



**SPECIAL MEETING AGENDA  
OF THE  
ARVIN CITY COUNCIL / SUCCESSOR AGENCY TO THE  
ARVIN COMMUNITY REDEVELOPMENT AGENCY / ARVIN HOUSING  
AUTHORITY / ARVIN PUBLIC FINANCING AUTHORITY**

**THURSDAY DECEMBER 19, 2019 2:30p.m.**

**CITY HALL COUNCIL CHAMBERS  
200 CAMPUS DRIVE, ARVIN**

**CALL TO ORDER** Mayor Jose Gurrola

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

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<b>ROLL CALL</b>	Jose Gurrola	Mayor
	Jazmin Robles	Mayor Pro Tem
	Gabriela Martinez	Councilmember
	Olivia Trujillo	Councilmember
	Mark S. Franetovich	Councilmember

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<b>STAFF</b>	Richard Breckinridge	City Manager
	Shannon Chaffin	City Attorney – Aleshire & Wynder
	Jeff Jones	Finance Director
	Scot Kimble	Chief of Police
	Pawan Gill	Director of Administrative Services
	Cecilia Vela	City Clerk

## **PUBLIC COMMENTS:**

The meetings of the City Council and all municipal entities, commissions, and boards (“the City”) are open to the public. At regularly scheduled meetings, members of the public may address the City on any item listed on the agenda, or on any non-listed matter over which the City has jurisdiction. At special or emergency meetings, members of the public may only address the City on items listed on the agenda. The City may request speakers to designate a spokesperson to provide public input on behalf of a group, based on the number of people requesting to speak and the business of the City.

In accordance with the Brown Act, all matters to be acted on by the City must be posted at least 72 hours prior to the City meeting. In cases of an emergency, or when a subject matter needs immediate action or comes to the attention of the City subsequent to the agenda being posted, upon making certain findings, the City may act on an item that was not on the posted agenda.

## **AGENDA STAFF REPORTS AND HANDOUTS:**

Staff reports and other disclosable public records related to open session agenda items are available at City Hall, 200 Campus Drive, Arvin, CA 93203 during regular business hours.

## **CONDUCT IN THE CITY COUNCIL CHAMBERS:**

### **Rules of Decorum for the Public**

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, clapping, whistling, stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City meeting infeasible. A member of the audience engaging in any such conduct shall, at the discretion of the presiding officer or a majority of the City, be subject to ejection from the meeting per Gov. Code Sect. 54954.3(c).

### **Removal from the Council Chambers**

Any person who commits the following acts in respect to a meeting of the City shall be removed from the Council Chambers per Gov. Code Sect. 54954.3(c).

- (a) Disorderly, contemptuous or insolent behavior toward the City or any member thereof, tending to interrupt the due and orderly course of said meeting;
- (b) A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting;
- (c) Disobedience of any lawful order of the Mayor, which shall include an order to be seated or to refrain from addressing the City; and
- (d) Any other unlawful interference with the due and orderly course of said meeting.

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### **AMERICANS with DISABILITIES ACT:**

In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk’s office, (661) 854-3134. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**1. Approval of Agenda as To Form.**

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

Roll Call: CM Martinez \_\_\_\_ CM Trujillo \_\_\_\_ CM Franetovich \_\_\_\_ MPT Robles \_\_\_\_ Mayor Gurrola \_\_\_\_

**2. PUBLIC COMMENTS**

(This is the opportunity for the public to address the City Council on any matter on the agenda or any item of interest to the public that is within the subject matter jurisdiction of the City Council.)

**3. SUCCESSOR AGENCY ITEM(S)**

**A.** Approval of A Resolution of the Board of Directors of the Successor Agency to the Dissolved Arvin Community Redevelopment Agency, Approving and Adopting A Recognized Obligation Payment Schedule Covering the Period of July 1, 2020 Through June 30, 2021, Pursuant to Health and Safety Code Section 34177(r) and (m).

Staff recommends approval of the Resolution.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

Roll Call: CM Martinez \_\_\_\_ CM Trujillo \_\_\_\_ CM Franetovich \_\_\_\_ MPT Robles \_\_\_\_ Mayor Gurrola \_\_\_\_

**4. CLOSED SESSION ITEM(S)**

**A.** Conference with Legal Counsel: Liability Claims (Pursuant to Cal. Govt. Code § 54956.9(d)(2) and Cal. Govt. Code § 54956.95)

Claimant: In re: claim of the minor claimants (J.G., A.G., A.P. and L.P.), minors, and Alexander Heard - AIMS File No. FR98890; RMA Claim Nos. 19038-19042

Against: City of Arvin

**5. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Arvin City Council Chambers Bulletin Board not less than 24 hours prior to the meeting. Dated December 16, 2019.



Cecilia Vela, City Clerk



**CITY OF ARVIN**  
**Staff Report**

Meeting Date: December 19, 2019

<b>TO:</b>	City Council
<b>FROM:</b>	Jeff Jones, Finance Director Jerry Breckinridge, City Manager
<b>SUBJECT:</b>	A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(r) AND (m).

**BACKGROUND:**

As part of the RDA wind down process, each successor agency is responsible for drafting a Recognized Obligations Payment Schedule (ROPS) delineating the enforceable obligations of the former RDA and their source of payment every year. ROPS are subject to the approval of the local oversight board.

In the past, the ROPS were presented every six months. The State of California has changed the reporting period to be an annual report. In compliance with this requirement, Staff has prepared ROPS 20-21 for the Period July 01, 2020 to June 30, 2021 which is due to the Department of Finance (DOF) by February 1, 2020. Attached is the ROPS that Staff is recommending for submittal. This list includes all obligations that have been identified and the amounts requested for payment in this cycle. Items are listed under the RPTTF column for Admin or Non Admin obligations. "RPTTF" stands for Redevelopment Property Tax Trust Fund. These are the revenues collected through the property taxes. These funds must be used first to meet debt obligations and any remaining obligations may be funded with the RPTTF.

The rows highlighted in red on the "Obligation Payment Schedule" are items that have been denied in previous ROPS requests. Staff has kept them on the ROPS schedule in order to keep them active and give the City an opportunity to revisit these requests in future submissions. The main item identified for payment during this cycle will be the funds to meet bond obligations for a principal and interest payment in March and September. In addition to the bond principal and interest payments, a modest amount for general maintenance expenditures for the properties

currently owned by the Successor Agency. The allowable amount for Administrative Costs is estimated to be \$150,000 and will be included on this schedule. This amount is below the 'minimum amount' of \$250,000 which is authorized per ROPS guidelines and State law. Staff has determined that \$150,000 is sufficient to support all administrative costs of the Successor Agency. Administrative costs include staff time, appraisals of property owned by the Successor Agency, City Attorney expense, and other consultant costs.

In prior years, and most recently in 2014, the total available RPTTF through property taxes was less than the amounts being requested on the ROPS. Should this situation happen during FY 20-21, the obligations that cannot be funded in this cycle will be carried over into the next ROPS cycle, and the City will be asked to provide a short-term loan to the Successor Agency to cover the shortfall.

Once the ROPS is approved by the Successor Agency, it will be submitted to the Kern County Oversight Board for approval and then to the DOF, Kern County Auditor Controller and the State Controller's Office for review and approval.

**RECOMMENDATION:**

Staff recommends that the Successor Agency Board approve the ROPS 20-21 for the period of July 01, 2020 to June 30, 2021 and authorize staff to submit this also to the Kern County Oversight Board for approval.

**FISCAL IMPACT:**

None. There is cost recovery for staff time which City staff spends on Successor Agency business. Such cost recovery is paid via an administrative allowance that the City requests on the ROPS.

## RESOLUTION

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE DISSOLVED ARVIN COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE COVERING THE PERIOD OF JULY 1, 2020 THROUGH JUNE 30, 2021, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(R) AND (M).**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Arvin became the successor agency to the Arvin Community Redevelopment Agency ("Successor Agency"); and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, pursuant to Health and Safety Code Section 34179(j), on July 1, 2018 a single oversight board, staffed by the county auditor-controller, was created to oversee the actions of all successor agencies within Kern County, including the Successor Agency to the Arvin Community Redevelopment Agency, and

**WHEREAS**, Health and Safety Code Section 34177(l) requires the Successor Agency to prepare a recognized obligation payment schedule ("ROPS"), by February 1<sup>st</sup> of each year, forward looking to the next fiscal year; and

**WHEREAS**, Health and Safety Code Section 34177(l)(2) requires the Successor Agency to submit the ROPS to the Successor Agency's oversight board for its approval, and upon such approval, the Successor Agency is required to submit a copy of the approved ROPS ("Approved ROPS") to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and post the Approved ROPS on the Successor Agency's website; and

**WHEREAS**, Health and Safety Code Section 34177(m) requires that the Approved ROPS for the period July 1, 2020 through June 30, 2021 ("ROPS 20-21") is required to be submitted to the Department of Finance, California State Controller and the Kern County Auditor Controller by February 1, 2020; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE BE IT RESOLVED BY, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER ARVIN COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:**

Section 1. **Recitals**. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. **Approval of ROPS**. The Successor Agency hereby approves and adopts the ROPS 20-21, covering the period July 1, 2020 through June 30, 2021, in substantially the form attached to this Resolution as Exhibit A, as required by Health and Safety Code Section 34177.

Section 3. **Transmittal of ROPS**. The City Manager and Finance Director are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS 20-21, including submitting the ROPS 20-21 to the Successor Agency's oversight board for approval, and submission of the Approved ROPS to the Kern County Auditor-Controller, the California State Controller, and the State of California Department of Finance, and posting the Approved ROPS on the Successor Agency's website.

Section 4. **Effectiveness**. This Resolution shall take effect immediately upon its adoption.

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Arvin at a Special Meeting thereof held on the 19th day of December, 2019 by the following vote:

**ATTEST**

\_\_\_\_\_  
**CECILIA VELA**, City Clerk

**CITY OF ARVIN**

By: \_\_\_\_\_  
**JOSE GURROLA**, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
**SHANNON L. CHAFFIN**, City Attorney  
Aleshire & Wynder, LLP

I, \_\_\_\_\_, City Clerk of the City of Arvin, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of Arvin on the date and by the vote indicated herein.

**Recognized Obligation Payment Schedule (ROPS 20-21) - Summary  
Filed for the July 1, 2020 through June 30, 2021 Period**

**Successor Agency:** Arvin

**County:** Kern

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>20-21A Total (July - December)</b>	<b>20-21B Total (January - June)</b>	<b>ROPS 20-21 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 3,100</b>	<b>\$ -</b>	<b>\$ 3,100</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	3,100	-	3,100
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 998,738</b>	<b>\$ 461,121</b>	<b>\$ 1,459,859</b>
F RPTTF	923,738	386,121	1,309,859
G Administrative RPTTF	75,000	75,000	150,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 1,001,838</b>	<b>\$ 461,121</b>	<b>\$ 1,462,959</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Arvin**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - ROPS Detail**  
**July 1, 2020 through June 30, 2021**

A Item #	B Project Name	C Obligation Type	D Agreement Execution Date	E Agreement Termination Date	F Payee	G Description	H Project Area	I Total Outstanding Obligation	J Retired	K ROPS 20-21 Total	L ROPS 20-21A (Jul - Dec)					Q 20-21A Total	R ROPS 20-21B (Jan - Jun)					W 20-21B Total	
											M Fund Sources						S Fund Sources						
											N Bond Proceeds	O Reserve Balance	P Other Funds	R RPTTF	S Admin RPTTF		T Bond Proceeds	U Reserve Balance	V Other Funds	W RPTTF	X Admin RPTTF		
								\$7,950,717		\$1,462,959	\$-	\$-	\$3,100	\$923,738	\$75,000	\$1,001,838	\$-	\$-	\$-	\$386,121	\$75,000	\$461,121	
1	2005 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	10/06/2005	09/01/2035	Wells Fargo Bank, Trustee	Bonds issued to fund RDA Projects	City of Arvin	-	Y	\$-						\$-							\$-
2	2008 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	08/27/2008	09/01/2038	Wells Fargo Bank, Trustee	Bonds issued to fund RDA Projects	City of Arvin	-	Y	\$-						\$-							\$-
11	Advance from City	City/County Loan (Prior 06/28/11), Other	08/17/1999	09/01/2038	City of Arvin	Advance to RDA to Fund Initial Activity	City of Arvin	99,698	N	\$99,698				99,698		\$99,698							\$-
12	Note Payable to City	City/County Loan (Prior 06/28/11), Other	09/01/2003	09/01/2038	City of Arvin	Advance to RDA - Bond Pay Off and Construction	City of Arvin	535,054	N	\$535,054				535,054		\$535,054							\$-
17	Administrative Services	Admin Costs	07/01/2014	06/30/2018	City of Arvin	Administrative Service	City of Arvin	150,000	N	\$150,000				75,000		\$75,000						75,000	\$75,000
46	Maintenance of SA properties to prevent blight	Property Maintenance	07/01/2020	06/30/2021	City of Arvin	Force Account Labor for maintenance		3,100	N	\$3,100			3,100			\$3,100							\$-
47	Series 2019A Tax Exempt Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	09/01/2019	09/01/2039	Wells Fargo Bank, Trustee	Series 2019A Tax Exempt Tax Allocation Refunding Bonds		2,955,000	N	\$147,750				73,875		\$73,875					73,875		\$73,875
48	Series 2019B Taxable Tax Allocation Refunding Bonds	Refunding Bonds Issued After 6/27/12	09/01/2019	03/01/2032	Wells Fargo Bank, Trustee	Series 2019B Taxable Tax Allocation Refunding Bonds		4,045,000	N	\$364,492				52,246		\$52,246					312,246		\$312,246
49	Bond Trustee Fees	Professional Services	09/01/2019	03/01/2032	Wells Fargo Bank	Trustee fees on SA series 2019A and 2019B bonds		4,000	N	\$4,000				4,000		\$4,000							\$-

A	B	C	D	E	F	G	H	I	J	K	ROPS 20-21A (Jul - Dec)					Q	ROPS 20-21B (Jan - Jun)					W		
											Fund Sources						20-21A Total	Fund Sources					20-21B Total	
											L	M	N	O	P			R	S	T	U			V
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 20-21 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF				
50	Short Term Loan From City	City/County Loans After 6/27/11	02/01/2014	06/30/2021	City of Arvin	Balance of short term loan from City FY 14-15. Former ROPS line 38		154,865	N	\$154,865	-	-	-	154,865	-	\$154,865	-	-	-	-	-	-	\$-	
51	Continuing Disclosure Report Fees	Professional Services	07/01/2020	06/30/2021	Urban Futures Inc.	Continuing Disclosure Report Fees		4,000	N	\$4,000	-	-	-	4,000	-	\$4,000	-	-	-	-	-	-	\$-	

**Arvin**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Report of Cash Balances**  
**July 1, 2017 through June 30, 2018**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	<b>ROPS 17-18 Cash Balances (07/01/17 - 06/30/18)</b>	<b>Fund Sources</b>					<b>Comments</b>
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/17)</b> RPTTF amount should exclude "A" period distribution amount.			755,375	-	-	ROPS 18/19 A distribution excluded from RPTTF per instructions
<b>2</b>	<b>Revenue/Income (Actual 06/30/18)</b> RPTTF amount should tie to the ROPS 17-18 total distribution from the County Auditor-Controller			4,366	5,000	767,494	sale of SA property
<b>3</b>	<b>Expenditures for ROPS 17-18 Enforceable Obligations (Actual 06/30/18)</b>				5,000	767,494	
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/18)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
<b>5</b>	<b>ROPS 17-18 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 17-18 PPA form submitted to the CAC			No entry required			
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/18)</b> C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$759,741	\$-	\$-	

**Arvin**  
**Recognized Obligation Payment Schedule (ROPS 20-21) - Notes**  
**July 1, 2020 through June 30, 2021**

Item #	Notes/Comments
1	Bonds refunded and refinanced August 2019
2	Bonds refunded and refinanced August 2019
11	Disapproved in prior years due to City not obtaining DOF approval. OB and SA have prior approved. Will send documents to DOF for approval.
12	Disapproved in prior years due to City not obtaining DOF approval. OB and SA have prior approved. Will send documents to DOF for approval.
17	SA requesting an amount which is below the minimum allotment. SA is currently using force labor staff (City Manager, Finance Director, Director of Admin Services, and Senior Planner to assist with selling off SA properties in accordance with the approved LRPM. SA believes this amount is justified and not excessive.
46	Paid contractor \$3,100 for this service in 2019 and can provide copy of invoice
47	DOF approved bond refinancing June 2019
48	DOF approved bond refinancing June 2019
49	
50	This is the balance of a \$569,076 short term loan from the City of Arvin to the SA dating back to FY 15-16 ROPS. The expenditure was approved on the FY 15-16 ROPS but not carried forward on subsequent ROPS even though there was not enough RPPTF received to fully clear the loan. Current balance of the loan is \$154,865 as of 6/30/19. See ROPS 1516A line 38.
51	