAS, Lessor and Lessee desire to amend the Lease on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Lease.

2. Term. The term of the Lease is hereby extended for approximately four (4) years, commencing on the date of this First Amendment and expiring on February 19, 2019 (the "Revised Term"). At the conclusion of the Revised Term, Lessee shall be entitled to five (5) extensions of five (5) years each (each extension is referred to as a "Renewal Term"), with the final Renewal Term expiring on February 19, 2044. The Revised Term and any Renewal Term shall be collectively referred to as the "Lease Term". The Lease Term shall automatically be extended for each successive Renewal Term unless Lessee notifies Lessor of its intention not to renew at least ninety (90) days prior to the expiration of the then current five year term.

3. Rent.

a) One-Time Rent Increase. On the first day of the second full month following the execution of this First Amendment, the Rent shall increase to One Thousand Seven Hundred Fifty-Seven and 47/100 Dollars (\$1,757.47) per month. Following such increase, the monthly Rent shall continue to adjust pursuant to the terms of the Lease, as amended hereby.

b) Rent Escalation. Commencing on February 20, 2016 and on each anniversary of this date every year thereafter during the Lease Term (each an "Adjustment Date"), the monthly Rent shall increase by an amount equal to three percent (3%) of the monthly Rent in effect for the year immediately preceding the Adjustment Date. Such Rent escalations shall replace any

Rent escalations currently in the Lease, including the escalation set forth in Section 5(c) of the Lease.

4. Additional Rent. In addition to the Rent currently paid by Lessee to Lessor pursuant to the Lease, as further consideration for the right to exclusively use and lease the Premises, if, after full execution of this First Amendment, Lessee subleases, licenses or grants a similar right of use or occupancy in the Premises to an unaffiliated third party not already a subtenant on the Premises (each a "Future Subtenant"), Lessee agrees to pay to Lessor forty percent (40%) of the rental, license or similar payments actually received by Lessee from such Future Subtenant (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) (the "Additional Rent") within thirty (30) days after receipt of said payments by Lessee. Lessee shall have no obligation for payment to Lessor of such share of rental, license or similar payments if not actually received by Lessee. Lessee shall have sole discretion as to whether, and on what terms, to sublease, license or otherwise allow occupancy of the Premises and there shall be no express or implied obligation for Lessee to do so. Lessor acknowledges that Lessor shall have no recourse against Lessee as a result of the failure of payment or other obligation by a Future Subtenant. Notwithstanding anything in this paragraph to the contrary, the parties agree and acknowledge that revenue derived from subtenants and any successors and/or assignees of such subtenants who commenced use and/or sublease of the Premises prior to execution of this First Amendment shall be expressly excluded from the Additional Rent and Lessor shall have no right to receive any portion of such revenue. Sublease to a party other than a business partner or affiliate of Lessee is subject to Lessor's approval in accordance with Section 5 of this First Amendment. Such approval, however, shall not be conditioned on receiving compensation beyond the Additional Rent set forth in this Section 4.

5. Assignment and Subletting. Approval of an assignment or sublease to a party other than a business partner or affiliate of Lessee is subject to independent planning review by the City and Lessee's payment of compensation to the City of either (i) Additional Rent for a sublease, in accordance with the terms of Section 4 of this First Amendment, or (ii) in the case of an assignment, an amount as separately negotiated by Lessor and Lessee.

6. Expansion Option. As further consideration for Lessee entering into this First Amendment, during the term of the Lease, Lessee shall have the irrevocable option (“Expansion Option”) to lease up to a maximum of one thousand five hundred (1,500) square feet of real property adjacent to the existing Premises at a mutually agreed upon location (“Additional Lease Area”) subject to approval by the City Council, on the same terms and conditions set forth in the Lease. Lessee may conduct any reasonable due diligence activities on the Additional Lease Area at any time after full execution of this First Amendment. If Lessee elects to exercise the Expansion Option, after full execution of the Additional Lease Area Documents (as defined below), Lessee shall pay the same rent per square foot for the Additional Lease Area as the rent paid per square foot by Lessee for the existing Premises at the time of full execution of the Additional Lease Area Documents. The rent for the Additional Lease Area shall increase in the same manner as the rent increases for the existing Premises. Lessee may exercise the Expansion Option by providing written notice to Lessor at any time; provided, however, that following Lessee’s delivery of notice to Lessor, Lessee may at any time prior to full execution of the Additional Lease Area Documents withdraw its election to exercise the Expansion Option if Lessee discovers or obtains any information of any nature regarding the Additional Lease Area which Lessee determines to be unfavorable in its sole discretion. Within 30 days after Lessee’s exercise of the Expansion Option, Lessor agrees to execute and deliver an amendment to the Lease, a memorandum of lease and/or amendment, and any other documents necessary to grant and record Lessee’s interest in the Additional Lease Area (“Additional Lease Area Documents”). In addition, within 30 days after Lessee’s exercise of the Expansion Option, Lessor shall obtain and deliver any documentation necessary to remove, subordinate or satisfy any mortgages, deeds of trust, liens or encumbrances affecting the Additional Lease Area.

7. Estoppel Letter. Lessor hereby agrees to execute the estoppel letter dated June 19, 2013 in the form attached hereto as Exhibit A as part of this First Amendment.

8. Consideration. Lessee will pay to Lessor a one-time amount of Ten Thousand and 00/100 Dollars (\$10,000.00) for the full execution of this First Amendment, within sixty (60) days of the full execution of this First Amendment (“Conditional Signing Bonus”). In the event that this First Amendment (and any applicable memorandum) is not fully executed by both

Lessor and Lessee for any reason, Lessee shall have no obligation to pay the Conditional Signing Bonus to Lessor.

9. Representations, Warranties and Covenants of Lessor. Lessor represents, warrants and covenants to Lessee as follows:

a) Lessor is duly authorized to and has the full power and authority to enter into this First Amendment and to perform all of Lessor's obligations under the Lease as amended hereby.

b) Except as expressly identified in this First Amendment, Lessor owns the Premises free and clear of any mortgage, deed of trust, or other lien secured by any legal or beneficial interest in the Premises, or any right of any individual, entity or governmental authority arising under an option, right of first refusal, lease, license, easement or other instrument other than any rights of Lessee arising under the Lease as amended hereby and the rights of utility providers under recorded easements.

c) Upon Lessee's request, Lessor shall discharge and cause to be released (or, if approved by Lessee, subordinated to Lessee's rights under the Lease as amended hereby) any mortgage, deed of trust, lien or other encumbrance that may now or hereafter exist against the Premises.

d) Upon Lessee's request, Lessor shall cure any defect in Lessor's title to the Premises which in the reasonable opinion of Lessee has or may have an adverse affect on Lessee's use or possession of the Premises.

e) Lessee is not currently in default under the Lease, and to Lessor's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Lessee under the Lease.

f) Lessor agrees to execute and deliver such further documents and provide such further assurances as may be requested by Lessee to effect any release or cure referred to in this paragraph, carry out and evidence the full intent and purpose of the parties under the Lease as amended hereby, and ensure Lessee's continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Lease as amended hereby.

10. Notices. Lessee's notice address as stated in Section 18(c) of the Lease is amended as follows:

If to Lessee:
SBC Tower Holdings LLC
17330 Preston Rd. Suite. #100A
Dallas, TX 75252

With a copy to:
SBC Communications Inc.
175 E. Houston, 4th Floor
San Antonio, TX 78205

With a copy to:
CCTMI LLC
Attn: Legal Department
2000 Corporate Drive
Canonsburg, PA 15317

11. IRS Form W-9. Lessor agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this First Amendment and at such other times as may be reasonably requested by Lessee. In the event the Lessor's Property is transferred, the succeeding Lessor shall have a duty at the time of such transfer to provide Lessee with a completed IRS Form W-9, or its equivalent, and other related paper work to effect a transfer in the rent to the new Lessor. Lessor's failure to provide the IRS Form W-9 within thirty (30) days after Lessee's request shall be considered a default and Lessee may take any reasonable action necessary to comply with IRS regulations including, but not limited to, withholding applicable taxes from rent payments.

12. Remainder of Lease Unaffected. In all other respects, the remainder of the Lease shall remain in full force and effect. Any portion of the Lease that is inconsistent with this First Amendment is hereby amended to be consistent.

[Signature pages follow]

Lessor and Lessee have caused this First Amendment to be duly executed on the day and year first written above.

LESSOR:
THE CITY OF IMPERIAL BEACH, a
California municipal corporation

By: _____

Print Name: _____

Title: _____

[Lessee Execution Page Follows]

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 Orange)

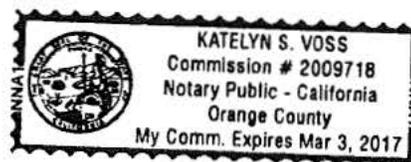
On August 12, 2015 before me, KATELYN S. VOSS, Notary Public, personally appeared James Stickney, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____

Signature on file



(Seal)

EXHIBIT A
(Estoppel Letter)



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

Tel 866-482-8890
Fax 724-416-4015

www.crowncastle.com

June 19, 2013

CITY OF IMPERIAL BEACH
825 IMPERIAL BEACH BLVD
IMPERIAL BEACH, CA 91932

RE: Crown Castle Business Unit Number # 827568 T-Mobile Site # SD06291A

Dear Sir/Madam:

T-Mobile USA, Inc. and certain subsidiaries (individually or collectively "T-Mobile") entered into an agreement for a Crown Castle International Corp. indirect subsidiary ("Crown Castle") to control and operate the tower site located at 825 IMPERIAL BEACH BLVD, IMPERIAL BEACH, CA, 91932 ("Site"). As part of such transaction, (i) Crown Castle acquired T-Mobile's right to manage the Site, (ii) Crown Castle is responsible for fulfilling the lessee's lease obligations pursuant to the Site ground lease ("Lease"), and (iii) T-Mobile has retained certain rights to continue using the Site.

The purpose of this letter is to have you confirm as to the Lease that (i) the Lease is valid and in force, (ii) all rents and other payments due from the lessee are current, and (iii) there is no event of breach or default.

Please sign below and return this letter to us in the enclosed self-addressed, pre-paid envelope. Thank you for your cooperation and prompt attention to this matter. If you have any questions, please call 888-255-0408 or send an email to cc.letter@crowncastle.com.

Sincerely

Signature on file

Mark Schrott
Vice President – Property Management

My signature below confirms that the matters described in the second paragraph above are true and I have authority to confirm such matters.

By: _____

Print Name: _____

Date: _____

COMMUNICATIONS SITE LEASE AGREEMENT

THIS COMMUNICATIONS SITE LEASE AGREEMENT ("Lease") dated as of May 16, 1997, is between PACIFIC BELL MOBILE SERVICES, a California corporation ("Lessee"), located at 4420 Rosewood Drive, Building 2, 4th Floor, Pleasanton, California 94588, and the City of Imperial Beach, a California Municipal Corporation ("Lessor"), located at 825 Imperial Beach Boulevard, Imperial Beach, California, 91932.

The parties hereto agree as follows:

1. Premises. Lessor owns certain real property located within the boundaries of the City of Imperial Beach and more particularly described in Exhibit "A" ("Property"). Subject to the following terms and conditions, Lessor leases to Lessee that portion of Lessor's Property ("Lessor's Property") depicted in Exhibit "B", subject to any applicable easements for access and utilities (the "Premises").

2. Uses. The Premises may be used by Lessee for any lawful activity in connection with the provisions of mobile/wireless communications services, including without limitation, the transmission and the reception of radio communication signals on various frequencies and the construction, maintenance and operation of related communications facilities. Lessor agrees, at no expense to Lessor, to cooperate with Lessee, in making application for and obtaining all licenses, permits and any and all other necessary approvals that may be required for Lessee's intended use of the Premises.

3. Conditions Precedent. Performance by Lessee under this Lease shall be conditioned upon (i) review and approval of this Lease by Lessee's legal counsel and Site Development Manager, (ii) execution of this Lease by Lessee's authorized representative (iii) satisfactory results of Tests (as defined in paragraph 6(a) below), (iv) a good faith determination by Lessee of the suitability of the Premises in its discretion, (v) approval and issuance of all necessary governmental approvals and permits to enable Lessee to construct and operate mobile/wireless communications facilities on the Premises.

4. Term. The term of this Lease ("Term") shall be five (5) years commencing with the issuance of a local building permit allowing Lessee to construct its mobile/wireless communications facilities on the Premises, or JUNE 1, 1997, whichever is earlier ("Commencement Date"). The term of this Lease may be extended upon written approval of the Parties for three(3) additional terms ("Renewal Term") of five(5) years each for a potential total time frame of 20 years. Each Renewal Term shall be on the same terms and conditions as set forth herein.

5. Consideration.

(a) Upon the Commencement Date, Lessee shall pay Lessor the sum of One Thousand Dollars (\$1,000) as a monthly rental payment("Rent"). Lessee shall pay rent to Lessor no later than the 1st day of each month thereafter or to Lessor's payee as specified in Paragraph 17, Miscellaneous for the duration of this Lease.

(b) If the Commencement Date is other than the first day of a calendar month, Lessee may pay on the first day of the Term the prorated Rent for the remainder of the calendar month in which the Term commences, and thereafter, Lessee shall pay a full month's Rent on the first day of each calendar month, except that payment shall be prorated for the final fractional month of this Lease, or if this Lease is terminated before the expiration of any month for which Rent should have been paid.

(c) The amount of the Rent shall be subject to increase after the payment of 12 Rent Payments and annually thereafter subject to the following:

The base for computing the adjustment shall be the Consumer Price Index (CPI) published by the United States Department of Labor, Bureau of Labor Statistics, for the San Diego, California area, all Urban Consumers Index, which is published for the most current month to the anniversary date of the Lease commencement. Two months prior to the Adjustment Date, Lessor shall determine the Base Index and the most recently published aforementioned CPI and notify the Lessee. If said CPI ("Adjustment Index") is higher than the Base Index, then the Annual Rental for the following year shall be set by multiplying the initial Annual Rental set forth above by a fraction, the numerator of which is the Adjustment Index, and the denominator of which is the Base Index. Notwithstanding anything contained herein to the contrary, in no case shall the Annual Rental for a given year be increased more than an average of three percent (3%) above the Annual Rental for the preceding Year, and in no case shall the Annual Rental for a given Year be less than the Annual Rental in the preceding Year.

(d) Within ten days after the Commencement Date, Lessee shall make a one-time payment to Lessor in the amount of one thousand dollars (\$1,000). Such one-time payment shall be in addition to the monthly rent payments as set forth above.

6. Improvements; Access; Height Limitation.

(a) Lessee shall have the right (but not the obligation) at any time following the full execution of this Lease and prior to the Commencement Date, to enter the Premises for the purpose of making necessary inspections and engineering surveys (and soil tests where applicable) and other reasonably necessary tests (collectively "Tests") to determine the suitability of the Premises

for Lessee's Facilities (as defined herein) and for the purpose of preparing for the construction of Lessee's Facilities. During any Tests or pre-construction work, Lessee will have insurance as set forth in Section 12, Insurance. Lessee will notify Lessor of any proposed Tests or pre-construction work and will coordinate the scheduling of same with Lessor. If Lessee determines that the Premises are unsuitable for Lessee's contemplated use, then Lessee will notify Lessor and this Lease will terminate.

(b) Lessee has the right to construct, maintain and operate on the Premises radio communications facilities, including but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines, radio frequency transmitting and receiving antennas and supporting structures and improvements ("Lessee's Facilities"). In connection therewith, Lessee has the right to do all work necessary to prepare, add, maintain and alter the Premises for Lessee's communications operation and to install utility lines and transmission lines connecting antennas to transmitters and receivers. All of Lessee's construction and installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner. Title to Lessee's Facilities and any equipment placed on the Premises by Lessee shall be held by Lessee. All of Lessee's Facilities shall remain the property of Lessee and are not fixtures. Lessee has the right to remove all Lessee's Facilities at its sole expense on or before the expiration or termination of this Lease.

(c) Lessor shall provide access to Lessee, Lessee's employees, agent, contractors and subcontractor to the Premises twenty-four(24) hours a day, seven (7) days a week, at no charge to Lessee. Lessor represents and warrants that it has full rights of ingress to and egress from the Premises, and hereby grants such rights to Lessee to the extent required to construct, maintain, install, and operate Lessee's Facilities on the Premises. Lessee's exercise of such rights shall not cause undue inconvenience to Lessor.

(d) Lessor shall maintain all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow access. Lessor shall be responsible for maintaining and repairing such roadways, at its sole expense, except for any damage caused by Lessee's use of such roadways. If Lessee causes any such damage, it shall promptly repair same.

(e) Lessee shall have the right to install utilities, at Lessee's expense, and to improve the present utilities on or near the Premises (including, but not limited to the installation of emergency back-up power). Subject to Lessor's approval of the location, which approval shall not be unreasonably withheld, Lessee shall have the right to place utilities on (or to bring utilities across) Lessor's Property as depicted in Exhibit "B" in order to service the Premises and Lessee's Facilities.

(f) In no event shall Lessee install any facilities or improvements exceeding 60 feet in height.

(g) Lessee shall fully and promptly pay for all energy/utilities furnished to the Premises for the use, operation and maintenance of Lessee's Facilities.

(h) Upon the expiration, cancellation or termination of this Lease, Lessee shall surrender the Premises to Lessor in good condition, less ordinary wear and tear.

7. Interference with Communications. Lessee's Facilities shall not disturb any existing communication configurations, equipment and frequencies existing on or in the vicinity of Lessor's Property, and Lessee's Facilities shall comply with all non-interference rules of the Federal Communications Commission ("FCC") and shall not adversely impact the County Sheriff's communication operations. Lessor shall not permit the use of any portion of Lessor's Property in a way which interferes with the communications operations of Lessee described in Paragraph 2, above. Such interference with Lessee's communications operations shall be deemed a material breach by Lessor, and Lessor shall have the responsibility to promptly terminate said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interferences will cause irreparable injury to Lessee, and therefore, Lessee shall have the right to terminate the Lease immediately upon notice to Lessor.

8. Taxes. Lessee shall pay personal property taxes assessed against Lessee's Facilities and Lessor shall pay when due, all real property taxes, fees and assessments attributable to the Premises and this Lease. In the event of such assessment the Lessor shall make available to the Lessee documentation pertinent to the assessment.

9. Termination. This Lease may be terminated without further liability on thirty (30) days prior written notice as follows: (i) by either party upon a default of any covenant, condition, or term hereof by the other party, which default is not cured within seventy (70) days of receipt of written notice of default; (ii) by Lessee for any reason or for no reason, provided Lessee delivers written notice of termination to Lessor prior to the Commencement Date; (iii) by Lessee if it does not obtain or maintain, licenses, permits or other approvals necessary to the construction or operation of Lessee's Facilities; or (iv) by Lessee if Lessee is unable to occupy or utilize the Premises due to ruling or directive of the FCC or other governmental or regulatory agency, including, but not limited to, a take back of channels or change in frequencies; or (v) by Lessee if Lessee determines that the Premises are not appropriate for its operations for economic, environmental or technological reasons, including without limitation, signal strength or interference.

10. Destruction of Premises. If the Premises or Lessor's Property is destroyed or damaged so as in Lessee's judgment, to hinder its effective use of Lessor's Property, Lessee may elect (1) to terminate this Lease as of the date of the damage or destruction by so notifying Lessor no more than thirty (30) days following the date of damage or destruction, or (2) use Lessor's Property for temporary mobile/wireless communications facilities until the Premises are repaired or rebuilt so that Lessee can resume its normal mobile/wireless communications operations. In the event Lessee elects to terminate, all rights and obligations of the parties which do not survive the termination of this Lease shall cease as of the date of the damage or destruction.

11. Condemnation. If a condemning authority takes all of Lessor's Property, or a portion which in Lessee's opinion is sufficient to render the Premises unsuitable for Lessee's use, then this Lease shall terminate as of the date when possession is delivered to the condemning authority. In any condemnation proceeding each party shall be entitled to make a claim against the condemning authority for just compensation (which for Lessee shall include, the value of Lessee's Facilities, moving expenses, prepaid rent, business dislocation expenses, bonus value of the lease and any other amounts recoverable under condemnation law). Sale of all or part of the Premises to a purchaser with the power of eminent domain in the face of the exercise of its power of eminent domain, shall be treated as a taking by a condemning authority.

12. Insurance.

(a) Lessee shall maintain the following insurance: (1) Commercial General Liability with limits of \$5,000,000.00 per occurrence, (2) Automobile Liability with combined single limit of \$1,000,000.00 per accident, (3) Workers Compensation as required by law, and (4) Employer's Liability with limits of \$1,000,000.00 per occurrence. Lessee shall name Lessor as an additional insured with respect to the above Commercial General Liability insurance.

(b) Each party to this Lease shall each maintain standard form property insurance ("All Risk" coverage) equal to at least 90% of the replacement cost covering their respective property. Each party waives any rights of recovery against the other for injury or loss due to hazards covered by their property insurance and each party shall require such insurance policies to contain a waiver of recovery against the other.

13. Assignment. Lessee may assign this Lease at any time to Lessee's financial business partner or affiliate. Any other assignment requires the express written consent of Lessor, which consent shall not be unreasonably withheld.

14. Waiver. Failure on the part of either party to exercise a right or obligation conferred by the terms of this Agreement

shall not constitute a waiver of such right or obligation.

15. Title and Quiet Enjoyment.

(a) Lessor warrants that it has full right, power, and authority to execute this Lease; Lessor further warrants that Lessee shall have quiet enjoyment of the Premises during the Term of this Lease or any Renewal Term.

(b) Lessee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice. If, in the opinion of Lessee, such title report shows any defects of title or any liens or encumbrances which may adversely affect Lessee's use of the Premises, Lessee shall have the right to terminate this Lease immediately upon written notice to Lessor.

16. Repairs. Lessee shall not be required to make any repairs to the Premises except for damages to the Premises caused by Lessee, its employees, agents, contractors or subcontractors.

17. Environmental. Lessor represents that the Premises have not been used for the generation, storage, treatment or disposal of hazardous materials, hazardous substances or hazardous wastes. In addition, Lessor represents that no hazardous materials, hazardous substances, hazardous wastes, pollutants, asbestos, polychlorinated biphenyls (PCBs), petroleum or other fuels (including crude oil or any fraction or derivative thereof) or underground storage tanks are located on or near the Premises. Notwithstanding any other provision of this Lease, Lessee relies upon the representations stated herein as a material inducement for entering into this Lease.

18. Miscellaneous.

(a) If any provision of the Lease is invalid or unenforceable with respect to any party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

(b) This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

(c) Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, confirmed fax, or reliable overnight mail to the address of the respective parties set forth below:

Lessor: City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

Lessee: Pacific Bell Mobile Services
4420 Rosewood Drive, Building 2, 4th Floor
Pleasanton, CA 94588

If Lessee is to pay Rent to other than Lessor, Lessee shall pay such Rent to the payee designated by Lessor at the address stated below:

Payee's name: _____

Payee's Address: _____

Lessor or Lessee may from time to time designate any other address for this purpose by written notice to the other party.

(d) This Lease shall be governed under the laws of the State of California.

(e) The substantially prevailing party in any legal claim arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(f) Terms and conditions of this Lease which by their sense and context survive the termination, cancellation or expiration of this Lease will so survive.

(g) Delivery of this Lease, duly executed by Lessor, constitutes an offer to lease the Premises on the terms set forth herein, and under no circumstances shall delivery be deemed to create an option or reservation, for the benefit of Lessor, to lease the Premises to Lessee. This Lease shall become effective and binding only upon execution hereof by Lessee and delivery of a signed copy to Lessor. Lessee shall have the right to reject the offer any time prior to delivery of a signed copy of this Lease to Lessor. No act or omission of any agent or employee of Lessee or Lessee's broker or managing agent shall alter, change or modify any of the provisions of this Lease.

(h) This Lease constitutes the entire Lease and understanding between the parties, and supersedes all offers, negotiations and other leases concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF Lessor and Lessee have executed this lease on the date written above.

CITY OF IMPERIAL BEACH, a
municipal corporation

Signature on file

By

City Manager

PACIFIC BELL MOBILE SERVICES

Signature on file

By

Title:

ATTEST:

Signature on file

City Clerk

Approved as to Form:

Signature on file

City Attorney

EXHIBIT A

[To be inserted]

LEGAL DESCRIPTION OF LESSOR'S PROPERTY

Lessor's Property of which Premises are a part is legally described as follows:

Property Address: 825 Imperial Beach Boulevard

Imperial Beach, California 91932

Assessor's Parcel Number: 632-111-27

San Diego County, California

EXHIBIT "B"

DESCRIPTION OF PREMISES

The Premises consists of those specific areas described/shown below where Lessee's communications antennae, equipment and cables occupy Lessor's Property. The Premises and the associated utility connections and access, including ingress, egress, dimensions, and locations as described/shown below, are approximate only and may be adjusted or changed by Lessee from time to time, including at the time of construction, to reasonably accommodate sound engineering criteria and the physical features of Lessor's Property.

This Exhibit "B" will be replaced with Final Construction, As-Built or As-Constructed Drawings when received by Lessee initialed by Lessor.

PACIFIC BELL® Mobile Services

IMPERIAL BEACH
Imperial Beach City Hall
825 IMPERIAL BEACH BLVD., IMPERIAL BEACH, CA 91932
SD-291-01

ABBREVIATIONS

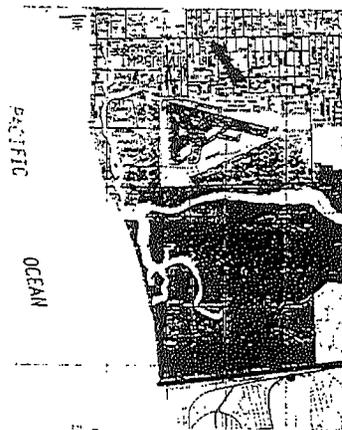
101	ROOM NAME
101	ROOM NUMBER
101	DETAIL REFERENCE
101	DETAIL NUMBER (TOP SHEET NUMBER) (BOTTOM)
101	ELEVATION REFERENCE
101	ELEVATION NUMBER (TOP SHEET NUMBER) (BOTTOM)
101	KEY NOTE (APPLICABLE TO NOTED SHEET ONLY)
101	PLAN NORTH
101	TRUE NORTH
101	NORTH ARROW

LEGEND

101	ROOM NAME
101	ROOM NUMBER
101	DETAIL REFERENCE
101	DETAIL NUMBER (TOP SHEET NUMBER) (BOTTOM)
101	ELEVATION REFERENCE
101	ELEVATION NUMBER (TOP SHEET NUMBER) (BOTTOM)
101	KEY NOTE (APPLICABLE TO NOTED SHEET ONLY)
101	PLAN NORTH
101	TRUE NORTH
101	NORTH ARROW

1. SCALES SHOWN ON DRAWINGS ARE REPRESENTATION OF TRUE SIZE DIMENSIONS ONLY (24" x 36") DIMENSIONS ARE NOT TO SCALE

VICINITY MAP



SHEET INDEX

T-1	TITLE SHEET, PROJECT INFORMATION, MOBILE MAPS
A-1	SITE PLAN
A-2	ENLARGED PLAN NOTES, CABLE SCHEDULE & PAGING REQUIREMENTS
A-3	ELEVATIONS
A-4	DETAILS
D-1	SITE, POWER & SIGNAL PLAN
D-2	UTILITY INFORMATION REFERENCE DATA (FOR REFERENCE ONLY)

CONTACTS

ARCHITECTS

THE STICKLER DESIGN GROUP, INC.
9633 GRANITE WOOD DRIVE, SUITE 400
SAN DIEGO, CA 92123
(619)562-1440
(619)562-1432 FAX
CONTACT : MICHAEL WHITE (PROJECT DIRECTOR)

STRUCTURAL ENGINEERS

THE STICKLER DESIGN GROUP, INC.
9633 GRANITE WOOD DRIVE, SUITE 400
SAN DIEGO, CA 92123
(619)562-1440
(619)562-1432 FAX
CONTACT : JOHN WALSH (STRUCTURAL ENGINEER)

ELECTRICAL ENGINEERS

THE STICKLER DESIGN GROUP, INC.
9633 GRANITE WOOD DRIVE, SUITE 400
SAN DIEGO, CA 92123
(619)562-1440
(619)562-1432 FAX
CONTACT : DICK TRINAVI (ELECTRICAL ENGINEER)

CIVIL ENGINEERS

BOHNET ENGINEERING SERVICES
8839 FEDERAL BOULEVARD
LEONARD, CA 91943
(619)562-8922
(619)562-7428 FAX
CONTACT : GORDON AXELSON (PROJECT ENGINEER)

PROJECT SUMMARY

APPLICANT

PACIFIC BELL MOBILE SERVICES
9633 GRANITE WOOD DR.
SUITE 400
SAN DIEGO, CA 92123
(619)448-4048

PROPERTY OWNED

CITY OF IMPERIAL BEACH
825 IMPERIAL BEACH BLVD.
IMPERIAL BEACH, CA 91932

PROJECT DESCRIPTION

INSTALLATION OF A PERSONAL COMMUNICATION SERVICES (PCS) WIRELESS UTILITY FACILITY.

EXISTING PROPERTY INFORMATION

LEGAL DESCRIPTION

LOT 4, IMPERIAL BEACH TOWNSHIP, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2843, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY MARCH 4, 1988.

MOBILE SERVICE

ZONE:
ZONE V

APPLICANT'S PARENT NUMBER:
632-111-27-00

BUILDING CONSTRUCTION TYPE:
N/A

COORDINATES:
LATITUDE: 32-34-12N
LONGITUDE: 117-08-18W

ACCESSIBILITY STATEMENT

THIS PROJECT INCLUDES THE INSTALLATION OF AN UNARMED TELECOMMUNICATIONS RADIO CARRIER ALONG WITH ASSOCIATED INFRASTRUCTURE FOR TRANSMITTING AND RECEIVING COMMUNICATION SIGNALS. THIS EQUIPMENT IS LOCATED IN AREAS WHICH ARE NOT ACCESSIBLE TO THE GENERAL PUBLIC AND NOT OCCUPANCIALLY OCCUPIED. TYPICAL INSTALLATION AREAS INCLUDE UNOCCUPIED ROOFS, MECHANICAL ROOMS, SERVICE ENTRY AREAS, ETC.

THE STICHLER
DESIGN GROUP, INC.
10000 SAN DIEGO AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92131
(619) 562-1440

PREPARED FOR:

PACIFIC BELL
Mobile Services
4000 MARQUETTE DR., SUITE 200
SAN DIEGO, CALIFORNIA 92121

DATE:	07/11/97
BY:	STJ
CHECKED BY:	STJ
DATE:	07/11/97
PROJECT NAME:	IMPERIAL BEACH CITY HALL

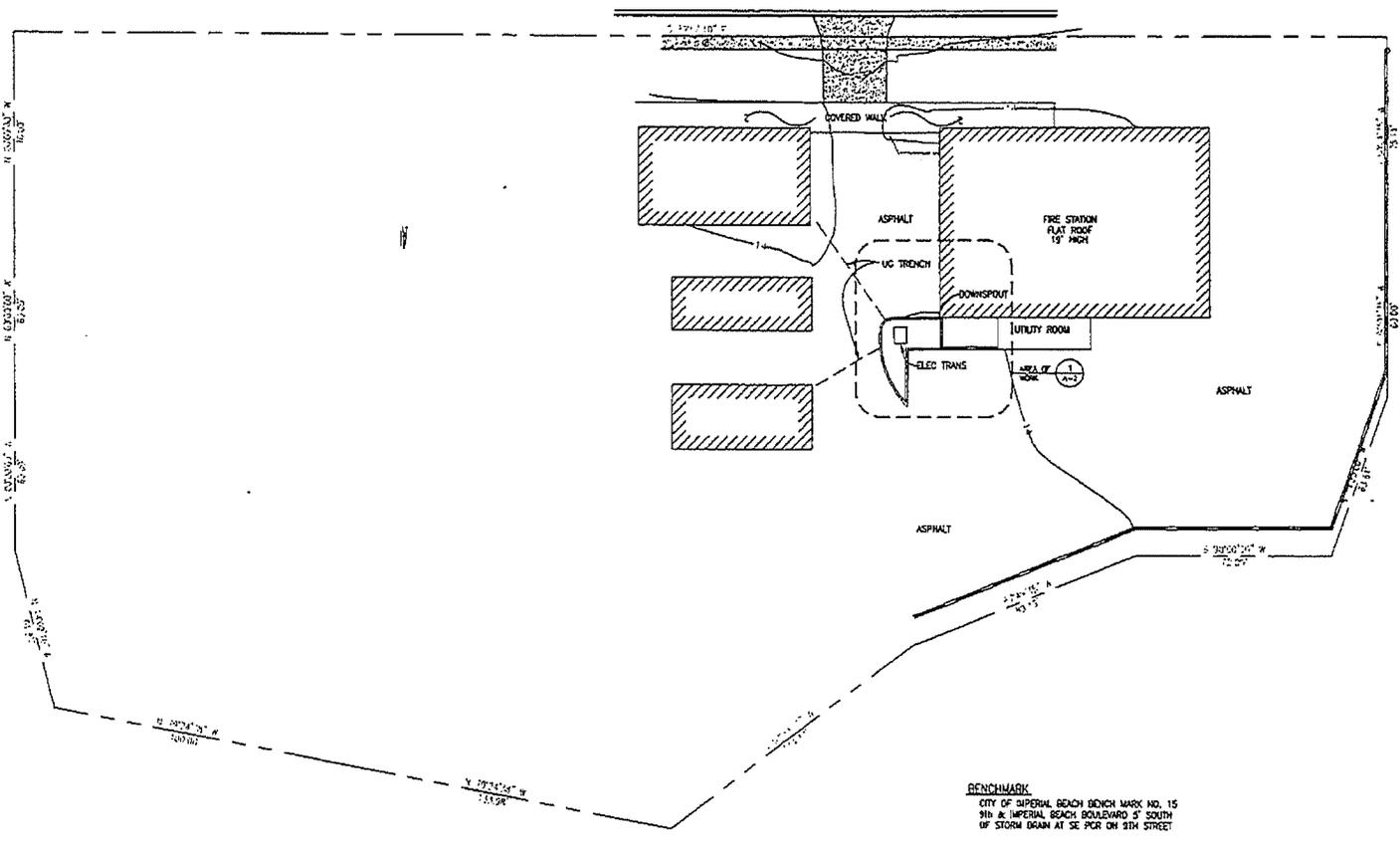
IMPERIAL BEACH
Imperial Beach
City Hall

825 IMPERIAL BEACH BLVD.
IMPERIAL BEACH, CA 91932
310-751-0101



#	DATE	ISSUE
1	3/10/97	PRELIMINARY PLAN
2	2/14/97	CITY OF SLUM
3	2/24/97	PRELIMINARY PLAN
4	2/24/97	CITY OF SLUM
5	03/19/97	FOR CONSTRUCTION
6	03/19/97	FOR CONSTRUCTION
7	03/19/97	FOR CONSTRUCTION

SHEET TITLE	IMPERIAL BEACH CITY HALL
DRAWN BY	A.B.
CHECKED BY	B.ST.
JOB NO	040302.05
SHEET NO	1



THE STICHLER
DESIGN GROUP, INC.
1000 WEST 10TH STREET
IMPERIAL, CALIFORNIA 92541

PREPARED FOR:

PACIFIC BELL
Mobile Services
4000 AVENUE 66, SUITE 100
IMPERIAL, CALIFORNIA 92541

APPROVALS

DATE/TIME	BY

PROJECT NAME
IMPERIAL BEACH
Imperial Beach
City Hall
325 IMPERIAL BEACH BLVD
IMPERIAL BEACH, CA 92541
00-001-01



#	DATE	ISSUE
1	2/10/87	PRELIM. SET
2	2/11/87	CITY OF SLUMS
3	2/13/87	PRELIM. CD #5484
4	2/16/87	CITY OF SLUMS
5	2/19/87	CD RELEASED
FOR CONSTRUCTION		
		<input type="checkbox"/> PERMITS
		<input type="checkbox"/> ELECTRICAL
		<input type="checkbox"/> PLUMBING

SHEET TITLE
SITE PLAN

DRAWN BY: A.B.
CHECKED BY: B.ST.
JOB NO.: 06382.05
SHEET NO.:

PREPARED FOR:

PACIFIC BELL
Mobile Services
400 BROADWAY, SUITE 200, SAN FRANCISCO, CALIFORNIA 94103

APPROVALS

OPERATIONS	____
INSTALLATION	____
CONSTRUCTION	____
SITE PREPARATION	____
PROJECT NAME	____

IMPERIAL BEACH
Imperial Beach City Hall
435 IMPERIAL BEACH BLVD.
IMPERIAL BEACH, CA 92252
(619) 425-2100



DATE	ISSUE
7/17/97	PRELIM. CD REV
2/11/97	CITY CD SUBMIT
2/28/97	PRELIM. CD REV
2/28/97	CITY CD SUBMIT
	CD RELEASED
	FOR CONSTRUCTION
	CD FORWARDED
	CD ELECTRICAL
	POSTED ON

SHEET TITLE
**ENLARGED PLAN
GENERAL NOTE:
CABLE SCHED.
& PAINTING REQUIREMENTS**

DESIGNED BY: A.B.
CHECKED BY: B.S.T.
JOB NO: 90362 05
SHEET NO

GENERAL NOTES:

- WORKMANSHIP AND NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE DIMENSIONAL ONLY. THE WORKMANSHIP ON THE DRAWINGS SHALL INCLUDE WORKING DRAWINGS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE WORK. VERIFY ALL COMPONENT LOCATIONS WITH PACIFIC BELL MOBILE SERVICES.
- THE CONTRACTOR SHALL VERIFY THE JOB SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, INCLUDING EXISTING, MECHANICAL & ELECTRICAL INSTALLATIONS.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON THE JOB SITE AND CORRECT THEM AS INDICATED ON THE CONSTRUCTION DOCUMENTS CAN BE ACCOMMODATED AS SHOWN BEFORE PROCEEDING.
- NOTIFY PACIFIC BELL MOBILE SERVICES REPRESENTATIVE OF ANY MAJOR DISCREPANCY REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND/OR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK IN QUESTION.
- INSTALL ALL COMPONENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL TELEPHONE RADIO EQUIPMENT LAYOUT, OPERATIONS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY PACIFIC BELL MOBILE SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH EXISTING RADIO SYSTEMS.
- ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS AS A MINIMUM STANDARD, CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY RELATING TO THE PERFORMANCE OF THE WORK.
- ELECTRICAL SYSTEMS SHALL BE INSTALLED PER N.E.C. AND IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL AND LOCAL AND STATE APPLICABLE CODES, ORDINANCES AND APPLICABLE REGULATIONS. REFER TO ELECTRICAL FOR FURTHER NOTES AND REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMAN ARE ON THE JOB SITE AND SHALL SUPERVISE AND CHECK ALL WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION LOGS, METHODS, TECHNIQUES, ECONOMICS AND PROCEDURES AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-B-RATED WITHIN 25 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH UNIFORM BUILDING CODE (UBC) 1994 EDITION, ALONG WITH 1994 UBC, LMC, AND THE 1993 NEC.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED OR F.M.A. APPROVED MATERIALS.
- CLEAN-UP AND SAFETY: KEEP PROJECT AREA CLEAN, HAZARD FREE, AND DEVOID OF ALL OIL, GREASE, PESTICIDE AND CONTAMINANT RESIDUES AND NOT PROCEED AS REMEDIATION OF THE OILS, GREASE, PESTICIDE, AND CONTAMINANT RESIDUES IS COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEMS EQUIPMENT IN A CLEAN WORKING ORDER UNLESS OTHERWISE STATED BY PACIFIC BELL MOBILE TELEPHONE SERVICES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION DOCUMENTS TO REFLECT THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE USING A REPRODUCIBLE TRANSPARENT AFTER THE SITE HAS BEEN COMPLETED. THE FINAL TRANSPARENT (10 COPIES OF REPRODUCED DRAWINGS SHALL BE PROVIDED TO PACIFIC BELL MOBILE SERVICES.
- THE GENERAL CONTRACTOR TO PROVIDE TESTING OF ANTENNAS AND DOCUMENTATION TO PACIFIC BELL MOBILE SERVICES.

PAINTING REQUIREMENTS

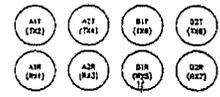
OTHERWISE INDICATED:
PAINT THE FOLLOWING MATERIALS AND SYSTEMS TO MATCH ADJACENT SURFACES WITH THE COATING SYSTEM INDICATED PAINT SURFACES CHECKED BELOW AND AS SURFACE TO BE PAINTED

SURFACE TO BE PAINTED	COATING SYSTEM	PAINT	PLA	DO NOT PAINT
875 UNIT	A	B	<input type="checkbox"/>	<input type="checkbox"/>
ALL EQUIPMENT CABINETS OTHER THAN THE 875 UNIT	A	B	<input type="checkbox"/>	<input type="checkbox"/>
ANTENNA COVERS, TELE BRACKET, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE AND CABLE COVERS EXPOSED TO VIEW, COUPLED CONNECT AND HARDWARE	B	C	<input type="checkbox"/>	<input type="checkbox"/>
FLESHING UNTIL METAL FINISH AND OTHER METAL SURFACES	B	C	<input type="checkbox"/>	<input type="checkbox"/>
STRUCTS, CONCRETE, CONCRETE BLOCK AND CEMENTitious	B	C	<input type="checkbox"/>	<input type="checkbox"/>
TYPE FINISH SYSTEMS	B	C	<input type="checkbox"/>	<input type="checkbox"/>
FINISHED LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL COVERWALLS	B	C	<input type="checkbox"/>	<input type="checkbox"/>
DRYWALL	B	C	<input type="checkbox"/>	<input type="checkbox"/>
CONCRETE PILES	A	B	<input type="checkbox"/>	<input type="checkbox"/>
METAL POLES AND METAL STAND-OFFS	A	B	<input type="checkbox"/>	<input type="checkbox"/>

ANTENNA AND COAXIAL CABLE SCHEDULE

ANTENNA	SECTOR	ADMIN	DOWN TILT	MODEL NO.	CABLE	WALL ANGLE
A1	A	40'	0°	DAFA 58210	7/8" - 75 FEET	N/A
A2	A	40'	0°	DAFA 58210	7/8" - 75 FEET	N/A
B1	B	300'	0°	DAFA 58210	7/8" - 75 FEET	N/A
B2	B	300'	0°	DAFA 58210	7/8" - 75 FEET	N/A

- NOTES:**
- VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS NECESSARY TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
 - MAXIMUM LENGTH OF 7/8" COAXIAL CABLE IS 150'-0". MAXIMUM LENGTH OF 1/2" COAXIAL CABLE IS 300'-0".
 - VERIFY MODEL NUMBER OF ANTENNA WITH PACIFIC BELL MOBILE SERVICES.
 - INSTALL SUPPORTED ALUMINUM ANTENNA CONFIGURATION TACS AT EACH END OF THE MAIN COAXIAL CABLE RUNG, ALONG WITH THE END OF THE JUMPER CABLE LOCATED WITHIN THE PLUMB SECTION OF THE SITE LIMIT. TACS SHALL BE LABELED FOR THE FOLLOWING:
ANTENNA 1, ALMA RE-WAIB TR-WA1
ANTENNA 2, ALMA RE-WAIB TR-WA2
ANTENNA 3, ALMA RE-WAIB TR-WA3
ANTENNA 4, ALMA RE-WAIB TR-WA4

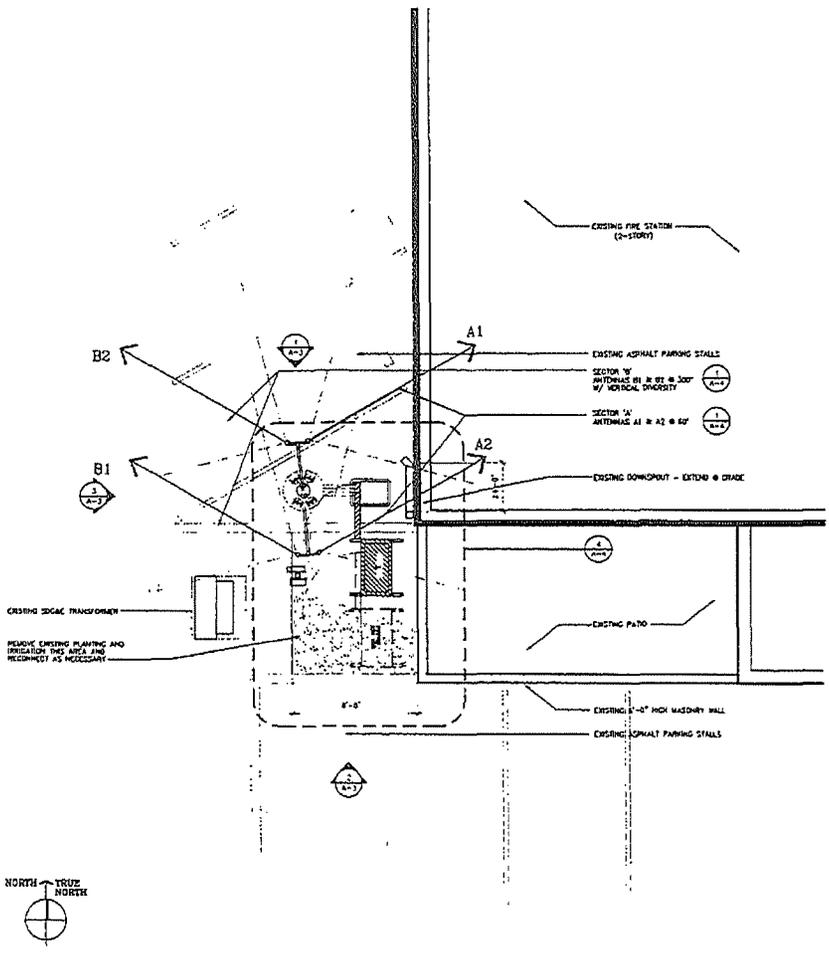


COAXIAL CONNECTOR TORQUE REQUIREMENTS

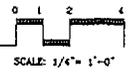
BACKNUT TORQUE TABLE FOR FLEXWELL PLC CONNECTORS

FLEXWELL COAXIAL CABLE TYPE	CONNECTOR BACKNUT WRENCH SIZE	MAXIMUM COUPLING TORQUE FOR BACKNUT TO BODY ASSEMBLY
5-FLC 12-50	5/8"	13 IN-LB (1.5 N-M)
FLC 12-50	7/8" (24T)	12 IN-LB (1.3 N-M)
FLC 28-50	1 3/8"	25 IN-LB (2.7 N-M)
FLC 34-50	1 3/4"	35 IN-LB (3.9 N-M)
FLC 54-50	2 1/4"	40 IN-LB (4.5 N-M)

* 1 INCH = 25.4 MM
(TOP ON CONNECTORS, COUPLING TORQUE (CONNECTION TO CONNECTION) IS 1/2 LB-FT (0.7 N-M) TYPICAL, 1/4 LB-FT (0.3 N-M) MAXIMUM.)
FOR ALL CONNECTORS, TIGHTEN THE BACKNUT OVER THE CONNECTOR BODY WITH A (DRILL) WRENCH. STANDARD OPEN END WRENCHES ARE TO BE USED FOR THE CONNECTOR BODIES.
KEEP CONTACT SURFACES CLEAN AND FREE FROM COPPER FLUXES IN THE CONNECTOR ASSEMBLY PRODUCTS.



ENLARGED SITE PLAN
1/4" = 1'-0"



PREPARED FOR

PACIFIC BELL
Mobile Services
4300 AVENUE OF THE STARS, 2ND FLOOR
PLAZA LEVEL, CALIFORNIA PARK

APPROVALS

PERMISSIONS	DATE
DESIGN	DATE
CONSTRUCTION	DATE
SITE PREPARATION	DATE

PROJECT NAME

IMPERIAL BEACH
Imperial Beach
City Hall
833 IMPERIAL BEACH BLVD.
IMPERIAL BEACH, CA 92127
(619) 425-1100

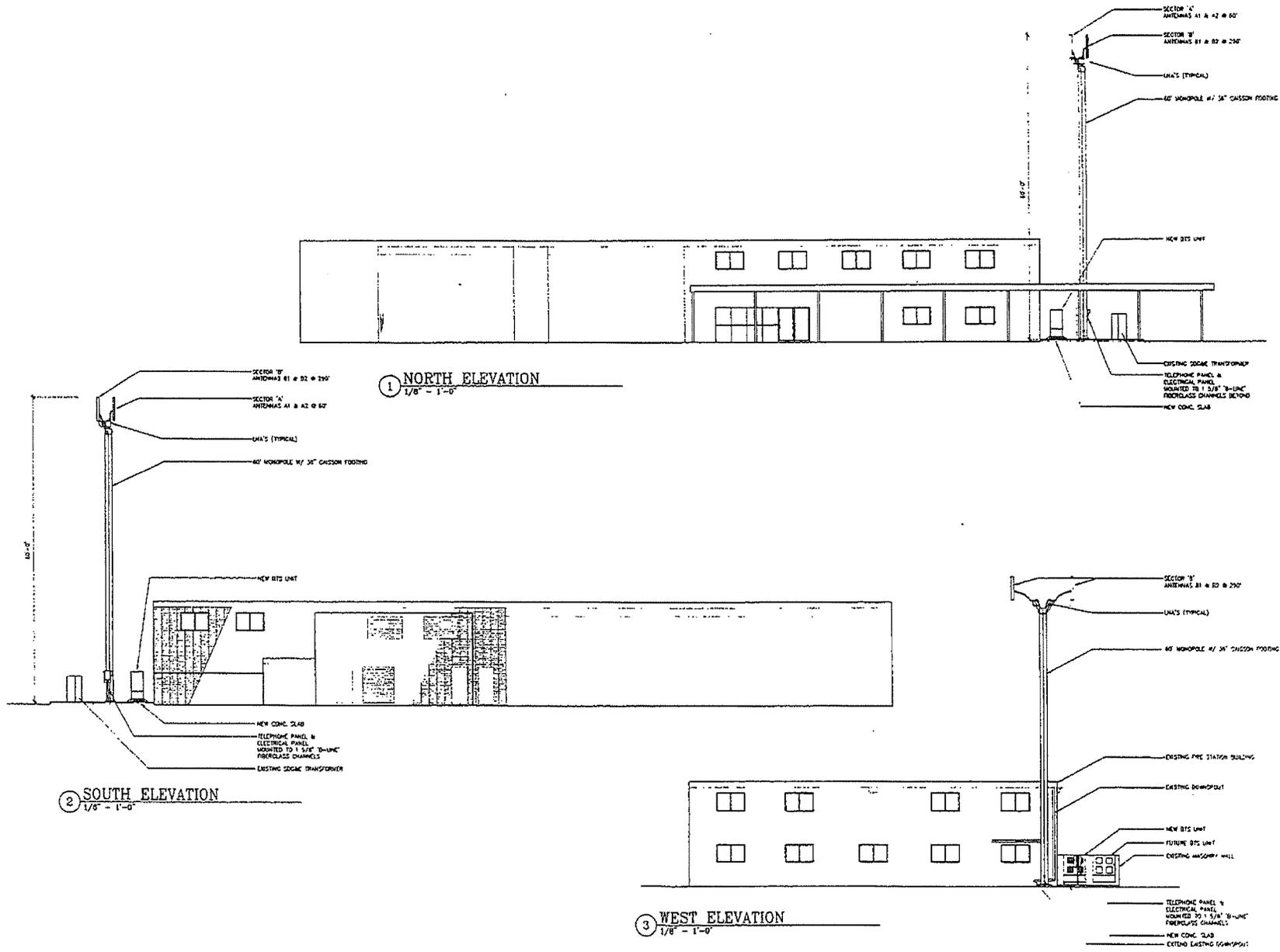


#	DATE	ISSUE
1	2/10/97	PRELIM. 2D REVIEW
2	2/11/97	CITY CD SUBMITTAL
3	2/24/97	PRELIM. CD REVIEW
4	2/26/97	CITY CD SUBMITTAL
CD RELEASED FOR CONSTRUCTION		
<input type="checkbox"/> PERMITTED <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> PERMIT ONLY		

SHEET NO.

ELEVATIONS

DRAWN BY	A.B.
CHECKED BY	B.S.T.
JOB NO.	98382.05
SHEET NO.	



PREPARED FOR:
PACIFIC BELL
Mobile Services
4420 BROADWOOD BL. BLDG. 1, 10TH FL.
PALMDALE, CALIFORNIA 93550

APPROVALS

DESIGNER	DATE
CHECKED BY	DATE
ENGINEER	DATE
PROJECT NAME	

IMPERIAL BEACH
Imperial Beach
City Hall
832 IMPERIAL BEACH BLVD.
IMPERIAL BEACH, CA 92323
(619) 425-1111

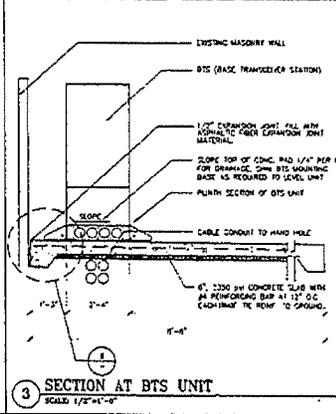
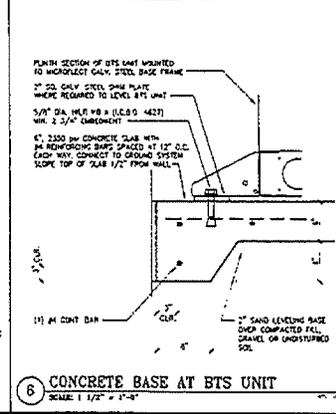
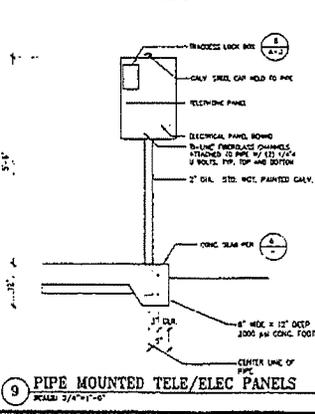
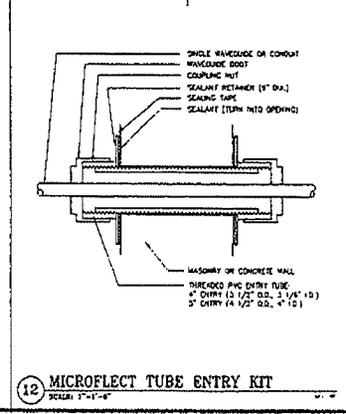
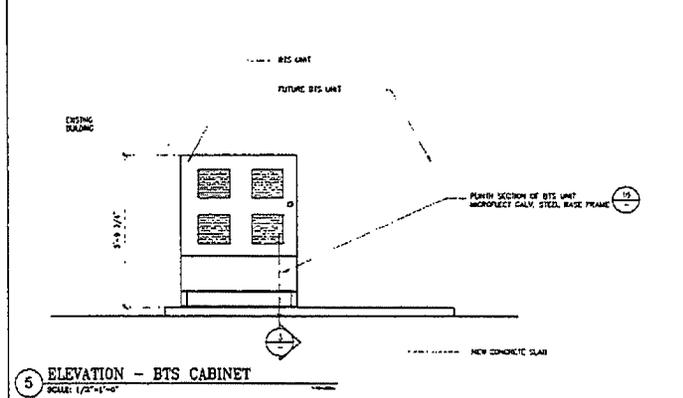
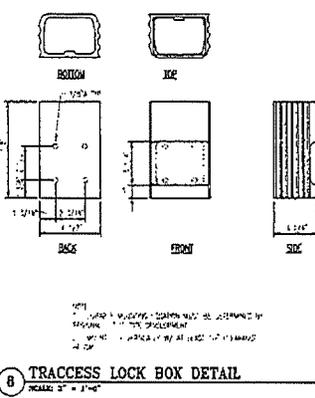
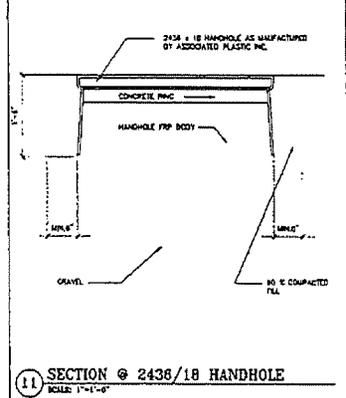
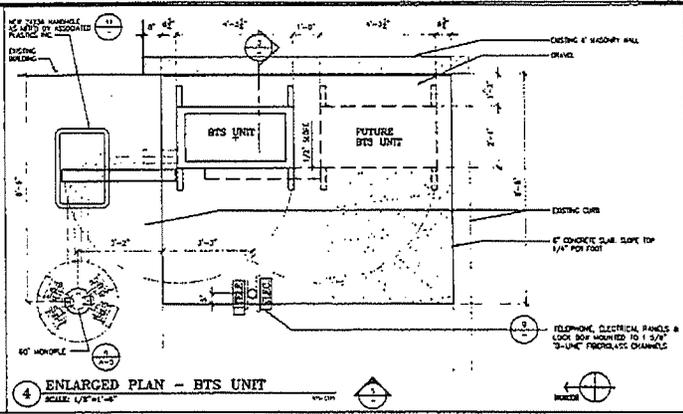
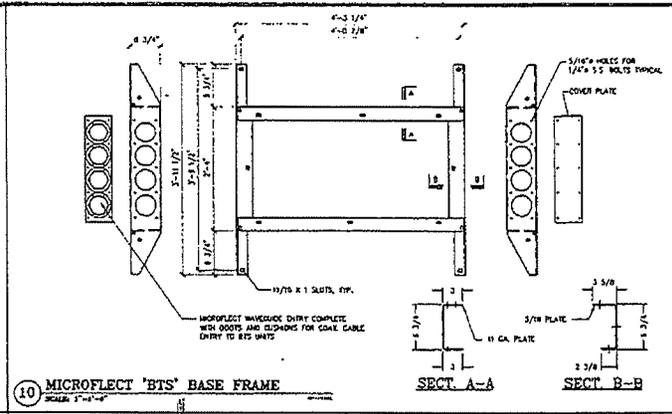


#	DATE	ISSUE
1	2/20/87	PRELIM. 2D DRAW
2	2/17/87	CITY 2D DRAW
3	2/24/87	PRELIM. 3D DRAW
4	2/26/87	CITY 3D DRAW

RELEASED FOR CONSTRUCTION
 PERMITTED
 ELECTRICAL POINT ON

SHEET TITLE
DETAILS

DRAWN BY: A.B.
CHECKED BY: B.ST.
JOB NO: 94582.05
SHEET NO:



E.N.E.F.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS UNLESS OTHERWISE SPECIFIED:
 1. NATIONAL ELECTRICAL CODE (NEC)
 2. NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72)
 3. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 4. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 5. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 6. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 7. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 8. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 9. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 10. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS UNLESS OTHERWISE SPECIFIED:
 1. NATIONAL ELECTRICAL CODE (NEC)
 2. NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72)
 3. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 4. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 5. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 6. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 7. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 8. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 9. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)
 10. NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E)

BTS
240/1
ELEC
W.T.A.

GROU
432

THE STICHEL
 DESIGN GROUP
 1000 S. GARDEN AVENUE
 SUITE 100
 PASADENA, CALIFORNIA 91105
 (626) 799-1100

PREPARED FOR
PACIFIC BELL
 Mobile Services
 4000 SHAWNEE BLVD., SUITE 100
 PASADENA, CALIFORNIA 91109

APPROVALS
 SUPERVISOR _____
 PROJECT ENGINEER _____
 DESIGNER _____
 CHECKER _____
 DATE _____

PROJECT NAME
IMPERIAL BEACH
Imperial Beach
City Hall
 125 IMPERIAL BEACH BLVD.
 IMPERIAL BEACH, CA 92123



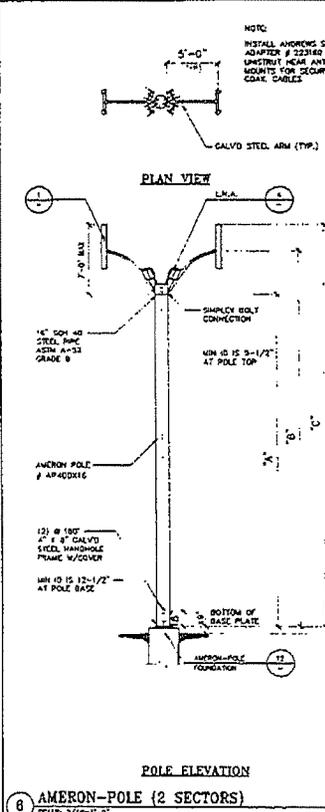
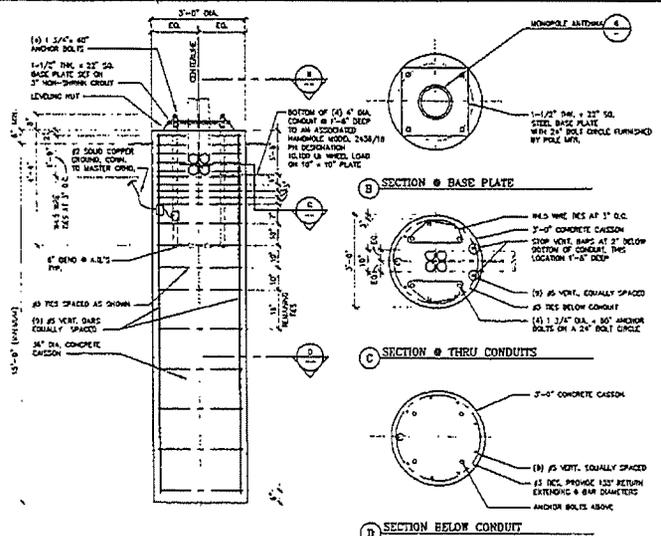
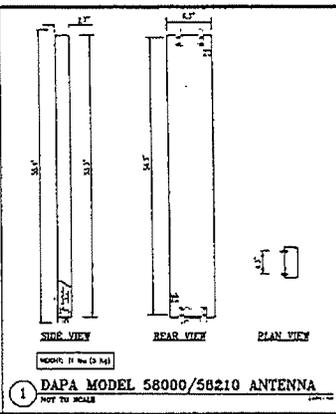
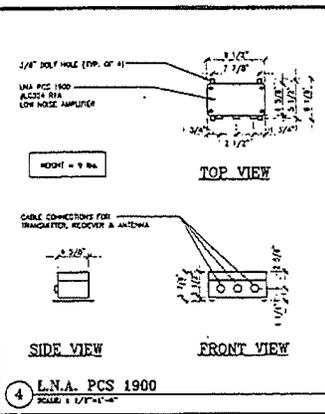
#	DATE	REVISION
1	2/19/97	PERM. CD REV
2	2/19/97	2ND SUBMIT
3	2/24/97	PERM. CD REV
4	2/24/97	CITY CD SUBMIT

RELEASED FOR CONSTRUCTION
 PERMITTED
 ELECTRICAL POINT ON

DETAILS

DRAWN BY: A.B.
 CHECKED BY: B.ST.
 DATE: 08/22/05
 SHEET NO:

A-5



NOTE: INSTALL AMERON STRUT ADAPTER # 22318 TO MOUNTING BEAM ANTENNA MOUNTS FOR SECURING THE COAX CABLES.

POLE DESIGNATION	POLE HEIGHT ABOVE GROUND	HORIZONTAL MAXIMUM ANTENNA HEIGHT (ft.)	MAXIMUM ANTENNA HEIGHT (ft.)
A	50'-0"	10'	10'
B	50'-0"	10'	10'
C	50'-0"	10'	10'
D	50'-0"	10'	10'

14" 50# 40 STEEL PIPE
 ASTM A-53
 GRADE B
 MIN IS 15 1/2" AT POLE TOP
 MIN IS 15 1/2" AT POLE BASE

TORQUE VALUES FOR PROOF-LOADING BOLTS
 GRADE DESIGNATION REQUIRED TORQUE (FOOT-POUNDS) BY BOLT SIZE
 3/8" 1/2" 5/8" 3/4"

GRADE DESIGNATION	3/8"	1/2"	5/8"	3/4"
PLATE 57 ASTM A307	19	45	93	150
ASTM A-325	19	45	100	200

2" DIA. 1-1/2" THICK GALV. STEEL PLATE
 ASTM A-36
 12-1/2" DIA HOLES @ 90° O.C.
 24" DIA WOLF CIRCLE

GROU
432

EXHIBIT "C"

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Pacific Bell Mobile Services
4420 Rosewood Dr., Bldg. 2, 4th Floor
Pleasanton, California 94588

Attention:

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") dated as of May
16, 1997, is between the City of Imperial Beach, a California
Municipal Corporation ("Lessor"), and **PACIFIC BELL MOBILE SERVICES**, A
California corporation ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee have executed that certain
Communications Site Lease Agreement ("Lease") dated as of May
16, 1997, covering certain premises ("Premises") situated on certain
real property located in the City of Imperial Beach, County of San
Diego, State of California, and more particularly described in
Exhibit "A" attached hereto and incorporated herein by this
reference; and

WHEREAS, Lessor and Lessee desire to record notice of the
Lease in the Official Records of San Diego County, California;

NOW, THEREFORE, in consideration of the foregoing, Lessor and
Lessee hereby declare as follows:

1. Demise. Lessor has leased the Premises to Lessee
(together with access rights), and Lessee has hired the Premises
from Lessor, subject to the terms, covenants and conditions
contained in the Lease.

2. Expiration Date. The term of the Lease ("Term") is
scheduled to commence on or before JUNE 1, 1997, and shall
expire five (5) years thereafter, subject to Lessee's option to
extend the Term pursuant to Section 4 of the Lease for three (3)
additional terms of five (5) years each.

3. Lease Controlling. This Memorandum is solely for the
purposes of giving constructive notice of the Lease. In the event
of conflict between the terms of the Lease and this Memorandum, the
terms of the Lease shall control.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of Lease as of the date and year first written above.

CITY OF IMPERIAL BEACH, a
municipal corporation

Signature on file
By _____
City Manager

PACIFIC BELL MOBILE SERVICES

Signature on file
By _____
Title: _____

ATTEST:
Signature on file

City Clerk

Approved as to Form:
Signature on file

City Attorney

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On May 9, 1997 before me, LISA HANCOCK
Notary, personally appeared MICHAEL FLYNN
Notary, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Signature on file

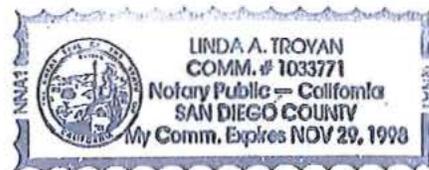


STATE OF CALIFORNIA)
COUNTY OF San Diego)

On 5/16/97 before me, Linda A. Troyan
Notary, personally appeared Robert J. Acker
Notary, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Signature on file



STATE OF CALIFORNIA)
COUNTY OF _____)

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

WITNESS my hand and official seal.

Signature: _____



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: OCTOBER 7, 2015
ORIGINATING DEPT.: PUBLIC WORKS *AH L*
SUBJECT: RESOLUTION 2015-7630 AWARDING A PROFESSIONAL SERVICES AGREEMENT TO KEZE GROUP LLC, FOR A SEWER SERVICE CHARGE STUDY UPDATE

EXECUTIVE SUMMARY:

The City's sewer enterprise system is funded through a sewer service charge placed on the resident's annual county tax bill. In 2013, the City considered a sewer rate increase based upon information provided in the 2013 Sewer Service Charge and Capacity Fee Study (STUDY) prepared by Atkins North America, Inc. City Council chose to increase sewer rates at 1.6% per year over a five year period. For Fiscal Year 15/16, City Council adopted Ordinance No. 201-7566 approving a 1.6% rate increase in the sewer service charge based on recommendations from the 2013 STUDY.

Since the STUDY, revenues generated have not met the model revenues projected due to customer water conservation and that the NOLF facility no longer pumps their waste through the City's waste water system and thus is not billed through the City. Due to these circumstances, staff recommends the STUDY be updated to reflect the current realities. At staff's request, Ms Keese, Keze Group LLC, the STUDY's professional services consultant, has submitted a proposal to update the STUDY at a fee of \$22,255.

Staff recommends adopting Resolution No. 2015-7630 awarding a professional services agreement with Keze Group, LLC funded through the Sewer Maintenance Division Fiscal Year 2016 O&M budget.

RECOMMENDATION:

1. Receive this report.
2. City Council adopt resolution no. 2015-7630 awarding the Professional Services Agreement for the Sewer Service Charge Study Update to Keze Group LLC.
3. Authorize the City Manager to approve a requisition in the amount of the Keze Group LLC, proposal – \$22,255.

RATIONALE:

The sewer rates should be set at a level to both meet the fiscal needs of the sewer enterprise fund, and divide the costs among city residents in the most equitable manner possible.

OPTIONS:

- Adopt Resolution No. 2015-7630 awarding a professional Services agreement to Keze Group LLC at a cost of \$22,255 funded through the Sewer Maintenance Division O&M budget adopted by Resolution No. 2015-7592;
- Receive and file the report from the City Manager;
- Provide direction to the City Manager to take a specific action; or
- Request additional information and an additional report.

BACKGROUND:

In 2013, City Council considered sewer rate increases based upon the information provided in the 2013 Sewer Service Charge and Capacity Fee Study prepared by Atkins North America, Inc. (Karyn Keese, Consultant). City Council chose to increase sewer rates at 1.6% per year over a five year period, with subsequent adjustments based upon the CPI or comparable inflation calculation. For Fiscal Year 2015/16, City Council adopted Ordinance No. 2015-7566 approving a 1.6% rate increase in the sewer service charge. This increase is based on the recommendations made by the 2013 STUDY in order to meet the revenue needs.

The rate increase approved for FY 2015/16 was not sufficient to ensure that revenue equals all expenses and outlays. This resulted in insufficient funds being placed in the CIP Reserve which serves as the funds necessary to provide for sewer system upgrades and major maintenance. This revenue shortfall has occurred due to the reduction in water use by City residents and businesses, which translates into lower sewer bills, and the loss of income from the Navy for sewer treatment.

As a result of this loss in revenue, it is recommended that an update to the STUDY be performed using current revenue projections and expenses. City staff solicited a proposal from Keze Group LLC (consultant formerly with Atkins North America, Inc.) to perform an update to the STUDY. The tasks of this study would be to perform the following:

1. Update the City's sewer-related revenue requirements. Develop a revenue sufficiency forecast for the sewer enterprise fund which will take into account current and projected expenditures, fixed and variable expenditures, capital improvements for both the City and metro infrastructure, and requirements for compliance with all county, state and federal regulations over the next five years.
2. Adjust and project sewer rates over the next 10 years.
3. Prepare three sewer service fee adjustment alternatives to potentially phase in the new sewer rates.
4. Recommend new or validate existing rate class BOD and TSS proportions.
5. Recommend new or validate existing "sewer class" categories. Include recommended "sewer class" definitions and listing of business types in each class.
6. Prepare a study report which includes the following:
 - a. Findings
 - b. Recommendations
 - c. Cost of Service Rate Methodology
 - d. Results of Cost of Services Analysis
7. Lead meetings as follows:
 - a. Initial kick-off meeting
 - b. Two (2) progress, data gathering meetings with City staff
 - c. Draft final report to City Council

- d. Final report to City Council
8. Provide an updated electronic rate model in MS Excel for City use.
 - a. The model should ensure rate equity among customers.
 - b. The model should reflect San Diego Metro treatment and infrastructure cost allocations pertinent to City of Imperial Beach's share.

ANALYSIS:

The City had the STUDY completed in 2013. Since the completion of that STUDY, revenue to the Sewer Enterprise Fund has fallen short of what was modeled. Two primary factors contributed to this shortfall:

- Reduction in water use by City residents and businesses
- Loss of Navy Sewer Revenue

In order to account for these shortfalls and ensure that the sewer enterprise fund has enough revenue to support ongoing operations and maintenance, treatment costs, capital projects and building a reserve, the Study needs to be updated. The STUDY completed in 2013 was performed by Atkins North America, Inc. Karyn Keese was the Project Manager. Staff worked with Ms. Keese, through her new company, Keze Group LLC, to prepare a proposal and scope of work to update the 2013 STUDY. Staff recommends that the STUDY Update be awarded to Keze Group LLC as the most qualified consultant.

The cost for performing this study will be \$22,255. As a matter of comparison, the STUDY performed by Atkins North America, Inc. in 2013 cost \$39,124.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

This study is proposed to be funded through the adopted Sewer Maintenance Division Fiscal Year 2016 O&M budget.

Attachments:

1. Resolution No. 2015-7630

RESOLUTION NO. 2015-7630**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING A PROFESSIONAL SERVICES AGREEMENT TO KEZE GROUP LLC, FOR A SEWER SERVICE CHARGE STUDY UPDATE**

WHEREAS, in 2013, the City Council considered sewer rate increases based upon the information provided in the 2013 Sewer Service Charge and Capacity Fee Study (STUDY) prepared by Atkins North America, Inc.; and

WHEREAS, City Council chose to increase sewer rates at 1.6% per year over a five year period, with subsequent adjustments based upon the CPI or comparable inflation calculation and

WHEREAS, revenues generated have not met the model revenues projected due to customer water conservation and that the NOLF facility no longer pumps their waste through the City's waste water system and thus is not billed through the City; and

WHEREAS, due to these circumstances, staff recommends the STUDY be updated to reflect the current realities

WHEREAS, the proposed Sewer Service Charge Study Update is to evaluate the sewer service charge over the next 5 or more years such that there is a sound basis for the rate structure in the upcoming years; and

WHEREAS, city staff solicited for a Sewer Service Charge Study Update proposal from Keze Group LLC to perform a cost-of-service study of the city's sewer system; and

WHEREAS, a proposal was received and subsequently evaluated by city staff; and

WHEREAS, staff recommends that the Sewer Service Charge Study Update be awarded to Keze Group, LLC as the most qualified consultant to perform the requested study; and

WHEREAS, the cost for performing the study update is \$22,255; and

WHEREAS, the funds for this study would come from the Sewer Enterprise Fund 2016 O&M adopted budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. Keze Group, LLC is awarded the Professional Services Agreement to perform the Sewer Service Charge Update at a cost of \$22,255.
3. The City Manager is authorized to approve a requisition for Keze Group, LLC at a cost of \$22,255 funded from the Sewer Enterprise Fund 2016 O&M budget.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of October 2015, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

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STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: OCTOBER 7, 2015

ORIGINATING DEPT.: PUBLIC WORKS *AH*

SUBJECT: RESOLUTION 2015-7633 AWARDING A PROFESSIONAL SERVICES AGREEMENT TO MICHAEL BAKER INTERNATIONAL, FOR A HYDRAULIC SEWER MODEL UPDATE

EXECUTIVE SUMMARY:

Adoption of Resolution 2015-7633, would authorize the City Manager to sign a Professional Services Agreement with Michael Baker International at a cost of \$11,617 to run a hydraulic sewer model that would evaluate the City of Imperial Beach sewer system future needs, including any system expansion needed to accommodate future development. The purpose of this study would be to identify any lift stations or gravity mains or force mains infrastructure that will be undersized to adequately handle these developments.

This study is needed at this time so that any sewer main repairs (due to pipe breaks or infiltration) or pump station upgrades considered in the near term Capital Improvement Program of projects considers the future capacity needs as well as the current repairs.

RECOMMENDATION:

1. Receive this report;
2. Adopt Resolution No. 2015-7633 awarding the Professional Services Agreement for the Hydraulic Sewer Model Update to Michael Baker International; and
3. Authorize the City Manager to approve a requisition in the amount of \$11,617 to Michael Baker International.

RATIONALE:

Understanding potential impacts on the City's sewer system is critical for effective long-term financial planning in the Sewer Enterprise Fund.

OPTIONS:

- Adopt Resolution No. 2015-7633 awarding the Professional Services Agreement to Michael Baker International at a cost of \$11,617;
- Receive and file the report from the City Manager;
- Provide direction to the City Manager to take a specific action; or
- Request additional information and an additional report.

BACKGROUND:

In February 2007, City Council adopted Resolution No. 2007-6449 awarding a Sewer Capacity Study (STUDY) professional services contract to RBF Consulting for the purpose of studying the impacts of future population growth on the sewer system infrastructure. As part of this STUDY, a sewer capacity model (Hydraulic Sewer Model) was developed for the purpose of evaluating the sewer system's capacity to accommodate current and projected system flows. As individual development and redevelopment projects have been proposed for construction, the impact of these projects have been evaluated through the Hydraulic Sewer Model to ensure the sewer system had the capacity to accommodate the development / redevelopment. For the projects that have been constructed to date, the model found the sewer system capable of accommodating those builds.

However, given some of the larger future projects under discussion or planned since 2007, staff believes an aggregated reevaluation of the system's capacity to handle these projects is warranted. City staff invited Michael Baker International (formerly RBF Consulting) to submit a proposal to run the City's hydraulic sewer model considering an aggregate impact on the system using current build, planned build, and other potential future build projects. The hydraulic sewer model is designed to predict out year capacity needs of the City's sewer enterprise system. The Michael Baker International's quote to run this model with all the new data is \$11,617.

Coincident with this development / redevelopment impact on the sewer system, staff has been evaluating recent CCTV studies of the Sewer System to prioritize those systems that need to be scheduled for repair or replacement in the Sewer Capital Improvement Program Projects for FY 2015-2016 and beyond. The goal is to prioritize for repair those lines that are in poor condition and have excessive groundwater infiltration. Repairs of these main lines will help achieve a long-term goal of reducing treatment costs from the City of San Diego due to excessive groundwater infiltration.

The goal is to coordinate current main line repair needs with any capacity increase needs due to development / redevelopment thus eliminating any duplication of effort such that increased capacity needs are accommodated with the repair of any damage sewer main.

ANALYSIS:

Michael Baker International maintains the sewer hydraulic model for the City. City staff has provided Michael Baker International a compiled list of potential developments along with an estimate of the number of Equivalent Dwelling Units (EDU's) of each development. From this information, Michael Baker International prepared a proposal with the following goals:

1. Incorporate flows from potential developments into existing sewer hydraulic model
2. Run the hydraulic sewer model with additional flows to determine resulting impacts to the collection system.
3. Prepare report describing locations of impacted sewer lines and necessary capacity increase.

City staff will then overlay the future development expansion needs with the current known sewer mainline repair needs. Where there is an overlap staff will make sure the system

expansion is coordinated with the current maintenance repair thus preventing the potential of expanding a facility that was previously repaired.

After receiving and reviewing the Michael Baker International proposal, City staff recommends that the Hydraulic Sewer Model Update be awarded to Michael Baker International. The cost for performing this update will be \$11,617.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

This study is proposed to be funded through the Sewer Maintenance Division Fiscal Year 2016 O&M budget.

Attachments:

1. Resolution No. 2015-7633

RESOLUTION NO. 2015-7633

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING A PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR A HYDRAULIC SEWER MODEL UPDATE

WHEREAS, City staff are determining sewer lines to be included in Capital Improvement Projects for FY 2015-2016 and the future; and

WHEREAS, along with basic criteria of condition and groundwater infiltration, potential capacity constraints due to future development need to be considered; and

WHEREAS, the City has a sewer hydraulic model maintained by Michael Baker International that is used to identify potential capacity issues; and

WHEREAS, City staff solicited for a Hydraulic Sewer Model Update Proposal from Michael Baker International to update the sewer hydraulic model based on a compiled list of existing and future developments and report the results; and

WHEREAS, a proposal was received and subsequently evaluated by city staff; and

WHEREAS, staff recommends that the Hydraulic Sewer Model Update be awarded to Michael Baker International as the most qualified consultant to perform the requested study; and

WHEREAS, the cost for performing this study is \$11,617.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. Michael Baker International is awarded the Professional Services Agreement to perform the Hydraulic Sewer Model Update at a cost of \$11,617.
3. The City Manager is authorized to approve a requisition for Michael Baker International at a cost of \$11,617.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of October 2015, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: OCTOBER 7th, 2015
ORIGINATING DEPT.: PUBLIC WORKS DEPARTMENT *Hof*
SUBJECT: MAYOR PROCLAMATION FOR TIJUANA RIVER ACTION MONTH FOR OCTOBER

EXECUTIVE SUMMARY:

The cleanup and restoration of the Tijuana River watershed requires a committed community effort from government agencies, NOG's, elected officials, and volunteers. Tijuana River Action Month establishes a month-long series of education and stewardship events to benefit the Tijuana River watershed. The education and outreach efforts for Tijuana River Action Month are supported through the City's Storm Water Management Program.

RECOMMENDATION:

Authorize mayor to sign proclamation and forward to the Tijuana River Action Network.

RATIONALE:

This proclamation from the Mayor recognizes the important efforts made by multiple agencies and community groups in the Tijuana River Watershed to help raise public awareness and involvement in cleanup, restoration, and stewardship activities as part of the 6th Annual Tijuana River Action Month.

OPTIONS:

- Authorize Mayor to sign proclamation
- Request additional information from staff

BACKGROUND:

2015 marks the 6th Annual Tijuana River Action Month (TRAM) which involves a series of bi-national stewardship, public education, and cleanup activities during the months of September and October to benefit the Tijuana River Watershed. This time period is critical since there is a very small window of opportunity between the end of bird nesting season and the start of the rainy season to enter the river valley and remove as much trash as possible. Tijuana River Action Month is the compilation of efforts by multiple agencies and community groups over the month of September and October to raise public awareness and involvement to cleanup and restore the Tijuana River Valley.

Tijuana River Action Month is coordinated each year through the Tijuana River Action Network, which consists of representatives from local NGOs and agencies in the watershed to help plan, coordinate, and implement activities that will engage the public through conservation and restoration of the Tijuana River. The efforts by the Tijuana River Action Network are important because it brings together the existing work in the watershed from multiple agencies and NGOs under a common framework that can most effectively provide advocacy for the cleanup and restoration of the watershed. The Mayor of Imperial Beach has provided a supporting proclamation each year for Tijuana River Action Month since the start of the event in 2010.

ANALYSIS:

The City is actively involved on cleanup and restoration efforts in the Tijuana River Valley and this proclamation is one additional way for the City to raise awareness on the issues in the Tijuana River.

The timing and location of scheduled events are subject to change to accommodate weather conditions. The following events can be found at www.tjriveraction.net. The following is a list of activities and cleanups that are planned for the months of September and October:

- September 12th
- Sustainable Building Project
Border Field State Park (9AM-12PM)
 - Invasive Plant Removal
Bi-National Friendship Garden (9:45AM-11:30AM)
Border Field State Park
- September 19th
- Coastal Cleanup Day (U.S)
Border Field State Park (9AM-12PM)
 - Salvemos la Playa (8AM-12PM)
Tijuana, Mexico
 - Eco Kites- "Make Garbage Fly" (10:30AM-2PM)
Border Field State Park
- September 26th
- National Public Lands Day
Butterfly Garden Planting & Cleanup (9AM-12PM)
Tijuana Estuary Visitor Center
 - Invasive Plant Removal
Bi-National Friendship Garden (9:45AM-11:30AM)
Border Field State Park
- October 3rd
- Dairy Mart Bridge Cleanup
Dairy Mart Road and Camino de la Plaza, San Ysidro (9AM-12PM)
Hosted by I Love a Clean San Diego
 - Invasive Plant Removal
Bi-National Friendship Garden (9:45AM-11:30AM)
Border Field State Park
- October 10th
- Dairy Mart Bridge Cleanup
(9AM-12PM)
 - Invasive Plant Removal
Bi-National Friendship Garden (9:45AM-11:30AM)
Border Field State Park
- October 17th
- Goat Canyon Cleanup
Border Field State Park (9AM-12PM)
 - Tijuana River Action Month Celebration
Monument Mesa, Border Field State Park (12PM-3PM)
Free Admission, Food Drinks and Prizes for TRAM volunteers!

ENVIRONMENTAL DETERMINATION:

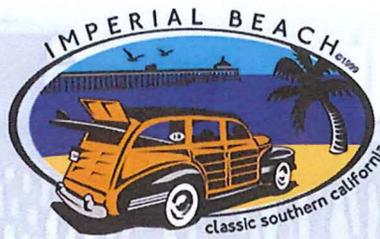
Not a project as defined by CEQA.

FISCAL IMPACT:

No impact to budget and part of regular program activities within the Environmental Division

Attachments:

1. Tijuana River Action Month Proclamation



PROCLAMATION

October is Tijuana River Action Month

WHEREAS, *the City is dedicated to improving the water quality and environmental habitat of the bi-national Tijuana River watershed; and*

WHEREAS, *the City is dedicated to improving the water quality and environmental habitat of the bi-national Tijuana River watershed; and*

WHEREAS, *the Tijuana River watershed provides important ecological and recreational resources to South San Diego County; and*

WHEREAS, *the health and well-being of the South Bay community is directly connected to the health of The Tijuana River watershed; and*

WHEREAS, *the month of October recognizes key efforts and investments by public and private agencies, nonprofits, and community groups to protect and restore the Tijuana River.*

NOW, THEREFORE, BE IT RESOLVED, *that I, Serge Dedina, Mayor of the City of Imperial Beach, California, together with the City Council, do hereby recognize the month of October as Tijuana River Action Month.*

Dated: October 7th, 2015

Serge Dedina, Mayor

Attest:

Jacqueline M. Hald, MMC, City Clerk



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER AH
MEETING DATE: OCTOBER 7, 2015
ORIGINATING DEPT.: PUBLIC WORKS Hall
SUBJECT: PROPOSED BSA EAGLE PROJECT PRESENTATION

EXECUTIVE SUMMARY:

Eagle Scout candidate, Todd Struiksma, Boy Scout Troop 871, is seeking City Council approval to do a community service project in the City. The proposed project would aesthetically restore the eastern portion of the native plant garden adjacent to the Bayshore Bikeway at 10th Street. The project would remove the invasive weeds, replace native plants that have died and refurbish the mulch covering in the project area. The completed project would meet one of his requirements for Eagle Rank.

RECOMMENDATION:

1. Receive this report.
2. Receive a presentation from Todd Struiksma regarding the proposed improvements.
3. Comment and direct staff and Todd Struiksma regarding the design of the proposed project.
4. Authorize the City Manager to sign the Eagle Project plan for Todd Struiksma to continue the project development and construction as approved by City Council and City staff.

RATIONALE:

The native plant garden adjacent to Bayshore Bikeway at 10th Street was planted a few years ago as part of the Bayshore Bikeway enhancement project funded in part through the Recreational Trails Program (RTP) Grant. This grant provided funds to convert the Public Works industrial yard to a bikeway parking lot and native plant garden which included a passive pathway and seating bench. Since the original planting, invasive species / weeds have sprung up in the area and with the California draught restricting watering, some of the native plants did not take root and died. Attached is a photo of a native plant garden showing the invasive plants impact.

OPTIONS:

- Receive a brief report from Todd Struiksma on his proposed community service project, provide direction and approve his requested community service project; or
- Receive a brief report from Todd Struiksma on his proposed community service project and reject his proposal.

BACKGROUND:

In 2012 the City received a RTP Grant to contribute funds towards the construction of a new parking lot for Bayshore Bikeway users and a new passive native plant garden and footpath. This new garden has become overgrown with non-native plants, several of the original plants have died and the mulch is deteriorating due to age. Thus the garden needs to be restored to its designed condition. Approval of this project would provide for restoration of a portion of the 1.1 acre native plant garden. It was staff's intent to restore the remainder of the garden area as soon as resources are available, hopefully through community service groups.

Boy Scouts of America has an award program by which boys who complete certain advancement requirements, perform a significant community service project and meet identified character standards are awarded the rank of Eagle. It is the opinion of the City staff that the project identified above – restoration of a portion of the native plant garden adjacent to the Bayshore Bikeway at 10th Street - qualifies as a “significant community service project.”

ANALYSIS:

BSA Troop 53, Eagle Scout Candidate Todd Struiksma, has indicated an interest in restoring a portion of the native plant garden adjacent to the Bayshore Bikeway at 10th Street. Staff is willing to work with Todd Struiksma in designing and planning the restoration project. Todd Struiksma would design the improvements, plan, organize and supervise the construction of the project, should City Council approve his project

ENVIRONMENTAL DETERMINATION:

This project was evaluated for CEQA requirements and is determined to be Categorically Exempt per section 15301 - Existing Facilities – Class 1.c.

FISCAL IMPACT:

The cost of the project would come from the Park Maintenance Division Operating and Maintenance (O&M) budget. The total project costs are estimated at approximately \$500.

Attachments:

1. Photo of existing native plant garden.



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STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: October 07, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT
STEVEN DUSH, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *SD*

SUBJECT: CODE CASE UPDATE AND A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA TO RELEASE THE OUTSTANDING BALANCE OF ALL CURRENT CODE ENFORCEMENT LIENS ON THE PROPERTY LOCATED AT 741 HICKORY COURT

EXECUTIVE SUMMARY:

The property at 741 Hickory Court has been the subject of code compliance activity by the City's Building Department since March of 2010 due to long standing violations of the Imperial Beach Municipal Code (IBMC). This code enforcement case was presented at the August 19, 2015 City Council meeting and was continued to the September 16, 2015 meeting. By September 16, 2015, partial compliance had been reached. The public hearing was continued again to the October 7 2015 meeting for final resolution and update on compliance. The owner has now corrected all code violations on the property and staff is seeking approval of a resolution to release the code enforcement liens on the property.

RECOMMENDATION:

Due to the abatement of all the violations at the property and the fact that the property is in compliance with the law, staff recommends the City Council approve the Resolution to release the remaining balance of all current code violation related liens that were placed on the property by the City Code Compliance Division, less the administrative costs to be determined after council action.

BACKGROUND:

Between 2013 and 2015, City staff issued numerous Administrative Citations to the property owner at 741 Hickory Court ("Property"), for various code violations at the Property related to junk, trash and debris, the storage of inoperable, wrecked or dismantled vehicles, a damaged roof, and lack of mandated trash service in violation of the Imperial Beach Municipal Code. Due to these code violations, the City also placed liens on the Property.

Due to noncompliance, staff noticed the property owner and set a public hearing for the City Council to consider ordering abatement of the violations. On August 19, 2015, the City Council held a public hearing in which testimony was presented by City Code Compliance Division staff as well as an attorney representing the owner of the Property. The attorney requested time to evaluate the violations and aid the owners in abating the violations at the Property. A continuance was requested and approved by the City Council to the next City Council meeting on September 16, 2015. By September 16, an inspection by City staff revealed that the Property was clean, all of the stored vehicles had been removed from the Property and the roof had been repaired. The only remaining violation was restoring mandated trash service at the Property with EDCO, therefore a continuance to October 7, 2015 was sought and granted. As of September 28, 2015, City staff has confirmed that trash service has been restored with EDCO at the Property.

There are currently no remaining violations at the Property, and the Property is in full compliance with the law. Therefore, City staff requests that the City Council consider the attached resolution to release the code enforcement liens, less the administrative charge.

Attachment

1. Resolution No. 2015-7632

RESOLUTION NO. 2015-7632

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA TO RELEASE THE OUTSTANDING BALANCE OF ALL CURRENT CODE ENFORCEMENT LIENS ON THE PROPERTY LOCATED AT 741 HICKORY COURT ("PROPERTY")

WHEREAS, the Property is owned by: Miguel H. Del Rosal, according to San Diego County Recorder's Grant Deed Document #1999-0814411, recorded December 15, 1999;

WHEREAS, between 2013 and 2015, City staff issued numerous Administrative Citations to the property owner, for various code violations at the Property related to junk, trash and debris on the Property, the storage of inoperable, wrecked or dismantled vehicles on the Property, a damaged roof, and lack of mandated trash service at the Property in violation of the Imperial Beach Municipal Code; and

WHEREAS, on July 30, 2015, the City's Code Compliance Division filed and recorded with the County of San Diego liens totaling \$13,300.00(Document #2015-0402386) on the Property for the code violations; and

WHEREAS, as of September 28, 2015, the outstanding balance of the City Code Enforcement Department liens on the Property is \$14,000.00, which includes \$700.00 in interest; and

WHEREAS, on August 19, 2015, the City Council held a public hearing in which testimony was presented by City Code Compliance Division staff as well as an attorney representing the owner of the Property. The attorney requested time to evaluate the violations and aid the owners in abating the violations at the Property. A continuance was requested and approved by the City Council to the next City Council meeting on September 16, 2015; and

WHEREAS, a subsequent inspection revealed that the Property was clean, all of the stored vehicles had been removed from the Property and the roof had been repaired. The only remaining violation was restoring mandated trash service at the Property with EDCO; and

WHEREAS, on September 16, 2015, the property owner and staff requested that City Council again continue the public hearing to allow the property owner to gain full compliance; and

WHEREAS, as of September 28, 2015, trash service has been restored with EDCO at the Property; and

WHEREAS, there are currently no remaining violations at the Property and the Property is in full compliance with the law; and

WHEREAS, City staff recommends that the remaining outstanding balance of the Code Compliance liens on the Property be released from the Property, less the administrative costs required to process the release of the liens, since all of the violations have been abated on the Property and the Property is now in compliance with the law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The foregoing recitals are true and correct.
2. The City Council hereby approves this Resolution to release the remaining outstanding balance of the Code Compliance liens totaling \$14,000.00, placed on the Property by the City Code Compliance Division, less an administrative amount of \$100.00 required to process the release of the liens.
3. The City Council hereby authorizes the City Manager or his designee to take all actions necessary to carry out this Resolution.
4. The City Clerk is hereby directed to:
 - a. Mail a copy or copies of this Resolution, by first class mail, to the owner(s) of the above-described property as shown in the last equalized assessment roll;
 - b. Inform the property owner, by copy of this Resolution, that the time within which judicial review of this decision must be sought is governed by §1094.6 of the California Code of Civil Procedure. The property owner's right to appeal this decision is governed by California Code of Civil Procedure §1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 7th day of October 2015, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS: ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: OCTOBER 7, 2015
ORIGINATING DEPT.: STEVE DUSH, ASSISTANT CITY MANAGER *SD*
SUBJECT: A DISCUSSION IN ADVANCE OF RESOLUTION NO. 2015-XXXX APPROVING THE USE OF CDBG FUNDS FOR THE SENIOR CENTER

EXECUTIVE SUMMARY:

A discussion to group the annual disbursement of Community Development Block Grant (CDBG) funds for a period of 5 years for the remodeling or reconstruction of the Senior Center.

RECOMMENDATION:

Staff recommends that the City Council discuss grouping the annual CDBG funds for 5 years towards either remodeling or reconstruction of the Senior Center and provide direction to staff to prepare the CDBG application and future Resolution 2015-xxxx accordingly.

RATIONALE:

In an effort to most efficiently utilize available CDGB funds, which on average have been approximately \$100,000 per year, staff recommends a strategy to group the available funds over a five year period. The ability to group the funds allows for a more robust project and aids in the realization of our Capital Improvements Plan (CIP) in line with the CDBG requirements. Preliminary discussions to demolish and reconstruct a 2,500 square foot senior center would cost approximately \$1.4 million and a remodel would cost approximately \$500,000.

OPTIONS:

- Discuss the strategy to group the CDBG funds for a period of 5 years and discuss remodeling or demolition/reconstruction of the Senior Center
- Provide direction to the City Manager.

BACKGROUND:

The CDBG Program is a U.S. Department of Housing and Urban Development (HUD) program that provides funds annually to all entitlement jurisdictions. CDBG funds are used for a variety of community development activities that benefit low-income households and persons with special needs.

ANALYSIS:

Staff finds that a senior center would qualify for these funds and the annual disbursement is too low of an amount to realize a substantive project and as such is recommending that the funds be grouped for a period of 5 years.

ENVIRONMENTAL DETERMINATION:

The Grant itself is not a project as defined by CEQA.

FISCAL IMPACT:

Dependent upon remodel or demolish/reconstruction and final bids and successful award of CDGB funds.