



OFFICE OF THE CITY MANAGER

August 26, 2016

TO: Honorable Mayor and City Council
FROM: Alan Tandy, City Manager *AT*
SUBJECT: General Information

Notable Items

- Below is a link to a story which ran on KGET Channel 17 news this past week. The story highlights the unseen work that the staff of the City of Bakersfield Animal Care Center (CBACC) does to care for the stray and otherwise unwanted animals taken in by CBACC. The story touches upon the many efforts that are made to provide every animal an opportunity to either be reunited with their owners or otherwise find a forever home through adoption and rescue efforts.

<http://www.kerngoldenempire.com/news/the-bakersfield-animal-care-center-the-unseen-work-they-do>

- As you are aware, the City took over control of the Mount Vernon shelter in October of 2013. The facility, which benefited from a major renovation, has been operated through a unique collaboration which includes the SPCA, Bakersfield Homeless Center (BHC) and the City. This collaboration has yielded many benefits beyond just providing for the daily operation of CBACC, examples of those benefits include:
 - Improved care of animals and customer service;
 - Development of new relationships with numerous rescue groups such as Wings of Rescue (over 6,000 animals rescued since Oct. 2013);
 - Improved animal outcome numbers;
 - Improved media relation efforts including the “pet of the week” segment of the Scott Cox show (designed to promote adoption and responsible pet ownership);

- o Development of relationships with Bakersfield College and San Joaquin Valley College Vet Tech programs and with the KHSD Regional Occupational Center;
- o Successful development of grant opportunities;
- o Collaboration with City Field Services Division of Animal Control to promote responsible pet ownership through weekly licensing, vaccination, and microchipping clinics held at CBACC each Friday;
- o Collaboration with Critters Without Litters to accept City's spay/neuter vouchers which provides the community with high quality/low cost spay/neuter options; and
- o Provide re-entry work opportunities for BHC clients, while at the same time providing an economical and motivated labor force for CBACC.

The examples above would not have occurred without the willingness of the SPCA and BHC to collaborate with the City. Together, we have achieved a great deal over the last three years, and we look forward to the work that remains to get to where we ultimately want to be.

- On Tuesday evening, the City of Bakersfield held a community meeting as part of a partnership to develop a High-Speed Rail Station Area Plan for Downtown Bakersfield. Mayor Hall and Ward 2 Councilmember Terry Maxwell welcomed the nearly 120 attendees, who participated in a variety of activities designed to provide feedback on the vision for the future of Downtown Bakersfield.

The next public meeting will be held in late fall 2016 and will include the final Vision Plan for public review and comments. A date, time and location will be announced soon.

More information on the developed of the plan and updates can be found at www.makingdowntownbakersfield.us



- Good News! Public Works staff was successful in securing additional federal funds for the Pavement Rehabilitation Project on Ashe Road from Ming Avenue to Stockdale Highway. When bids were initially received for this project, they exceeded the amount of available federal RSTP funds that had been programmed by KernCOG for the project. The project was awarded at the August 17th City Council meeting with an appropriation of local funds to make up the shortfall. However, after the bids were received, staff initiated contact with KernCOG and Caltrans about pursuing additional, unused federal RSTP funds from other regions. In collaboration with KernCOG and Caltrans, staff was able to secure an additional \$257,598 in federal RSTP funds that can be now be used to replace the additional local funds previously appropriated. Staff will prepare an administrative report to appropriate these additional federal funds at the September 28th City Council meeting.
- Attached are photos of the recently completed bathroom remodel at Fire Station 4. The work included a complete renovation of the bathroom area, as well as ceiling repairs and paint work in the adjoining locker room.



- I will be taking vacation beginning August 31st and returning September 6th. Steve Teglia is in charge during my absence. The office has my contact information as usual.

Traffic and other Road Advisories

- *Potential Delays on State Route 178 Alfred Harrell Highway to Miramonte Dr.*

Motorists driving on State Route 178 next week, between Alfred Harrell Highway and Miramonte Drive, should stay alert to construction activities that may require intermittent flagging and lane changes. The contractor for the State Route 178 Widening project plans to work on drainage and striping within this area. Earthwork activities may also require intermittent flagging to allow trucks to enter and leave the highway.

These activities are expected to take place between the hours of 8 a.m. and 4 p.m., Monday, August 29 through Thursday, September 1st. On Friday, September 2nd, work hours will extend from 8 a.m. to noon. Delays are not expected to last longer than 10 minutes, but motorists are advised to take alternate routes or allow extra time to reach their destination.

Council Referrals

- Councilmember Maxwell
 - Annexation Analysis
- Councilmember Hanson
 - Speeding & Running Lights at Gosford and Ming
- Councilmember Parlier
 - KBB Update
- Councilmember Sullivan
 - Road Conditions on Ashe Road and District Boulevard

Reports

- Streets Division work schedule for the week of August 29th

Event Notifications

- Event calendar for the Rabobank Arena Theater and Convention Center



OFFICE OF THE CITY MANAGER
MEMORANDUM

August 22, 2016

TO: Alan Tandy, City Manager
FROM: Chris Huot, Assistant City Manager *CH*
SUBJECT: **Annexation Analysis**
Council Referral No. 720

Councilmember Maxwell requested staff provide analysis of the anticipated property and sales tax revenues for pending annexations.

Tax Sharing Agreement

In November 2015, the City Council approved a new master tax sharing agreement with the County. The new agreement was the product of nearly four years of litigation, mediation and negotiations with the County. Under the terms of the new agreement, the City receives on average 77.5% additional property tax revenues from all future annexations in comparison to the previous master tax sharing agreement with the County. This property tax increase is applicable to all annexation types – residential, commercial and industrial. For annexations occurring after the date of the new agreement where sales and use tax is generated, the City is obligated to remit 10 percent of its sales tax allocation annually to the County. The term of the agreement is five years, with an option for an additional five years with approval from both the Board of Supervisors and City Council.

Completed and Pending Annexations

Since the new tax sharing agreement was executed in November 2015, seven annexations have been completed and five annexations are actively being processed by the Local Agency Formation Commission (LAFCo). The following table provides a breakdown of these annexations by current land use zoning.

Land Use Zoning	Residential	Commercial	Industrial	Ag	Other	Total
Acres	363.84	52.36	41.76	45.06	4.09	507.11
% of Total	71.75	10.33	8.22	8.89	.81	100

As indicated above and forecast by staff in previous presentations on this topic, the majority of the annexations under the new agreement have been residential in nature – with the City standing to receive 77.5 percent in additional property tax revenues from these properties compared to the previous agreement. It is also likely that the property

with current agriculture designations will convert to urban uses, with the majority being residential. Upon buildout, the additional property tax revenues received under the new agreement is likely to exceed the 10 percent sales and use tax sharing requirement.

Commercial Development/Sales and Use Tax

At the macro level, staff continues to believe the lion's share of future annexation requests will be weighted toward residential development, with commercial and industrial uses being limited in nature. This trend is reflected in the previous table, which shows the majority of annexations processed since the new tax sharing agreement was approved are residential in nature.

As of late, some annexations items have come before the City Council that include commercial land use designations on part or the entire area subject to annexation. Many of these properties that have been annexed or are pending annexation to the City remain in undeveloped, vacant states. Size of a parcel in and of itself does not determine the ultimate use of the property. In these cases, many variables come into play when determining the ultimate use of these specific properties and subsequent tax revenue generation, including location, surrounding uses, local economic conditions and market analysis.

For example, a property with a C-2 Regional Commercial Zone designation may, by right, be developed in a variety of different uses, including, but not limited to:

- New Car Dealership
- Full Service Hospital
- Mini Storage

Using the examples above, new car dealerships, on average, historically generate significant sales tax and use revenue and some property tax. Hospitals generate insignificant property tax revenues (due to state exemptions) and incidental sales and use tax revenue. Mini storage sites, which can encompass many acres, generate a very small amount of sales and use tax revenue and nominal property tax revenue.

These are just three examples of over 100 uses that are individually specified as being allowed by right in the City's Municipal Code for the C-2 Regional Commercial Zone designation. Each type of commercial use will have variable sales and use tax-generating activities which are regulated uniquely by state government code and enforced by the Board of Equalization. Each use type also requires different land improvements, which impact the assessed valuation, which impacts property tax revenues. Certain uses also are eligible for certain exemptions from paying property and sales and use taxes.

As this illustrates, staff would need additional information from the developer(s) or property owner(s) to create both short and long term tax revenue projections for specific properties pending annexation to the City. In many cases, this type of information is not available from the developer or will not be disclosed for various trade reasons.



**CITY OF BAKERSFIELD
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

TO: Alan Tandy, City Manager

FROM: Nick Fidler, Public Works Director

DATE: August 26, 2016

SUBJECT: Speeding & Running Lights at Gosford and Ming
Referral No. 736

Councilmember Hanson requested City staff to explore deterring drivers from speeding and running red lights through Gosford Road and Ming Avenue.

Traffic Engineering will review the intersection to make sure all speed limit signs and traffic signal heads are still clearly visible and are not being blocked by tree growth. The accident history at the intersection will also be reviewed to identify any unusual patterns. The Police Department has been notified regarding enforcement of the speed limits in the area.



**CITY OF BAKERSFIELD
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

TO: Alan Tandy, City Manager

FROM: Nick Fidler, Public Works Director

DATE: August 26, 2016

SUBJECT: KBB Update
Referral No. 733

Councilmember Parlier requested that City staff arrange for Keep Beautiful Bakersfield to present on recent achievements, including the Great American Cleanup.

Staff and Keep Bakersfield Beautiful (KBB) Board Members provided the City Council a KBB Update on February 10, 2016. Solid Waste staff will arrange for the next Keep Bakersfield Beautiful (KBB) update to take place at a City Council meeting in November. The update will cover several highlights including the Great American Cleanup (year round), Make A Difference Day (October), and America Recycles Day (November). This referral response is exclusive of KBB Committee members' public statements and routine mayoral presentations for KBB, i.e. Yard of the Quarter.



**CITY OF BAKERSFIELD
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

TO: Alan Tandy, City Manager

FROM: Nick Fidler, Public Works Director

DATE: August 26, 2016

SUBJECT: Road Conditions on Ashe Road & District Blvd
Referral No. 731

Councilmember Sullivan requested that City staff improve the road conditions in the vicinity of Ashe Road and District Boulevard.

The Streets Superintendent inspected the road conditions near Ashe Road and District Boulevard. The roadway within this area is in need of maintenance. This area also includes a railroad crossing for which the San Joaquin Valley Railroad (SJVRR) is responsible for the maintenance of roadway within three feet of the tracks. The Streets Superintendent met with staff from the SJVRR to coordinate the required maintenance work. Staff anticipates completion of the roadway improvements within two weeks.

STREETS DIVISION – WORK SCHEDULE

Week of August 29, 2016 – September 2, 2016

Resurfacing/Reconstructing streets in the following areas:

Sealing streets in the area North of White Ln between Wible Rd & So “H” St

Maintenance Grind & Pave on Chester Ave between 24th and 30th St

Preparing Serrano off of Akers Rd south of Ming for reconstruction

Paving several streets in the area north of Olive Dr and west of Jewetta

Reconstructing 21St Street west of Oak St

Reconstructing Westwind Street between Truxtun Ave & 21St Street

Reconstructing 19th Street west of Oak St

Reconstructing streets in the area east of So. “H” St both north and south of Calcutta

Miscellaneous Streets Division projects:

Video inspection of City owned Sewer & Storm lines to evaluate condition of pipes

Repairing damaged sewer line found during video inspection

Miscellaneous concrete repairs throughout the city

Concrete Repairs to various Bus Stops throughout City limits

Asphalt work in the area of California Ave to Verde from “A” St to Chester (HUD Area)

Installing storm and sewer lines at next phase of Mesa Marin

Grading for sidewalk at Mesa Marin

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STREETS SWEEPING SCHEDULE

Monday, August 29, 2016

All sweepers are assigned to sweeping streets that are not on a set sweeping schedule.

Tuesday, August 30, 2016

All sweepers are assigned to sweeping streets that are not on a set sweeping schedule.

Wednesday, August 31, 2016

All sweepers are assigned to sweeping streets that are not on a set sweeping schedule.

Thursday, September 1, 2016

City areas between Kentucky St. & Quincy St. – Owens St. & Virginia St.

Between Union Ave. & Washington St. – E. Truxtun Ave. & Brundage Ln.

Between Gosford Rd. & Old River Rd. – Panama Ln. & Pacheco Rd. (alignment)

City areas between Progress Rd. & Old River Rd. – Meadow Falls Dr. & Rose Creek Dr.

Friday, September 2, 2016

Between Buena Vista Rd. & Allen Rd. – Pensinger & Panama Ln.

Between Buena Vista Rd. & Mountain Vista Dr. – Panama Ln. & Berkshire Rd.

Between 178 Hwy. & Paladino Dr. – W. Columbus St. & Morning Dr.

City areas between Sterling Rd. & Morning Dr. – 178 Hwy. & College Ave.

Between Valley St. & Lene Pl. -- 178 Hwy & Hickory Dr.

Between 178 Hwy. & Reynard Rd. – Kern Canyon Rd. & McKenna St.

Between Stockdale Hwy. & Joseph Dr. – McDonald Wy. & N. Stine Rd.

NOTE: If raining, there will be no street sweeping service and all street cleaning personnel will be assigned to cleaning plugged drains and part circle culverts. This also applies when a large number of street sweeper are in Fleet for repairs. Areas that have been missed during this time will be swept at the end of the month only when possible.

TICKETED BY **axs**

BOX OFFICE HOURS
Mon-Fri 10 AM - 5 PM
(Excluding Event Days)

CHARGE-BY-PHONE
1-888-929-7849

GROUP SALES INFORMATION
661-852-7309

SEASON TICKET INFORMATION

Bakersfield Condors
661-324-PUCK (7825)
www.bakersfieldcondors.com

Bakersfield Symphony
661-323-7928
www.BSONow.org

Broadway In Bakersfield
661-852-7308



UPCOMING EVENTS

Rabobank ARENA

Rabobank, the Official Bank of the Rabobank Arena

August 9 – WWE Smackdown \$95, \$70, \$50, \$35, \$25, \$15	4:45 PM On Sale Now
August 20 - Roller Derby \$18, \$10	5:00 PM On Sale Now
August 21 – Pitbull w/Becky G \$139.95, \$99.95, \$79.95, \$59.95, \$29.95	7:00 PM On Sale Now
September 9 – Ringling Bros. Circus \$65, \$35, \$25, \$20, \$15, \$12	7:00 PM On Sale Now
September 10 – Ringling Bros. Circus \$65, \$35, \$25, \$20, \$15, \$12	11A/3P/7P On Sale Now
September 11 – Ringling Bros. Circus \$65, \$35, \$25, \$20, \$15, \$12	1 PM/5 PM On Sale Now
September 13 – Carrie Underwood \$73, \$43	7:00 PM On Sale Now
September 16 – Old School Party Jam \$69.50, \$59.50, \$49.50, \$39.50, \$29.50	7:30 PM On Sale Now
September 17 – Banda MS \$99, \$85, \$70, \$55, \$45	8:00 PM On Sale Now
September 29 – Chris Young \$55, \$39.50	7:30 PM On Sale Now
October 13& 14 – Disney On Ice \$60, \$35, \$12	7:00 PM On Sale Now
October 15 – Disney On Ice \$60, \$35, \$24, \$18, \$15	11A/3 P/7P On Sale Now
October 16 – Disney On Ice \$60, \$35, \$24, \$18, \$15	1 PM/5 PM On Sale Now

Rabobank THEATER

Rabobank, the Official Bank of the Rabobank Theater

August 12 – Gerardo Ortiz
\$130, \$100, \$85, \$70, \$55, \$35
9:00 PM
On Sale Now

bright house

NETWORKS

A M P H I T H E A T R E



September 9 – The Beach Boys
\$77.50, \$57.50, \$37.50, \$27.50
8:00 PM
On Sale Now

www.rabobankarena.com - www.bhnamphitheatre.com