

**AGENDA**  
**REGULAR MEETING OF THE**  
**CITY OF KING CITY COUNCIL**  
**AND**  
**Sitting as SUCCESSOR AGENCY OF**  
**THE RDA FOR THE CITY OF KING**

**TUESDAY MARCH 13, 2018**  
**6:00 P.M.**

**CITY HALL**  
**212 S. VANDERHURST AVENUE**  
**KING CITY, CALIFORNIA 93930**

*\*Spanish interpretation services will be available at meeting*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, Please contact the City Clerk's Office (831-386-5925) at least 48 hours prior to the Meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.*

*\* Please submit all correspondence for City Council PRIOR to the meeting with a copy to the City Clerk.*

- 1. CALL TO ORDER**
- 2. ROLL CALL:** Council Members Darlene Acosta, Robert Cullen, Carlos DeLeon, Mayor Pro Tem Carlos Victoria, and Mayor Mike LeBarre
- 3. FLAG SALUTE**
- 4. CLOSED SESSION ANNOUNCEMENTS**
- 5. SPECIAL PRESENTATIONS**
  - A. Legal Services for Seniors**
- 6. PUBLIC COMMENT**

Any member of the public may address the Council for a period not to exceed *three minutes'* total on any item of interest within the jurisdiction of this Council that is not on the agenda. The Council will listen to all communications; however, in compliance with the Brown Act, the Council cannot act on items not on the agenda. Comments should be directed to the Council as a whole and not to any individual Council Member. Slanderous, profane or personal remarks against any Council Member, staff member or member of the audience is not permitted.
- 7. COUNCIL COMMUNICATIONS & COMMITTEE REPORTS**

Individual Council Members may comment on Council business, his or her Council activities, City operations, projects or other items of community interest. Council Members may also request staff to report back at a subsequent meeting on any matter or take action to direct staff to prepare a staff report for a future agenda.
- 8. STAFF COMMUNICATIONS**

Comments presented by the City Manager, City Attorney or other staff on City business and/or announcements.

**9. CONSENT AGENDA**

The following items listed below are scheduled for consideration as a group. The recommendations for each item are noted. Members of the audience may speak on any item(s) listed on the Consent Agenda. Any Council Member, the City Manager, or the City Attorney may request that an item be withdrawn from the Consent Agenda to allow for full discussion. The Council may approve the remainder of the Consent Agenda on one motion. Items withdrawn from the Consent Agenda may be considered by separate motions at the conclusion of the discussion of each item.

- A. Meeting Minutes of February 27, 2018 Council Meeting  
Recommendation: approve and file.
- B. City Check Register  
Recommendation: approve and file.
- C. Successor Agency Check Register  
Recommendation: approve and file.
- D. Consideration: Cancellation of July 24, 2018 Meeting  
Recommendation: cancel the regular meeting of July 24, 2018
- E. Consideration: Appointment to the Parks and Recreation Commission  
Recommendation: adopt a Resolution appointing Evette Wheeler to the Parks and Recreation Commission.
- F. Consideration: Appropriation for Amgen Tour of California Expenses  
Recommendation: appropriate \$7,500 for expenses associated with the Amgen Tour of California that will be paid from fundraising revenues.
- G. Consideration: Appropriation for New Race Pool Heater  
Recommendation: appropriate \$15,000 for expenses associated with the purchase and installation of a new heater for the race pool.

**10. PUBLIC HEARINGS**

None

**11. REGULAR BUSINESS**

- A. Consideration: King City Energy Innovation Project Update  
Recommendation: 1) receive and file the update; 2) provide staff any direction for follow-up desired.
- B. Consideration: Amending the Municipal Code to Authorize Permits for Type 10 Cannabis License Activities Restricted to Non-Storefront Retail  
Recommendation: provide staff direction regarding whether to prepare an amendment to the current commercial cannabis ordinance authorizing permits for Type 10 cannabis license activities restricted to non-storefront retail sales.

**12. CITY COUNCIL CLOSED SESSION**

Announcement(s) of any reportable action(s) taken in Closed Session will be made in open session, and repeated at the beginning of the next Regular City Council meeting as this portion of the meeting is not recorded.

**13. ADJOURNMENT**

**City Council Meeting  
February 27, 2018**

**1. CALL TO ORDER:**

Regular Meeting called to order at 6:01pm by Mayor LeBarre.

**2. FLAG SALUTE:**

The flag salute was led by Mayor LeBarre.

**3. ROLL CALL:**

City Manager Adams conducted roll call.

City Council: Darlene Acosta, Robert Cullen, Carlos DeLeon, Mayor Michael LeBarre, Mayor Pro Tem Carlos Victoria.

City Staff: City Manager Steven Adams; City Attorney Shannon Chaffin; Admin. Asst./Deputy City Clerk, Erica Sonne; Recreation Coordinator Andrea Wasson.

**4. CLOSED SESSION ANNOUNCEMENTS:**

None

**5. PRESENTATIONS:**

A. Mayor's Commendation to John McElmoyl for Service on the Airport Advisory Committee. Mr. McElmoyl thanked the Council, staff and community for allowing him to be on the commission. The Mayor and Council members thanked Mr. McElmoyl for his years on the Airport Advisory Committee as Chair.

B. Monterey-Salinas Transit (MST) – Hunter Harvath, AICP, Asst. General Manager gave a presentation entitled MST Community Update. They celebrated their 15<sup>th</sup> year in South County with ridership from San Jose to Templeton. MST purchased property on San Antonio Dr. to build a bus yard to serve South County better. He went over their bus route, fast facts and ridership in a PowerPoint. They received a grant to fund half of the project in King City and they are getting new buses that serve South County. MST has a program the call RealTime where you can text or call and get google maps of bus stop locations and times. Council member Cullen used this program and spoke highly of it.

**6. PUBLIC COMMUNICATIONS:**

Marc Bloom, Cal-Water would like to remind residents and business to let Cal-Water know when they are doing work on their water system as Cal-Water will help. If you let Cal-Water know it saves time and money.

Mildred Dodd, lives in district 5, she understands that they are doing a study about the intersection where the light is. She would like the City to have a safe pedestrian crossing at Broadway Circle. Where she lives on River Drive currently the parking is on the Village Oaks side she would like council to consider switching the parking to the other side where the mobile home park is. On Village Oaks there are more driveways where people can't park. She stated that the parking is very bad down there now.

**7. COUNCIL COMMUNICATIONS:**

Council Member DeLeon stated the school board have chosen classified staff employee of the year and teacher of the year.

Council Member Acosta listened to a presentation by Andrea Ventura she would like her to come and do a presentation to City Council on the Prescribe Safe Initiative. They would like to get a tri-county resolution for prescription drug disposal. Consensus by Council to put this item on the agenda. Council Member Acosta reminded that tomorrow is pink shirt day, national anti-bullying day.

Council Member Cullen reminded Chamber of Commerce Awards Banquet is two Saturday's away March 10<sup>th</sup> please get tickets at the Chamber of Commerce office. He handed out Salinas Valley Solid Waste meeting highlights. He discussed the Johnson Canyon Landfill stating that they are built in modules. Long term facility plan is still being discussed. Council member Cullen stated that this Friday is Read Across America at the Schools.

Mayor Pro Tem Victoria stated AMBAG meeting is in two weeks. He stated that he used to be in District 5, where Rio Plaza residents have spoken to him about the waste management rates going up, he stated that residents are extremely upset.

Mayor LeBarre attended a ELAC parent meeting at Charter Arts School. They put together a space where children can build what they want and then write about it. He would like to bring an item back to the next meeting to discuss a strictly internet-based type 9 cannabis license. Consensus by council to put this item on the agenda.

#### **8. CITY STAFF REPORTS AND COMMENTS:**

City Manager Adams stated Police Department Community Academy begins next week or week after if anyone is interested please get them signed up. City entrance sign is complete, the landscaping sponsored by Cal-water and the drought resistant plants are going to be marked with their names and a sign recognizing Cal-water for their donation. Sewer project on Lonoak Road is complete and the former College Vill is finishing up for Farmworker Housing hoping to have an open house. AMGEN tour planning is proceeding and doing last push for sponsorships. Charter Communications is a year to year and a half away from their upgrade and bringing fiber optics for internet.

City Attorney Chaffin nothing at this time.

#### **9. CONSENT AGENDA**

- A. Meeting Minutes of February 13, 2018 Council Meeting
- B. Meeting Minutes of February 13, 2018 Council Special Meeting
- C. City Check Register
- D. City Monthly Treasurer's Report- January 2018
- E. Successor Agency Monthly Treasurer's Report- January 2018
- F. Public Financing Authority Monthly Treasurer's Report- January 2018
- G. Consideration: Purchase Wastewater Influent Pump and Grinder Assembly
- H. Consideration: Purchase a Riding Mower
- I. Consideration: Resolutions in Support of the California Drought, Water Parks, Climate, Coastal Protection and Outdoor Access for All Act of 2018 and Proposition 69 and in Opposition of Repeal of SB 1
- J. Consideration: Purchase and Sale Agreement for Sale of a Portion of APN #245-111-034

City Attorney clarified in Item J the names in the Mission Holdings TIC, or to designees such as Cherry Canyon LP, Pura Vida LP, David & Susan Gill Trust and/or 2003 Hitchcock Family Trust.

Action: Motion to approve consent agenda by Cullen and seconded by Victoria.

AYES: Council Members: Mayor LeBarre, Acosta, Cullen, DeLeon and Mayor Pro Tem Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

**10. PUBLIC HEARINGS:**

None

**11. REGULAR BUSINESS:**

A. Consideration: Mid-Year Financial Report and Budget Adjustments

Recommendation: receive the City of King Mid-Year Financial Report and approve the recommended Mid-Year Budget Adjustments.

Finance Director Howard announced that the exhibits handed out as the ones in the packet were incomplete.

Finance Director Mike Howard introduced this item and went over the Actual vs Budget Comparison – Mid-Year for the General Fund, Enterprise Funds, Special Revenue Funds Summary and Successor Agency which has no adjustments.

Council Member Acosta thanked staff for paying down the debt.

Council Member Cullen spoke to the public about the staff doing so much with so little.

City Attorney noted that there are handouts for the public that were provided to the Council that have an additional column of information.

Action: Motion to receive the City of King Mid-Year Financial Report and approve the recommended Mid-Year Budget Adjustments by LeBarre and seconded by Cullen.

AYES: Council Members: Mayor LeBarre, Acosta, Cullen, DeLeon and Mayor Pro Tem Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

**ADJOURNMENT:**

There being no further business to come before the City Council, Mayor LeBarre adjourned the regular meeting to closed session, reading the item into the record at 6:54pm.

A. Public Employee Performance Evaluation Pursuant to Government Code Section 54957(b)(1):  
Title: City Attorney

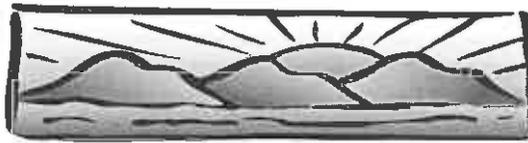
**Approved Signatures:**

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Mayor, Michael LeBarre  
City of King

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City Clerk, Steven Adams  
City of King



**KING CITY**  
C A L I F O R N I A

Item No. 9(B)

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**  
**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**  
**FROM: STEVEN ADAMS, CITY MANAGER**  
**BY: PATRICIA GRAINGER, ACCOUNTANT**  
**RE: CONSIDERATION OF CITY CHECK REGISTER**

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**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

At least once a month, the City Treasurer shall submit to the City Council, a copy of the check register.

**DISCUSSION:**

The purpose of this item is to provide the Council an opportunity to review and monitor ongoing expenditures. These documents are attached.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action.

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**ALTERNATIVES:**

The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

**CITY COUNCIL/CITY  
CITY CHECK REGISTER  
MARCH 13, 2018  
PAGE 2 OF 2**

Exhibits:

1. Check Register Report

Submitted by:

  
\_\_\_\_\_  
Patricia Grainger, Accountant

Approved by:

  
\_\_\_\_\_  
Steven Adams, City Manager

Check Register Report

February 23, 2018 (FY 2017-18)

Date: 02/23/2018

Time: 3:53 pm

KING CITY CITY HALL

BANK: WELLS FARGO BANK

Page: 2

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>WELLS FARGO BANK Checks</b>							
60178	02/23/2018	Printed		A & G PUMP	A & G PUMPING, INC	Handwash for Sewer Plant	36.90
60179	02/23/2018	Printed		APPAREL	A2K LLC	Shoulder Patches.	794.95
60180	02/23/2018	Printed		ADAMS	ADAMS ASHBY GROUP, LLC	Home Long Term Monitoring-	3,800.00
60181	02/23/2018	Printed		KCTVHARD	ALCANTAR HARDWARE INC	Little League Bleachers	363.90
60182	02/23/2018	Printed		A & W	ALESHIRE & WYNDER LLP	Legal Services -	10,739.44
60183	02/23/2018	Printed		ALVAREZ	ALVAREZ TECHNOLOGY GROUP INC	Phone connection services.	1,502.82
60184	02/23/2018	Printed		AM SUPPLY	AMERICAN SUPPLY CO.	Squeegee (6) Handle-Wipe	544.28
60185	02/23/2018	Printed		ARELLANOAM	ANDRES ARELLANO	Ref Youth BB	60.50
60186	02/23/2018	Printed		AT & T	AT & T	Monthly Phone Service -	1,977.40
60187	02/23/2018	Printed		BAUGHMAN	SCOTT BAUGHMAN	Blue Courage Seminar -	25.00
60188	02/23/2018	Void	02/23/2018			Void Check	0.00
60189	02/23/2018	Void	02/23/2018			Void Check	0.00
60190	02/23/2018	Printed		CARMEL FIR	ART BLACK	151 Airport Drive	7,025.00
60191	02/23/2018	Printed		CAL WATER	CALIFORNIA WATER SERVICE CO.	Monthly Water Service	2,973.18
60192	02/23/2018	Printed		CASEY PRIN	CASEY PRINTING, INC.	Street Sweeping Map.	3,139.13
60193	02/23/2018	Printed		CHALLENGE	CHALLENGER TEAMWEAR	Softball Jerseys	955.10
60194	02/23/2018	Printed		GONZALES	CITY OF GONZALES	CAL VIP Grant Application	1,656.25
60195	02/23/2018	Printed		COASTL	COASTLINE MARKETING GROUP INC	Website Maint.	368.75
60196	02/23/2018	Printed		CSGCON	CSG CONSULTANTS INC	Plan Check for Building	4,765.13
60197	02/23/2018	Printed		DAVE'S REP	DAVE'S REPAIR SERVICE	Monthly Site Inspection	80.00
60198	02/23/2018	Printed		FAST	F.A.S.T. SERVICES	Translation Services	395.53
60199	02/23/2018	Printed		GARCIAES	ESTEVAN GARCIA	Ref Youth BB	66.00
60200	02/23/2018	Printed		GARCIAJ	JOVANY GARCIA	Ref. Youith BB	110.00
60201	02/23/2018	Printed		GREEN L	GREEN LINE	Clean Out Sewer Lines.	7,485.00
60202	02/23/2018	Printed		GREEN'S	GREEN'S ACCOUNTING	Jan 2018 Accounting	10,906.63
60203	02/23/2018	Printed		IDCON	ID CONCEPTS, LLC	SD Card - D Mercurio	24.90
60204	02/23/2018	Printed		TIRE KING	JOSE RODRIUEZ	Monthly car washes.	1,298.90
60205	02/23/2018	Printed		KRKC	KING CITY COMMUNICATIONS CORP	Advertising Acct #253	250.00
60206	02/23/2018	Printed		LAWSON	LAWSON PRODUCTS INC.	Mop	1,144.05
60207	02/23/2018	Printed		LOPEZR	ROBERT LOPEZ	Refund Softball	60.00
60208	02/23/2018	Printed		CYPRESSW	MILES CLIFFORD FARMER	Water Service	12,211.20
60209	02/23/2018	Printed		MOCO DISTR	MO CO OFFICE OF THE	Investigations	1,643.86
60210	02/23/2018	Printed		MBLOVED	MONTEREY BAY LOVEDPET, INC	Freezer Clean Out	200.00
60211	02/23/2018	Printed		NOR-CAL AS	NOR-CAL ASA	ASA Softball Reg.	984.90
60212	02/23/2018	Printed		O'REILLY A	O'REILLY AUTOMOTIVE, INC.	Oil Drip Pans.	23.79
60213	02/23/2018	Void	02/23/2018			Void Check	0.00
60214	02/23/2018	Printed		OFFICE DEP	OFFICE DEPOT	Supplies	778.07
60215	02/23/2018	Printed		PG&E	PACIFIC GAS AND ELECTRIC CO.	Gas & Electric Monthly	4,746.67
60216	02/23/2018	Printed		PALACES	CESAR PALACIOS	Refund - Coaching	60.00
60217	02/23/2018	Printed		PARMAR	HIREN PARMAR	Ref Youth BB -	66.00
60218	02/23/2018	Printed		PENAK	KEVIN PENA	Ref Youth BB -	66.00
60219	02/23/2018	Printed		PEREZCE	CEDRICK PEREZ	Ref Youth BB -	66.00
60220	02/23/2018	Printed		PETTY CASH	PETTY CASH-PATRICIA GRAINGER	Petty Cash	169.46
60221	02/23/2018	Printed		PROYOUTH	PROYOUTH	Feb 2018 After School	11,458.33
60222	02/23/2018	Printed		PURCHASE P	PURCHASE POWER*PITNEY BOWES	Meter Refill	201.00
60223	02/23/2018	Printed		QUALITY CO	QUALITY CODE PUBLISHING LLC	Codification of Ordinances	1,081.97
60224	02/23/2018	Printed		QUILL CORP	QUILL CORPORATION	Supplies	483.40
60225	02/23/2018	Printed		RAILPROS	RAILPROS, INC.	K C Station	2,299.97
60226	02/23/2018	Printed		RAINBOW	RAINBOW PRINTING	Phillips Business Cards.	53.58
60227	02/23/2018	Printed		WADSW	ROD WADSWORTH CONSRUCTION	Facade Grant Prnt #1.	23,471.36
60228	02/23/2018	Printed		RODJUAN	JUAN RODRIGUEZ	Meals - J Rodriguez	25.00
60229	02/23/2018	Printed		SALRIVER	SALINAS RIVER STREAM MAINT.	Biomonitoring & Ecological	2,114.69
60230	02/23/2018	Printed		SENTRY	SENTRY	Monthly Alarm System	150.00

**Check Register Report**

February 23, 2018 (FY 2017-18)

Date: 02/23/2018

Time: 3:53 pm

Page: 3

KING CITY CITY HALL

BANK: WELLS FARGO BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>WELLS FARGO BANK Checks</b>							
60231	02/23/2018	Void	02/23/2018			Void Check	0.00
60232	02/23/2018	Printed		SO CO NEWS	SO CO NEWSPAPERS	Pool Ad	5,443.50
60233	02/23/2018	Printed		SO CO AUTO	SOUTH COUNTY AUTO*BODY	Unit 112 Services.	1,673.03
60234	02/23/2018	Printed		SPECIALTY	SPECIALTY CONSTRUCTION INC.	2015 Sanitary Infra-	245,000.00
60235	02/23/2018	Printed		STERI	STERICYCLE, INC	Waste Disposal	338.06
60236	02/23/2018	Printed		THE SALINA	THE SALINAS CALIFORNIAN	Public Notice for Riding	970.92
60237	02/23/2018	Printed		SPCA	THE SPCA FOR MONTEREY COUNTY	SPCA Fees	1,900.00
60238	02/23/2018	Printed		TORO	TORO PETROLEUM CORP.	Fuel - Acct #6835	2,864.93
60239	02/23/2018	Printed		TRI	TRI-COUNTY FIRE PROTECTION INC	Service Fire Extinguisher	253.95
60240	02/23/2018	Printed		TULARE	TULARE COUNTY JAIL INDUSTRIES	Graphics for Unit 105, 112	678.83
60241	02/23/2018	Printed		U.S. BANCO	U.S. BANCORP EQUIPMENT FINANCE	MBS - Copier Maint.	278.42
60242	02/23/2018	Printed		U.S. BANCO	U.S. BANCORP EQUIPMENT FINANCE	Copier Contract -	330.32
60243	02/23/2018	Printed		U.S. BAN	U.S. BANK CORP PAYMENT SYSTEM	Various Charges -	9,654.74
60244	02/23/2018	Printed		UNITED STA	UNITED STATES POSTAL SERVICE	Business Reply -	300.00
60245	02/23/2018	Printed		VERIZON WI	VERIZON WIRELESS	Monthly Cell Phone	147.04
60246	02/23/2018	Printed		VETETO	AUSTIN VETETO	Blue Courage Seminar -	25.00
60247	02/23/2018	Printed		INTER TIRE	VICENTE ZARATA	Spray Tank Trailer.	20.00
60248	02/23/2018	Printed		SOILSERV	WILBUR-ELLIS COMPANY	Spray Herbside Weed Killer.	1,099.16
60249	02/23/2018	Printed		WM J. CLAR	WM J. CLARK TRUCKING SVC, INC.	Base Rock for WWP	1,428.94
60250	02/23/2018	Printed		XTEL	XTELESIS CORPORATION	Broadband service	1,008.83
60251	02/23/2018	Printed		ZUMAR	ZUMAR INDUSTRIES INC.	Stop Signs	1,671.50

**Total Checks: 74**

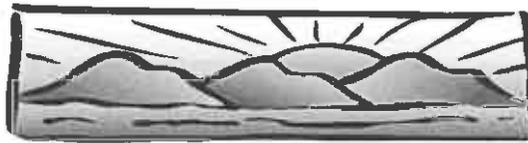
**Checks Total (excluding void checks): 399,991.16**

**Total Payments: 74**

**Bank Total (excluding void checks): 399,991.16**

**Total Payments: 76**

**Grand Total (excluding void checks): 402,898.66**



**KING CITY**  
C A L I F O R N I A

Item No. 9(C)

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**BY: PATRICIA GRAINGER, ACCOUNTANT**

**RE: CONSIDERATION OF SUCCESSOR AGENCY CHECK REGISTER**

**RECOMMENDATION:**

It is recommended City Council receive and file.

**BACKGROUND:**

At least once a month, the City Treasurer shall submit to the City Council, a copy of the check register.

**DISCUSSION:**

The purpose of this item is to provide the Council an opportunity to review and monitor ongoing expenditures. These documents are attached.

**COST ANALYSIS:**

There is no fiscal impact as a result of this action.

**ENVIRONMENTAL REVIEW:**

No Environmental Review required for this item.

**ALTERNATIVES:**

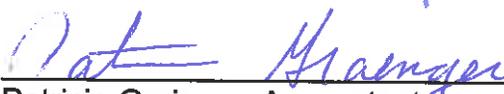
The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

**CITY COUNCIL/SUCCESSOR AGENCY  
SUCCESSOR AGENCY CHECK REGISTER  
MARCH 13, 2018  
PAGE 2 OF 2**

Exhibits:

1. Check Register Report

Submitted by:   
Patricia Grainger, Accountant

Approved by:   
Steven Adams, City Manager

Check Register Report

February 23, 2018 (FY 2017-18)

Date: 02/23/2018

Time: 3:53 pm

Page: 1

KING CITY CITY HALL

BANK: SUCCESSOR AGENCY OF

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
<b>SUCCESSOR AGENCY OF Checks</b>							
225	02/23/2018	Printed		A & W	ALESHIRE & WYNDER LLP	Legal Services	102.50
226	02/23/2018	Printed		GREEN'S	GREEN'S ACCOUNTING	SA Accounting Services	2,805.00
<b>Total Checks: 2</b>						<b>Checks Total (excluding void checks):</b>	<b>2,907.50</b>
<b>Total Payments: 2</b>						<b>Bank Total (excluding void checks):</b>	<b>2,907.50</b>



Item No. 9D

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: CANCELLATION OF JULY 24, 2018 MEETING**

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**RECOMMENDATION:**

It is recommended the City Council cancel the regular meeting of July 24, 2018.

**BACKGROUND:**

The Municipal Code specifies that the City Council shall conduct regular meetings on the second and fourth Tuesday of each month. Therefore, formal action is required to cancel a meeting.

**DISCUSSION:**

The City Council has traditionally cancelled the second meeting in July. Many cities cancel one meeting in the summer to provide a summer break and to allow Council Members and staff to plan vacations without having to miss a meeting. Staff recommends the July 24, 2018 meeting be cancelled since it provides time for the Council to complete the fiscal year-end budget review, while providing a meeting break prior to school returning to session for those that would like to plan a family vacation. The only disadvantage of cancelling a meeting is that it often results in lengthy agendas for meetings following and preceding the cancelled meeting. Staff recommends approving the meeting cancellation several months in advance to provide Council Members and staff sufficient advanced notice to make their vacation plans.

**COST ANALYSIS:**

There may be a minor savings by reducing the staff time required related to the meeting.

**CITY COUNCIL  
CONSIDERATION OF CANCELLATION OF JULY 24, 2018 MEETING  
MARCH 13, 2018  
PAGE 2 OF 2**

**ENVIRONMENTAL REVIEW:**

Meeting cancellations are not a "project" for the purposes of the California Environmental Quality Act (CEQA) as they do not have the potential for resulting in either a direct physical change to the environment or a reasonably foreseeable indirect physical change in the environment. No further action is required under CEQA for City Council action.

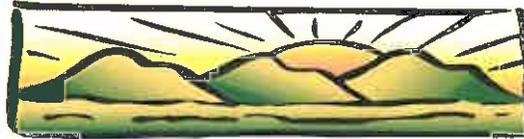
**ALTERNATIVES:**

The following alternatives are provided for City Council consideration:

1. Approve staff's recommendation;
2. Select a different meeting to be cancelled in the summer months;
2. Do not approve the recommendation; or
4. Provide staff other direction.

Prepared and Approved by:

  
\_\_\_\_\_  
Steven Adams, City Manager



**KING CITY**  
C A L I F O R N I A

Item No. 9E

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: CONSIDERATION OF APPOINTMENT TO THE PARKS AND RECREATION COMMISSION**

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**RECOMMENDATION:**

It is recommended the City Council adopt a Resolution appointing Evette Wheeler to the Parks and Recreation Commission.

**BACKGROUND:**

According to the Municipal Code, the Mayor, City Manager and Commission or Committee Chair shall recommend appointments. All appointments shall then be made by the City Council by resolution.

**DISCUSSION:**

There is currently a vacancy on the Parks and Recreation Commission, which was advertised. An application was received from Evette Wheeler, which is attached. The Mayor, City Manager and Chair reviewed the application, interviewed the applicant, and recommend her appointment. Ms. Wheeler meets the requirements of the Parks and Recreation Commission membership.

**COST ANALYSIS:**

There is no cost impact from the recommended action.

**ENVIRONMENTAL REVIEW:**

Appointments are not a "project" for the purposes of the California Environmental Quality Act (CEQA) as they do not have the potential for resulting in either a direct physical change to the environment or a reasonably foreseeable indirect

**CITY COUNCIL  
CONSIDERATION OF APPPOINTMENT TO THE PARKS AND RECREATION  
COMMISSION  
MARCH 13, 2018  
PAGE 2 OF 2**

physical change in the environment. No further action is required under CEQA for City Council action.

**ALTERNATIVES:**

The following alternatives are presented for Council consideration:

1. Approve the appointment;
2. Request the vacancy be re-advertised; or
3. Provide other direction to staff.

Exhibits:

1. Application

Prepared and Approved by:



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Steven Adams, City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF CITY COUNCIL OF CITY OF KING, CALIFORNIA APPOINTING  
EVETTE WHEELER TO THE PARKS AND RECREATION COMMISSION**

**WHEREAS**, consistent with the State Law, City of King Municipal Code and City Charter, City Council has the authority to appoint Parks and Recreation Commission Members for the City of King; and

**WHEREAS**, due to the expiration of the term of one of the members, there is currently a vacancy on the Parks and Recreation Commission; and

**WHEREAS**, the vacancy was duly publicized to the community; and

**WHEREAS**, an application was received from Evette Wheeler, which was reviewed per the process set forth in the King City Municipal Code for appointment of Commission vacancies; and

**WHEREAS**, appointment of Evette Wheeler to the Parks and Recreation Commission was recommended by the Mayor, City Manager and Committee Chair.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of King, California that Evette Wheeler is hereby appointed to the City of King Airport Parks and Recreation Commission.

**PASSED AND ADOPTED** at a regular meeting of the City Council on the 13<sup>th</sup> day of March, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Michael LeBarre, Mayor

ATTEST:

\_\_\_\_\_  
Steven Adams, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Shannon Chaffin, City Attorney



# City Commissions, Committees, and Boards Volunteer Application

Commission/Committee/Board Applying For: \_\_\_\_\_

### Contact Information

Name	Evette Wheeler
Street Address	46094 Meadowsbrook Dr
City ST ZIP Code	King City, Ca 93930
Home Phone	(831) 320-8044
Work Phone	
E-Mail Address	evette.wheeler@hotmail.com

### Availability

During which hours are you available for volunteer assignments?

- Weekday mornings       Weekend mornings  
 Weekday afternoons       Weekend afternoons  
 Weekday evenings       Weekend evenings

varies      please text

### Describe your interest in becoming a member of this Commission/Committee/Board

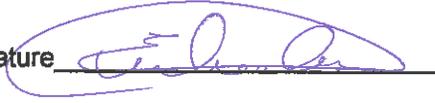
To be more involved with our community and to better our community.

### Special Skills or Qualifications

Please summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities.

Cub Scout Leader  
Girl Scout leader  
Volunteer at varies community events

Applicant's Signature

A handwritten signature in blue ink, written over a horizontal line. The signature is cursive and appears to be "John Doe".

Date:

2/22/18

*Thank you for your interest in volunteering your time!*



Item No. 9F

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: APPROPRIATION FOR AMGEN TOUR OF CALIFORNIA EXPENSES**

**RECOMMENDATION:**

It is recommended the City Council appropriate \$7,500 for expenses associated with the Amgen Tour of California Stage Start in King City that will be paid from fundraising revenues.

**BACKGROUND:**

The Amgen Tour of California is an annual professional cycling stage race on the UCI World Tour and USA Cycling Professional Tour. At the October 10, 2017 meeting, the City Council approved a Letter of Intent (LOI) to participate as a host city and was later selected. Plans are under way and on schedule for the event, which will take place on May 15<sup>th</sup>. A Local Organizing Committee was formed and has been meeting on a regular basis. A budget was also developed for expenses related to the plans that have been developed.

**DISCUSSION:**

When the Council considered the LOI, projected cost estimates were presented. It was proposed to pay for a portion of the costs from Community Promotion funds in the budget and the remainder of costs from local sponsorships and fundraising. Thus far, projected expenses and fundraising efforts are on target. However, in order to maintain expenses within allocated budgeted amounts, the funds raised from outside sources need to be appropriated so it will be reflected in the amended budget.

**CITY COUNCIL  
CONSIDERATION OF CANCELLATION OF JULY 24, 2018 MEETING  
MARCH 13, 2018  
PAGE 2 OF 2**

**COST ANALYSIS:**

The entire appropriation of \$7,500 will be raised from sponsorships and other fundraising efforts. Therefore, the appropriation will have no impact on the General Fund balance.

**ENVIRONMENTAL REVIEW:**

Environmental review was considered and approved when the LOI was considered. Staff performed a preliminary environmental assessment of this event and determined that it falls within the Categorical Exemptions set forth in 15301 (Existing Facilities) and 15323 (Normal Operations of Facilities for Public Gatherings) because it consists of the use of existing public or private structures and facilities for the Amgen event that will involve negligible or no expansion of use beyond that existing at the current time. Additionally, use of streets, park(s) and other spaces for bicycles and public gatherings is consistent with the use for which the facilities were designed, and they have been previously been used for similar types of events and public gatherings whether it be parades, biking events or other events. Furthermore, staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

**ALTERNATIVES:**

The following alternatives are provided for City Council consideration:

1. Approve staff's recommendation;
2. Appropriate a different amount;
2. Do not approve the recommendation; or
4. Provide staff other direction.

Prepared and Approved by:

  
\_\_\_\_\_  
Steven Adams, City Manager



Item No. 9G

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: ANDREA WASSON, RECREATION COORDINATOR**

**RE: CONSIDERATION OF APPROPRIATION FOR NEW RACE POOL HEATER**

**RECOMMENDATION:**

It is recommended the City Council appropriate \$15,000 for expenses associated with the purchase and installation of a new heater for the race pool.

**BACKGROUND:**

The heater in the race pool at the municipal pool facility is broken and cannot be repaired.

**DISCUSSION:**

The heater needs to be replaced and will cost approximately \$15,000. The heater is over 20 years old and operates eight months out of the year for the high school swim team, recreation swimming and lessons. Staff received three bids for the new heater. Staff requests appropriation of funds for a new heater because no funding is available in the current budget. Staff is working to implement a temporary solution by connecting to an existing heater serving one of the other pools, which will not be needed until the summer program begins. Therefore, it is important to replace the heater as soon as possible to accommodate the pool schedule without interruptions.

**COST ANALYSIS:**

The cost of the new heater will be approximately \$15,000, which includes the heater and installation. The funding appropriation would need to come from the General Fund, which may impact the year-end projected balance.

**CITY COUNCIL  
CONSIDERATION OF APPROPRIATION FOR NEW RACE POOL HEATER  
MARCH 13, 2018  
PAGE 2 OF 2**

**ENVIRONMENTAL REVIEW:**

The purchase of operating equipment is not a "project" for the purposes of the California Environmental Quality Act (CEQA) as it does not have the potential for resulting in either a direct physical change to the environment, or a reasonably foreseeable indirect physical change in the environment. No further action is required under CEQA for City Council action.

**ALTERNATIVES:**

The following alternatives are provided for City Council consideration:

1. Approve staff's recommendation;
2. Direct staff to solicit more bids;
3. Do not approve the recommendation and direct staff to continue with the current interim plan and/or reduce pool hours or utilize an unheated pool; or
4. Provide staff other direction.

Submitted by:



Andrea Wasson, Department Director

Approved by:



Steven Adams, City Manager



Item No. 11(A)

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: OCTAVIO HURTADO, CITY ENGINEER**

**RE: CONSIDERATION OF KING CITY ENERGY INNOVATION PROJECT UPDATE**

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**RECOMMENDATION:**

It is recommended City Council: 1) receive and file the update; 2) provide staff any direction for follow-up desired.

**BACKGROUND:**

The City partnered with OpTerra Energy Services (Now ENGIE Services) to provide and install the King City Energy Innovation Project of solar PV power at the King City Pool and the Waste water Treatment Plant. The project included the following work:

- Provide and install a fully functioning ground mount solar PV system at the Waste Water Treatment Plant producing a projected annual electric production at inverter output of 684,093 kWh.
- Provide a roof mount and canopy solar PV system at the Municipal Pool Complex producing a projected annual electric production at inverter output of 96,467 kWh.
- Install shade structure at the Pool.
- Provide and retrofit 132 City owned high pressure sodium or induction cobraheads with LEDs.
- Provide and retrofit City owned decorative lanterns and poles with new poles, outlets, flag holders and LED acorn light fixtures.

**CITY COUNCIL  
KING CITY ENERGY INNOVATION PROJECT UPDATE  
MARCH 13, 2018  
PAGE 2 OF 3**

**DISCUSSION:**

The City worked with Opterra to co-develop a customized project scope based on King City's resource needs and coupled the plan with a strong financing plan to ensure the project could be enacted quickly with no financial burden to taxpayers. The project is complete and functioning. At the end of the first year, Opterra is to present a year-end report to show cost savings. Although the solar panels were installed one year ago, the official end of the year for this project will be in October 2018. Opterra, who is now ENGIE, will be giving a project update and will be back in October to give an update with 12 months of PG&E data. The primary purpose of the ongoing updates and annual reports are to ensure the projected energy and cost savings are realized. A copy of the update summary is attached, which will be presented at the Council meeting from ENGIE representatives

**COST ANALYSIS:**

The project required no capital outlay and the City took advantage of tax – exempt lease purchase at a favorable interest rate. The payments on the lease purchase of the system are being offset by the energy savings of the system. The system was designed to capture more than \$5.5 million in net savings over the 30-year life of the energy program. The City opted to receive a monitoring and verification services guarantee, where OpTerra will manage the system to produce a specified amount each year or the City will receive a check for the difference.

**ENVIRONMENTAL REVIEW:**

The solar project removed and replaced the street lights and poles in their existing locations. The solar panels were installed on roofs and at the existing WWTP with no change in grade and within the existing City property. Therefore, no environmental review was required.

**ALTERNATIVES:**

The following alternatives are provided for Council consideration:

1. Receive and file

**Exhibits:**

1. Powering Prosperity King City, Update to City Council

**CITY COUNCIL  
KING CITY ENERGY INNOVATION PROJECT UPDATE  
MARCH 13, 2018  
PAGE 3 OF 3**

Submitted by: \_\_\_\_\_

  
Octavio Hurtado, City Engineer

Approved by: \_\_\_\_\_

  
Steven Adams, City Manager

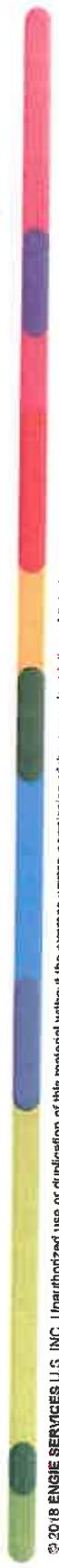


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# Powering Prosperity King City Update to the City Council

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March 13, 2018



# Today

- Introductions
- Energy Project Overview
- Energy Production To Date
- Appendix



*Community Sustainability Day and Project Groundbreaking in King City  
July 2016*

# ENGIE: A Global Energy Leader With Deep Local History

## ENGIE Services U.S. Local Leadership

- 11 public agency partners in Monterey County
- Total project investment: \$56 M+
- Lifetime energy savings: \$84 M+
- Direct jobs created: 242+
- Solar PV installed: 11 MW

## ENGIE Global Presence

- Largest independent energy producer in the world
- Operating in 70 countries
- Total global installed power capacity of 113 GW
- \$67 billion in revenue in 2016
- \$2.5 billion in energy costs saved
- 43+ years in operation

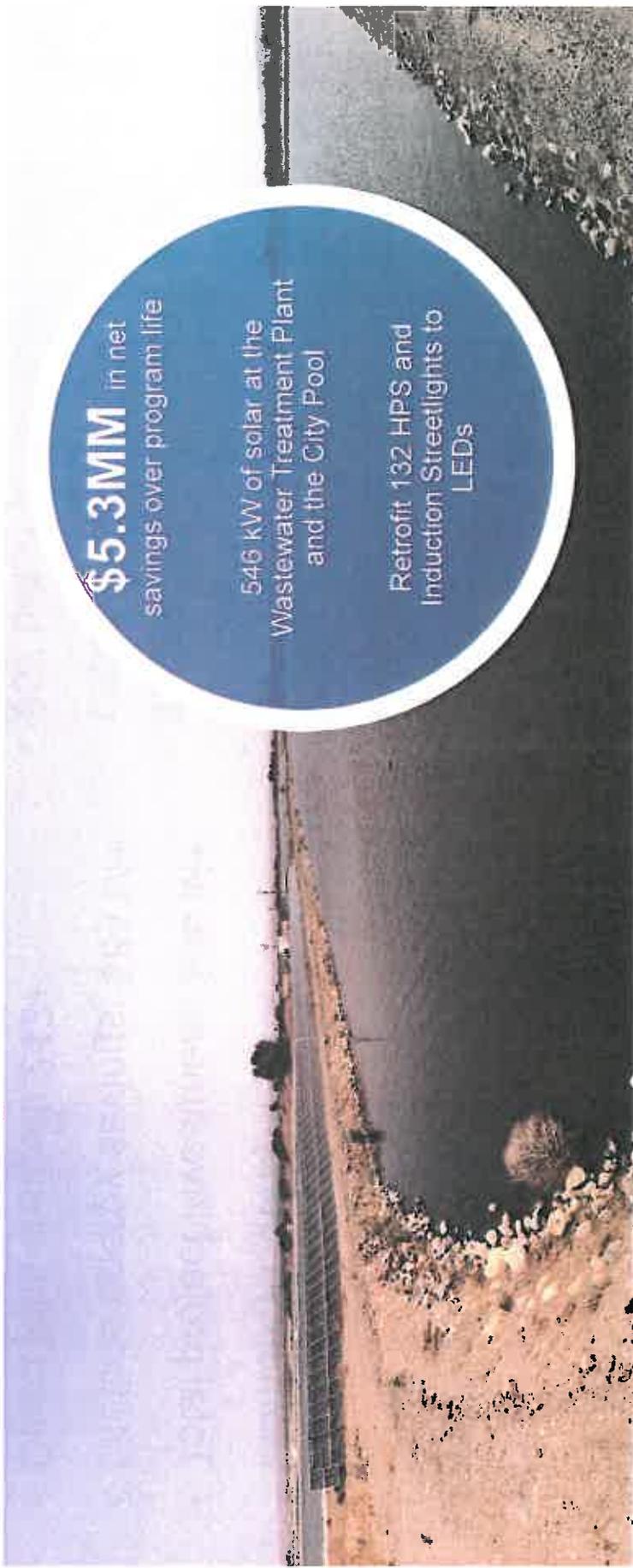


# Energy Conservation Program: The Vision

## PROJECT HIGHLIGHTS

Will offset 627 metric tons of CO<sub>2</sub> annually, equivalent to removing 132 cars from the road

Will create 13 local jobs as a result of program implementation



# Energy Production To-Date

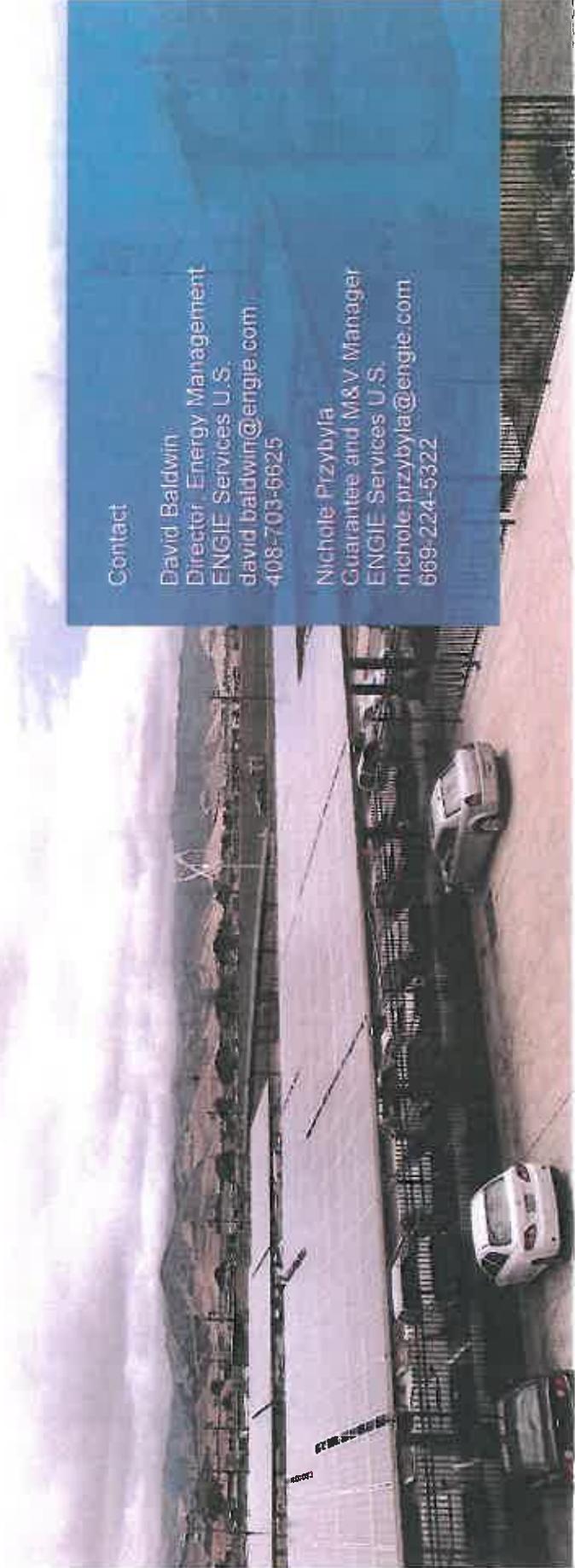
Year	Guaranteed Electric Production (kWh)	Measurement Period	Actual Production (kWh)	Shortfall (kWh)	Excess (kWh)	Accumulated (kWh)	Energy Savings (\$)
0	0	12/1/2016	718,041	—	718,041	718,041	\$198,969
1	780,561	10/1/2017					
2	775,097	10/1/2018					
3	769,671	10/1/2019					
4	764,284	10/1/2020					
5	758,934	10/1/2021					
		9/30/2022					

ENGIE continues to monitor system performance and production daily, and has a 24/7 alert system for any abnormalities. Our local O&M team provides ongoing preventative maintenance services to the District, including panel cleaning and inverter checks.

**Through February 28, 2018, production is at 124% of the guarantee for Year 1**



# Thank You



## Contact

David Baldwin  
Director, Energy Management  
ENGIE Services U.S.  
david\_baldwin@engie.com  
408-703-6625

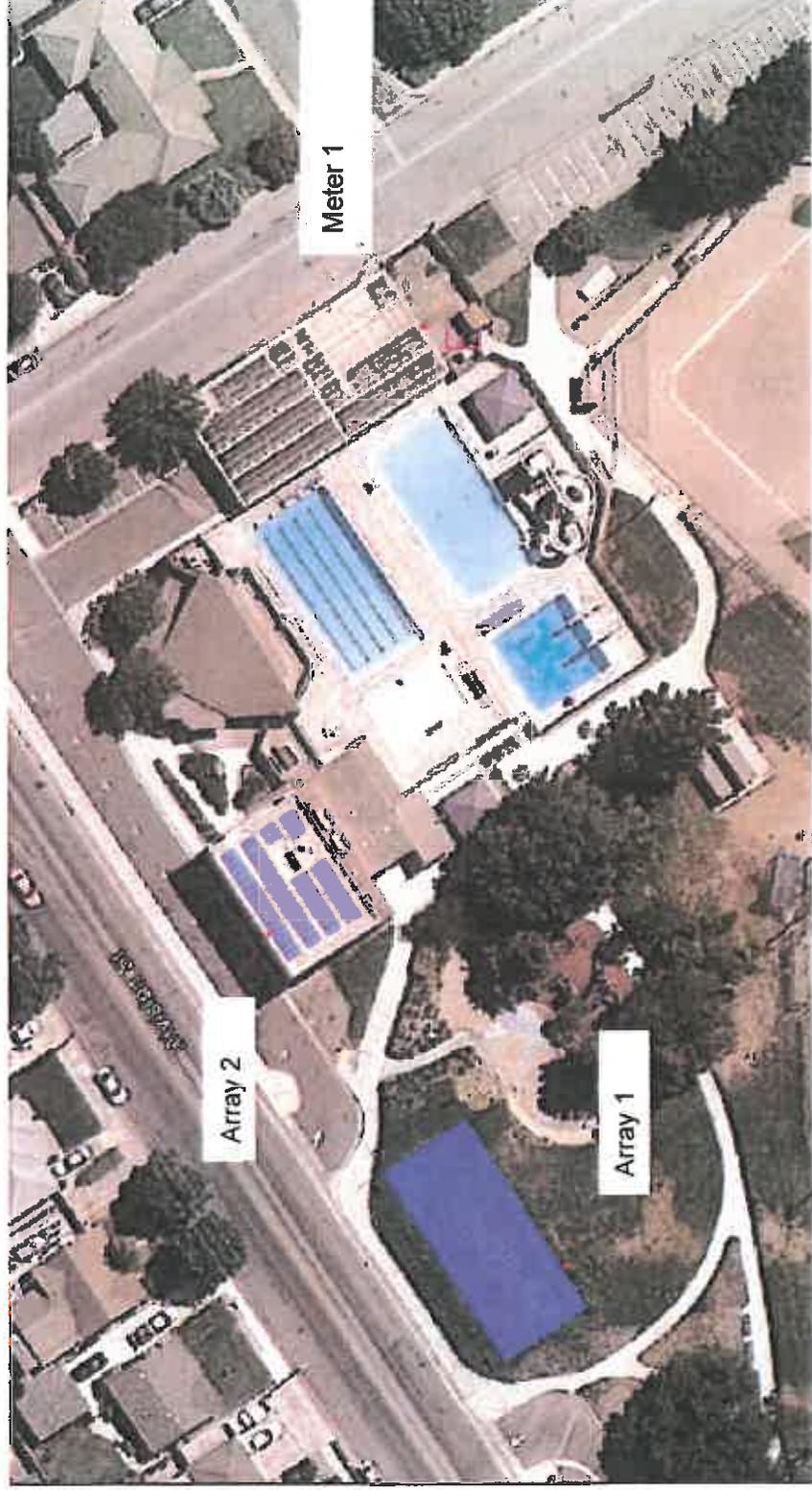
Nichole Przybyla  
Guarantee and M&V Manager  
ENGIE Services U.S.  
nichole.przybyla@engie.com  
689-224-5322



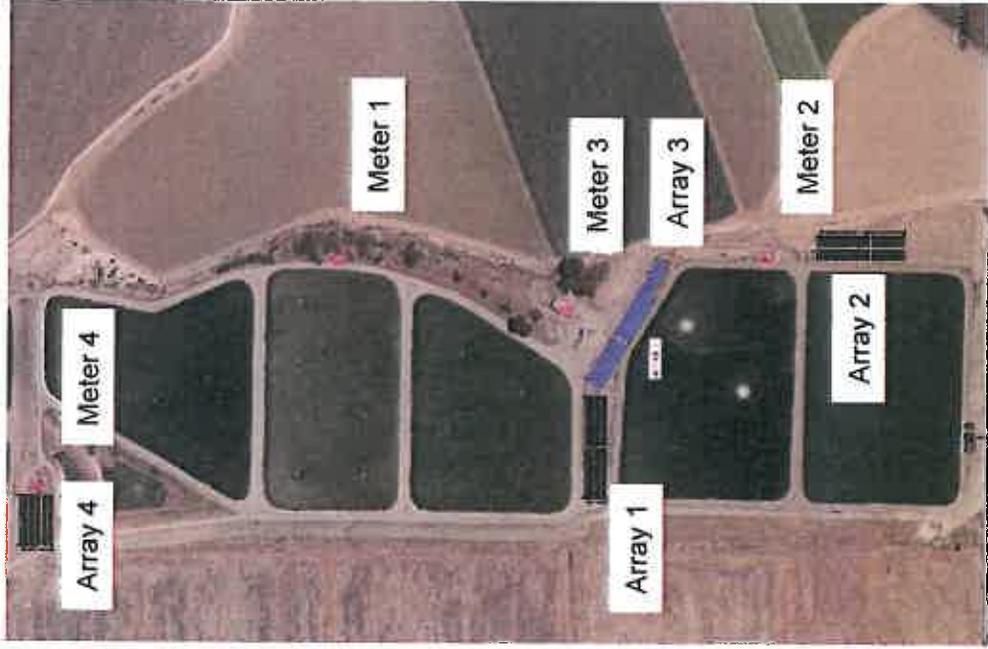
# Appendix



# Solar Layouts - Pool



# Solar Layouts - WWTP



## Four Arrays

- Array 1: 217 kW
- Array 2: 128 kW
- Array 3: 25 kW
- Array 4: 96 kW

# Financial Projections

No capital, 14-year 3.231%

Year	Self Generation Savings					ECM Savings					Combined		Financing Costs & Savings		
	Avoided kWh	Avoided Rate (\$/kWh)	Self Generation Savings	O&M & M&V Cost	Net Self Generation Savings	Electricity Savings	O&M Savings	Lighting Incentives	Net ECM Savings	Combined ECM & Self Generation Savings	Est. Finance Payment (original scope)*	Est. Finance Payment w/ CO1*	Net Savings		
1	821,225	\$ 0.277	\$ 227,567	\$ (16,794)	\$ 210,773	\$ 2,654	\$ -	\$ 7,050	\$ 9,704	\$ 220,477	\$ (161,752)	\$ 58,725			
2	815,476	\$ 0.290	\$ 236,143	\$ (17,274)	\$ 218,869	\$ 2,774	\$ -	\$ -	\$ 2,774	\$ 221,642	\$ (162,908)	\$ 32,388			
3	809,768	\$ 0.303	\$ 245,042	\$ (17,768)	\$ 227,274	\$ 2,899	\$ -	\$ -	\$ 2,899	\$ 230,172	\$ (171,428)	\$ 32,398			
4	804,100	\$ 0.316	\$ 254,276	\$ (18,277)	\$ 236,000	\$ 3,029	\$ -	\$ -	\$ 3,029	\$ 239,029	\$ (180,274)	\$ 32,409			
5	798,471	\$ 0.330	\$ 263,859	\$ (18,799)	\$ 245,060	\$ 3,165	\$ -	\$ -	\$ 3,165	\$ 248,225	\$ (189,460)	\$ 32,419			
6	792,882	\$ 0.345	\$ 273,802	\$ (19,337)	\$ 254,466	\$ 3,308	\$ -	\$ -	\$ 3,308	\$ 257,773	\$ (198,998)	\$ 32,429			
7	787,332	\$ 0.361	\$ 284,121	\$ (19,890)	\$ 264,231	\$ 3,457	\$ -	\$ -	\$ 3,457	\$ 267,687	\$ (208,902)	\$ 32,439			
8	781,820	\$ 0.377	\$ 294,828	\$ (20,459)	\$ 274,369	\$ 3,612	\$ -	\$ -	\$ 3,612	\$ 277,981	\$ (219,184)	\$ 32,451			
9	776,347	\$ 0.394	\$ 305,938	\$ (21,044)	\$ 284,894	\$ 3,775	\$ -	\$ -	\$ 3,775	\$ 288,669	\$ (229,860)	\$ 32,463			
10	770,913	\$ 0.412	\$ 317,468	\$ (21,646)	\$ 295,822	\$ 3,945	\$ -	\$ -	\$ 3,945	\$ 299,766	\$ (240,946)	\$ 32,474			
11	765,517	\$ 0.430	\$ 329,431	\$ (22,265)	\$ 307,167	\$ 4,122	\$ -	\$ -	\$ 4,122	\$ 311,289	\$ (252,456)	\$ 32,487			
12	760,158	\$ 0.450	\$ 341,846	\$ (22,902)	\$ 318,944	\$ 4,308	\$ -	\$ -	\$ 4,308	\$ 323,252	\$ (264,408)	\$ 32,498			
13	754,837	\$ 0.470	\$ 354,728	\$ (23,557)	\$ 331,172	\$ 4,501	\$ -	\$ -	\$ 4,501	\$ 335,673	\$ (276,816)	\$ 32,511			
14	749,553	\$ 0.491	\$ 368,096	\$ (24,230)	\$ 343,866	\$ 4,704	\$ -	\$ -	\$ 4,704	\$ 348,570	\$ (287,566)	\$ 34,658			
15	744,306	\$ 0.513	\$ 381,968	\$ (24,923)	\$ 357,045	\$ 4,916	\$ -	\$ -	\$ 4,916	\$ 361,961	\$ -	\$ 361,961			
16	739,096	\$ 0.536	\$ 396,363	\$ (25,636)	\$ 370,727	\$ -	\$ -	\$ -	\$ -	\$ 370,727	\$ -	\$ 370,727			
17	733,922	\$ 0.560	\$ 411,300	\$ (26,369)	\$ 384,930	\$ -	\$ -	\$ -	\$ -	\$ 384,930	\$ -	\$ 384,930			
18	728,785	\$ 0.586	\$ 426,799	\$ (27,123)	\$ 399,676	\$ -	\$ -	\$ -	\$ -	\$ 399,676	\$ -	\$ 399,676			
19	723,683	\$ 0.612	\$ 442,883	\$ (27,899)	\$ 414,984	\$ -	\$ -	\$ -	\$ -	\$ 414,984	\$ -	\$ 414,984			
20	718,618	\$ 0.640	\$ 459,573	\$ (28,697)	\$ 430,876	\$ -	\$ -	\$ -	\$ -	\$ 430,876	\$ -	\$ 430,876			
21	713,587	\$ 0.668	\$ 476,892	\$ (29,518)	\$ 447,375	\$ -	\$ -	\$ -	\$ -	\$ 447,375	\$ -	\$ 447,375			
22	708,592	\$ 0.698	\$ 494,864	\$ (30,362)	\$ 464,502	\$ -	\$ -	\$ -	\$ -	\$ 464,502	\$ -	\$ 464,502			
23	703,632	\$ 0.730	\$ 513,513	\$ (31,230)	\$ 482,283	\$ -	\$ -	\$ -	\$ -	\$ 482,283	\$ -	\$ 482,283			
24	698,707	\$ 0.763	\$ 532,865	\$ (32,124)	\$ 500,741	\$ -	\$ -	\$ -	\$ -	\$ 500,741	\$ -	\$ 500,741			
25	693,816	\$ 0.797	\$ 552,946	\$ (33,042)	\$ 519,903	\$ -	\$ -	\$ -	\$ -	\$ 519,903	\$ -	\$ 519,903			
Totals	22,292,048		\$ 12,280,565	\$ (781,105)	\$ 11,499,460	\$ 55,167	\$ -	\$ 7,050	\$ 62,217	\$ 8,648,165	\$ (342,498)	\$ 5,260,709			

\*Refer to lease documentation for actual payment



## Measurement & Verification Services

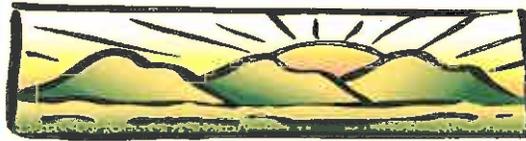
- Measurement & Verification (M&V) Reporting
  - annual savings guarantee reconciliation reports & customer mtg
- Solar PV Performance Monitoring
  - continuous monitoring of PV systems by experienced monitoring technicians
  - identify and respond to system alarms & communication issues
  - performance alerts when systems are outside of expected operating parameters
  - user interface web accessible ([utilityvision.com](http://utilityvision.com)) to customer 24/7

# Operations & Maintenance Services

- **Preventive Maintenance Scope (annually)**
  - Visually inspect arrays, panel mounting, wiring, combiner boxes, sub combiner boxes, and disconnect switches
  - Inspect PV modules for damage, discoloration or de-lamination
  - Inspect mounting system for damage or corrosion
  - Visually inspect combiner boxes, sub combiner boxes, and disconnect switch panels.
  - Visually inspect array racking components (rooftop mount).
  - Visually inspect racking hardware and components for abnormal wear or excessive corrosion.
  - Visually inspect roof penetrations for signs of damage or compromised seals.
  - Inspection of non-penetrating racking system for any abnormal movement.
  - Inspection of exposed array wiring.
    - DC wiring not installed in a raceway will be inspected for chaffing, deterioration, and proper MC connections.
  - Replacement/cleaning of inverter air filters.
  - Clean inverter air intake and vent ducts.
  - Clean and remove dust from inverter control boards. (Using canned compressed, non-static air)
  - Remove all dirt and debris from inverter caged area.
  - Clean outside of inverter cabinet, louvres, transformer cabinet and louvres, and switchboard cabinets. Remove all spider webs, insects and debris.
  - Notify customer once inspection is complete and report any concerns immediately.
  - Provide detailed reporting of all maintenance activities to customer.

## Operations & Maintenance Services

- **Solar Circuit Re-commissioning (annually)**
  - Perform testing on all solar circuits utilizing Solmetric PV Analyzer.
  - Torque checks on critical electrical terminations
  - Inspection and IR scanning of all Inverters, combiner boxes and disconnects, test all fuses for continuity.
  - Notify customer with any immediate concerns. Include results in an annual report to customer.
- **Array Cleaning (annually + as needed based on performance degradation)**
  - Clean modules, according to solar panel manufacturer's warranty specifications, minimally once (1x) per year.
  - Additional module cleaning upon detection of soiling generation loss of 5% or greater at ENGIE Service's direction.
  - Notify customer immediately of any damaged modules
  - Provide detailed annual inspection and cleaning report with before and after photo to customer



**KING CITY**  
C A L I F O R N I A

Item No. 11B

**REPORT TO THE CITY COUNCIL**

**DATE: MARCH 13, 2018**

**TO: CITY COUNCIL**

**FROM: STEVEN ADAMS, CITY MANAGER**

**RE: CONSIDERATION OF AMENDING THE MUNICIPAL CODE TO AUTHORIZE PERMITS FOR TYPE 10 CANNABIS LICENSE ACTIVITIES RESTRICTED TO NON-STOREFRONT RETAIL**

**RECOMMENDATION:**

It is recommended the City Council provide staff direction regarding whether to prepare an amendment to the current commercial cannabis ordinance authorizing permits for Type 10 cannabis license activities restricted to non-storefront retail sales.

**BACKGROUND:**

At the February 27, 2018 meeting, Mayor LeBarre requested and the Council concurred to place on a future agenda for discussion whether to direct staff to prepare an analysis and/or an ordinance for consideration that would allow Type 9 cannabis licenses. However, under recent State regulation changes, Type 9 licenses have been included with Type 10 licenses. These allow non-storefront cannabis dispensaries. If allowed, businesses manufacturing cannabis products in King City would be allowed to receive orders and payments, typically online, and deliver products directly to a customer's residence.

**DISCUSSION:**

No decision by Council is requested at this time. The item for consideration is whether to direct staff to prepare an analysis and recommendation on this topic and/or an ordinance for consideration. The advantages of allowing Type 10 licenses are that it would generate additional revenue for the City, increase business for local manufacturers, and avoid most of the negative issues associated with storefront cannabis retail businesses. The primary disadvantages are that the dispensing of cannabis products may raise

**CITY COUNCIL  
CONSIDERATION OF AMENDING THE MUNICIPAL CODE TO AUTHORIZE  
PERMITS FOR TYPE 10 CANNABIS LICENSE ACTIVITIES RESTRICTED TO  
NON-STOREFRONT RETAIL  
MARCH 13, 2018  
PAGE 2 OF 3**

community concerns and it would require staff to develop and implement additional regulations and processes at this time.

It is important to note that deliveries within King City are currently prohibited by the City's ordinance. Therefore, if allowed, the businesses would only be able to deliver products to areas outside the City limits. If the City Council would like to allow the businesses to also deliver products within King City, an additional amendment to the ordinance would need to be included. Therefore, direction from City Council on this issue is also needed.

**COST ANALYSIS:**

While the City's cannabis tax does not currently include activities that fall under a Type 10 cannabis license, additional revenue would be generated from sales tax. For sales in King City, the City would currently receive 1 ½ cents for each dollar of sales. For sales outside King City, according to the City's sales tax consultants, the City would receive the 1 cent statewide sales tax.

Since meaningful sales tax revenues would likely not be received until next fiscal year at the earliest, the impact to the current fiscal year budget would be an increased cost to prepare and implement the ordinance and regulations. The cost of implementing the process could be recovered through appropriate application and license fees. However, the legal costs of drafting the ordinance and regulations will likely require an additional appropriation, which could negatively impact the City's year-end balance given other expenses that have been experienced this year.

One of those major expense categories has been prior work required of the City Attorney's Office to prepare revisions to the City's cannabis regulations. For these reasons, if the City Council decides to proceed, staff recommends no action be taken until an ordinance change request is formally submitted by an applicant or group of applicants. By doing that, under the City's fee structure, staff time involved in preparing Code changes required to issue a permit are charged to the applicant for that permit.

**ENVIRONMENTAL REVIEW:**

Environmental review and analysis would be prepared as part of the item that would be developed for City Council consideration. No environmental review is required at this time since no action is being made.

**ALTERNATIVES:**

**CITY COUNCIL  
CONSIDERATION OF AMENDING THE MUNICIPAL CODE TO AUTHORIZE  
PERMITS FOR TYPE 10 CANNABIS LICENSE ACTIVITIES RESTRICTED TO  
NON-STOREFRONT RETAIL  
MARCH 13, 2018  
PAGE 3 OF 3**

The following alternatives are presented for Council consideration:

1. Direct staff to proceed in preparing an ordinance for consideration;
2. Direct staff to proceed once an application has been submitted;
3. Direct staff not to proceed;
4. Direct staff to prepare an analysis and provide more information only at this time; or
5. Provide staff other direction.

Prepared and Approved by:

  
\_\_\_\_\_  
Steven Adams, City Manager