CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, July 08, 2026 at 6:00 PM

City Hall, 850 S. Madera Avenue, Kerman, CA 93630

Zoom: Kerman City Council Meeting
Telephone Number: (669) 900-6833
Meeting ID: 832 7703 1207
Passcode: 93630
If prompted for participant ID press #
*Dial *9 to raise hand. Once called upon, dial *6 to unmute.*

LEVINE ACT CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE. The Political Reform Act in Govt Code Section 84308 restricts campaign contributions over $500 to a decision-making public official from a party or participant or their agent in a proceeding involving a contract, license, permit or entitlement for use. The Act requires disclosure of the contribution and recusal where a decision-maker has received $500 or more from a party or participant to a proceeding in the prior 12 months. Participants and agents are required to make this disclosure as well.

A Council Member's disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

CONFLICT OF INTEREST DISCLOSURES AND RECUSAL. City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure when the item is called and recuse themselves.

1. **OPENING CEREMONIES**

   A. Call to Order

   B. Roll Call

   C. Invocation

   D. Flag Salute

2. **AGENDA APPROVAL/ADDITIONS/DELETIONS**
   To accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed.

3. **PRESENTATIONS/CEREMONIAL MATTERS**

   A. Honoring and Recognizing Kerman's 80th Anniversary of Incorporation

   B. Proclamation - July as Park and Recreation Month (TJ)

4. **PUBLIC FORUM** (*for matters not on agenda)*
   *This portion of the meeting is reserved for members of the public to address the Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone and provide their name. Participants on Zoom who wish to address the Council raise your digital hand now or dial *9 to indicate you wish to speak. Once called upon, dial *6.*

5. **CONSENT CALENDAR**
   Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

   A. **SUBJECT:** Minutes - June 24, 2026

      RECOMMENDATION: Council approve minutes as presented.

   B. **SUBJECT:** Warrants (JA)

      1. Nos. 35036-35124 $1,016,643.33 ACH $215,749.25.

      RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

   C. **SUBJECT**: Payroll (JA)

      06/07/26 TO 06/20/26: $270,007.47; Retro Pay & Other: $5,209.44; Overtime: $17,956.61; Holiday: $0.00; Standby: $2,537.78; Comp Time Earned: 66.01

      RECOMMENDATION: Council approve payroll as presented.

   D. **SUBJECT:** Contract Agreement with General Code, LLC for the Continuation of Codification Services from June 1, 2026 to May 31, 2027 (DSZ)

      RECOMMENDATION: Council adopt resolution approving new agreement with General Code, LLC for the continuation of codification services and authorizing the City Manager to sign the agreement.

E. **SUBJECT:** Third Amendment to Agreement with CSG Consultants, Inc. for Building and Safety Services (JJ)

RECOMMENDATION: Council by motion adopt a resolution approving Amendment No. 3 to the Agreement with CSG Consultants, Inc for Building and Safety Services.

6. **PUBLIC HEARINGS**

These hearings are scheduled at the time stated and will be heard by the Council as close to the time stated as possible.

A. **SUBJECT:** Public Hearing and Approval of Resolution Confirming Diagram and Assessments for the Annual Levy, 2026-2027, for Landscaping and Lighting District No. 1 (JG)

RECOMMENDATION: Council conduct a public hearing, receive public testimony, and adopt resolution confirming the diagram and assessments for Landscaping and Lighting District No. 1 for the 2026-2027 annual levy in the amounts specified and authorize the City Clerk to record the diagram and assessment with the Fresno County Auditor-Controller.

B. **SUBJECT:** Public Hearing and Approval of Resolution Confirming and Ordering Tract 6572 Annexation into Kerman Landscaping and Lighting District No. 1, Area 17, and Establishing a Levy of Assessments for the Annexed Territory (JG)

RECOMMENDATION: Council conduct a public hearing, receive public testimony, and adopt resolution confirming and ordering Tract 6572 annexation into Kerman Landscaping and Lighting District No. 1, Area 17, and establishing a levy of assessments for the annexed territory (JG)

C. **SUBJECT:** Public Hearing and Approval of Resolution Confirming and Ordering Tract 6473 Annexation into Kerman Landscaping and Lighting District No. 1, Area 18, and Establishing a Levy of Assessments for the Annexed Territory (JG)

RECOMMENDATION: Council conduct a public hearing, receive public testimony, and adopt resolution confirming and ordering Tract 6473 annexation into Kerman Landscaping and Lighting District No. 1, Area 18, and establishing a levy of assessments for the annexed territory (JG)

7. **DEPARTMENT REPORTS**

A. **SUBJECT:** Award of Contract for the California Avenue Sidewalk Project from 9th Street to Approximately 280 Feet to the East Federal Project No. CML-5291-(035) (JG)

RECOMMENDATION: Council adopt the resolution:

1. Awarding the California Avenue Sidewalk Project from 9th Street to Approximately 280 Feet to the East to Witbro Inc., doing business as Seal Rite Paving in the amount of $181,261.46; and

2. Authorizing a 10% construction contingency in the amount of $18,100.00; and

3. Authorizing the City Manager to sign the construction contract on behalf of the City; and

4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

B. **SUBJECT:** Resolution Approving Construction Contract Change Order No. 7 for the Hart Ranch Community Park Project (JG)

RECOMMENDATION: Council adopt the resolution:

1. Approving Construction Contract Change Order No. 7 for the Hart Ranch Community Park Project to Avison Construction, Inc. in the amount of $200,721.10; and

2. Authorizing the City Manager to sign Construction Contract Change Order No. 7 on behalf of the City; and

3. Authorizing an additional construction contingency in the amount of $50,000; and

4. Authorizing the City Manager to sign future change orders up to $72,999.20, the remaining balance of the overall construction contingency, on behalf of the City.

8. **CITY MANAGER/STAFF COMMUNICATIONS**

9. **MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS**
(This portion of the meeting is reserved for the Mayor and Council Members (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items at the request of a Council Member, and (iv) to take action on matters initiated under this section of the agenda items. Under this section the Council may take action only on items specifically agendized and which meet other requirements for action.)

10. **CLOSED SESSION - None.**

11. **ADJOURNMENT**

NOTICE OF AVAILABILITY OF AGENDA MATERIALS: Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.gov.

ADA Compliance and Reasonable Accommodation. The Council has adopted a Reasonable Accommodation Policy, which is available on the City website at www.cityofkerman.gov or upon request by emailing the City Clerk at publicmeeting@cityofkerman.gov or calling (559) 550-1510. The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Council meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Council, please contact the City Clerk at (559) 550-1510 or email at publicmeeting@cityofkerman.gov so such aids or services can

be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation. The meeting room is accessible to persons with physical disabilities.

AGENDA POSTING CERTIFICATION

I, Dalia Santana-Zamudio, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Council Chambers at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.gov.

Date: July 2, 2026 /s/ Dalia Santana-Zamudio, City Clerk

PROCLAMATION
Kerman City Council

HONORING AND RECOGNIZING THE 80TH ANNIVERSARY OF INCORPORATION

WHEREAS, the site of Kerman was first established by the Southern Pacific Railroad Company as a train station with a pump and watering tank in 1891; and

WHEREAS, the site was originally named Collis, in honor of the president of the railroad, Collis P. Huntington; and

WHEREAS, in 1900, William G. Kerckhoff and Jacob Mansar purchased some 3,027 acres of land from the Bank of California, and in 1906, the town was renamed "Kerman" by combining the names Kerckhoff and Mansar into Kerman; and

WHEREAS, in 1914, Kerman had an estimated population of 400 people surrounded by 29,000 acres of producing cropland; and

WHEREAS, in 1946, the residents of Kerman voted to incorporate, and the City of Kerman was born, with a population of 1,050 residents; and

WHEREAS, since incorporation, Kerman, sitting at the crossroads of State Route 145 and 180, has continued to grow in regional prominence and significance and has seen waves of residential and business growth expanding the City; and

WHEREAS, today, Kerman with a diverse population nearing 20,000, is the largest city in West Fresno County and a hub of commerce, contentment, and vitality; and

WHEREAS, Kerman celebrates its 80th Anniversary of Cityhood on July 2, 2026, and its identity is still rooted in agriculture, yet has developed into a popular bedroom community in the region and boasts safe neighborhoods, clean streets, good schools, ample parkland, and high-quality municipal services; and

WHEREAS, Kerman's future remains bright, bolstered by its continued growth, good families, strong local businesses, and significant employers.

NOW, THEREFORE BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF KERMAN, that July 2, 2026, is hereby recognized as the 80th Anniversary of the City of Kerman, and that all are encouraged to honor and celebrate this milestone while looking forward to many more years of growth, success, and prosperity

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 8th day of July, 2026.

_____

Maria Pacheco
Mayor

PROCLAMATION
Kerman City Council

DESIGNATION OF JULY AS PARK AND RECREATION MONTH

WHEREAS parks and recreation is an integral part of communities throughout this country, including Kerman, California; and

WHEREAS parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS parks and recreation is a leading provider of healthy meals, nutrition services, and education; and

WHEREAS park and recreation programming and education activities are critical to childhood development, such as out-of-school time programming, youth sports, and environmental education; are critical to childhood development; and

WHEREAS parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the City of Kerman recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of Kerman that July is recognized as Park and Recreation Month.

I have hereunto set my hand and caused the Official Seal of the City of Kerman to be affixed on this 8th day of July 2026.

_____
Maria Pacheco
Mayor

JOINT MEETING OF THE KERMAN CITY COUNCIL AND KERMAN FINANCE AUTHORITY MINUTES

Wednesday, June 24, 2026 at 6:00 PM
City Hall, 850 S. Madera Avenue, Kerman, CA 93630

1. OPENING CEREMONIES

A. Call to Order **– 6:03 p.m.**

B. Roll Call **- All members present except Councilmember Herrera.**

C. Invocation – **Performed by Mayor Pacheco.**

D. Flag Salute – **Performed.**

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

Motion made by Councilmember Hall, Seconded by Councilmember Dhaliwal.
Ayes: Hall, Dhaliwal, Yep, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

3. PRESENTATIONS/CEREMONIAL MATTERS

A. Proclamation – Juneteenth **– Presented to Councilmember Hall.**

B. Legislative Update: Recent Developments in State Insurance - Richie Sayavong, Associate Governmental Program Analyst **– Presented with brief remarks made by Council.**

4. PUBLIC FORUM – Theodore Furnish.

5. CONSENT CALENDAR

A. **SUBJECT:** Minutes - June 10, 2026 & June 12, 2026

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT:** Warrants (JA)

1. Nos. 34825-35035 $1,532,757.48 ACH $353,479.73.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

C. **SUBJECT:** Monthly Investment Report (JA)

RECOMMENDATION: Council accept monthly investment report as presented.

D. **SUBJECT:** Updating of Salary Schedules for City Employees (JA)

RECOMMENDATION: Council adopt resolution updating Salary Schedules for Kerman Municipal Employees Association (KMEA), the Kerman Police Officers Association (KPOA), and Management Employees effective July 1, 2026. **- Res. 26-42**

E. **SUBJECT:** Approval of Project List for Fiscal Year 2026/2027 Funded by SB1, the Road Repair and Accountability Act of 2017 (JA)

RECOMMENDATION: Council by motion adopt resolution approving project list for Fiscal Year 2026/2027 funded by SB1, the Road Repair and Accountability Act of 2017. **- Res. 26-43**

F. **SUBJECT:** Participation In Fresno County's Joint Powers Agreement for Fresno's Urban County Program For Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) Entitlement Funding For Federal Grant Years 2027, 2028, and 2029 (JAJ)

RECOMMENDATION: Council adopt a resolution approving participation In Fresno County's Joint Powers Agreement for Fresno's Urban County Program for Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) Entitlement Funding for Federal Grant Years 2027, 2028, and 2029. **- Res. 26-44**

G. **SUBJECT:** Resolution of Intention to Levy and Collect the Annual Assessments for Landscape and Lighting District No. 1 (JG)

RECOMMENDATION: Council by motion adopt resolution of intention to levy and collect the annual assessments for Landscape and Lighting District No. 1 and set the date for the required public hearing for July 8, 2026. **- Res. 26-45**

H. **SUBJECT:** Resolution Approving Consultant Services Agreement with Hamner-Jewell Inc. for Right of Way and Real Estate Services (JAJ)

RECOMMENDATION: Council adopt resolution approving Consultant Services Agreement with Hamner-Jewell Inc. for Right of Way and Real Estate Services. **- Res. 26-46**

I. **SUBJECT:** Annual Agreement with the Kerman Unified School District for School Resource Officers (SW)

RECOMMENDATION: Council by motion adopt resolution approving agreement with Kerman Unified School District for School Resource Officers for FY 2026-2027. **- Res. 26-47**

Motion to approve consent calendar made by Councilmember Hall, Seconded by Mayor Pro Tem Yep.
Ayes: Hall, Yep, Dhaliwal, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

6. PUBLIC HEARINGS - None.

7. DEPARTMENT REPORTS

A. **SUBJECT:** Consideration of Street Naming Request In Recognition of Jay Gil (JAJ)

RECOMMENDATION: Council consider the street naming request, determine whether to approve the request regarding part or all of Isabella Avenue, and provide direction to Staff on development of a Street Naming Policy.

Mayor Pacheco announced a Levine Act disclosure regarding a campaign contribution received from Mr. Jay Gill. Mayor Pacheco requested moving this item to the next meeting in order to seek guidance from the California Fair Political Practices Commission (FPPC) to determine whether her recusal is required, due to a potential conflict of interest.

Motion to move this item to the next Council meeting made by Councilmember Dhaliwal, Seconded by Councilmember Hall.
Ayes: Dhaliwal, Hall, Yep, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

B. **SUBJECT:** Award of Contract for the Kerman FY25/26 Streets Rehabilitation Project to Dave Christian Construction Co., Inc. (JG)

RECOMMENDATION: Council adopt the resolution:

1. Awarding the Kerman FY25/26 Streets Rehabilitation Project to Dave Christian Construction Co., Inc. in the amount of $1,195,829.08; and

2. Authorizing a 10% construction contingency in the amount of $119,580.00; and

3. Authorizing the City Manager to sign the construction contract on behalf of the City; and

4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City. **- Res. 26-48**

Motion made by Councilmember Hall, Seconded by Councilmember Dhaliwal.
Ayes: Hall, Dhaliwal, Yep, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

C. **SUBJECT:** Establishing Appropriations Limit for Fiscal Year 2026/2027 (JA)

RECOMMENDATION: Council by motion adopt a resolution establishing the Appropriations Limit for Fiscal Year 2026/2027. **- Res. 26-49**

Motion made by Mayor Pro Tem Yep, Seconded by Councilmember Dhaliwal.
Ayes: Yep, Dhaliwal, Hall, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

City Council recessed and convened as the Kerman Public Finance Authority (PFA) at 6:49 p.m.

D. **SUBJECT:** Resolution Adopting the Fiscal Year 2026/2027 Kerman Public Finance Authority Budget (JA)

RECOMMENDATION: Council approve resolution adopting Fiscal Year 2026/2027 Kerman Public Finance Authority Budget. **- PFA Res. 26-01**

Motion made by Board Member Yep, Seconded by Board Member Dhaliwal.
Ayes: Yep, Dhaliwal, Hall, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

PFA adjourned and reconvened as City Council at 6:52 p.m.

E. **SUBJECT:** 250-80 Anniversary Banner Project (JAJ)

RECOMMENDATION: Council adopt resolution approving the "250-80" Anniversary Banner Project. **- Res. 26-50**

Motion to made by Councilmember Dhaliwal, Seconded by Councilmember Hall.
Ayes: Dhaliwal, Hall, Yep, Pacheco
Noes: None
Abstain: None
Absent: Herrera
Motion passes 4-0-0-1.

8. CITY MANAGER/STAFF COMMUNICATIONS

9. MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS

10. CLOSED SESSION – None.

11. ADJOURNMENT – 7:07 p.m.

MINUTES CERTIFICATION

I, Dalia Santana-Zamudio, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at City Hall, 850 S. Madera Ave, Kerman, CA.

Date: June 25, 2026 /s/ Dalia Santana-Zamudio, City Clerk

Accounts Payable

Checks by Date - Summary by Check Date

User: VSandoval
Printed: 7/1/2026 10:25 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	06/12/2026	11,534.54
ACH	10517	FEDERAL TAXES PAYROLL	06/12/2026	67,191.69
ACH	10518	KERMAN POLICE OFFICERS ASSN	06/12/2026	762.75
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	06/12/2026	277.50
ACH	10520	ICMA-RC	06/12/2026	3,884.56
ACH	10522	CALPERS	06/12/2026	48,441.76
			Total for 6/12/2026:	132,092.80
ACH	10644	US BANK EQUIPMENT FINANCE	06/17/2026	710.78
35036	11493	24 / 7 PET VETS	06/17/2026	162.90
35037	12538	AMERITAS GROUP INSURANCE CORP	06/17/2026	455.00
35038	10040	AT&T MOBILITY	06/17/2026	4,513.28
35039	11917	BLAIS & ASSOCIATES LLC	06/17/2026	6,350.00
35040	12348	BRADY INDUSTRIES	06/17/2026	61.03
35041	10061	BSK ASSOCIATES	06/17/2026	55.00
35042	10078	CALIFORNIA STATE DISBURSEMENT	06/17/2026	969.23
35043	12844	CALIFORNIA STATE DISBURSEMENT (	06/17/2026	161.53
35044	13004	ANNA CARLILE	06/17/2026	150.00
35045	10564	CITY OF KERMAN	06/17/2026	648.50
35046	11498	COMCAST CABLE COMMUNICATIONS	06/17/2026	743.57
35047	10109	AUDITOR CONTROLLER/TREASURER	06/17/2026	565.00
35048	10128	DEPARTMENT OF JUSTICE	06/17/2026	710.00
35049	10139	DOOLEY ENTERPRISES INC	06/17/2026	3,488.30
35050	11212	STEVEN EVSEFF	06/17/2026	160.00
35051	11550	FRESNO COUNTY SHERIFFS OFFICE -	06/17/2026	137.00
35052	12379	GILL CHEVROLET	06/17/2026	1,031.36
35053	11358	GREAT AMERICA FINANCIAL SERVICI	06/17/2026	282.49
35054	10371	TIM J LAW	06/17/2026	800.00
35055	12913	ERANDY MIRANDA	06/17/2026	150.00
35056	11965	MISSION UNIFORM SERVICE	06/17/2026	1,100.59
35057	10282	OFFICE DEPOT	06/17/2026	501.85
35058	10286	O'REILLY AUTOMOTIVE INC	06/17/2026	2,961.86
35059	10289	P.G.& E.	06/17/2026	2,630.00
35060	12523	PAMOIST PET HOSPITAL	06/17/2026	1,613.02
35061	10301	PETTY CASH	06/17/2026	277.93
35062	10309	PROFORCE LAW ENFORCEMENT	06/17/2026	251.73
35063	12808	QUADIENT FINANCE USA INC	06/17/2026	882.44
35064	10596	RED WING BUSINESS ADVANTAGE AC	06/17/2026	520.32
35065	12763	ROLLIN EE'S LLC	06/17/2026	200.00
35066	13003	MADISON SALAZAR	06/17/2026	450.00
35067	12408	SAN JOAQUIN AUTO ELECTRIC INC	06/17/2026	167.94
35068	12581	TATES TSHIRT DESIGNS AND PRINTS,	06/17/2026	174.36
35069	10363	THE BUSINESS JOURNAL	06/17/2026	1,684.00
35070	10754	THE HOME DEPOT PRO-SUPPLY WORI	06/17/2026	523.65
35071	12847	ADRIANA TOPETE	06/17/2026	300.00
35072	10391	VALLEY FARM SUPPLY STORES	06/17/2026	1,805.47

Check No	Vendor No	Vendor Name	Check Date	
35073	12290	VERIZON	06/17/2026	87.52
35074	10406	WEST HILLS OIL INC	06/17/2026	8,337.67
			Total for 6/17/2026:	46,775.32
35076	12537	AMERITAS GROUP INSURANCE CORP	06/25/2026	1,245.45
35077	10504	AUTOZONE	06/25/2026	378.09
35078	11324	AVISON CONSTRUCTION INC	06/25/2026	663,788.01
35079	12878	BAL GENERAL CONSTRUCTION	06/25/2026	4,013.40
35080	12382	SHANNON BARRETT	06/25/2026	21.17
35081	10054	BLUE SHIELD OF CALIFORNIA	06/25/2026	194.50
35082	10061	BSK ASSOCIATES	06/25/2026	160.00
35083	10617	C A REDING CO INC	06/25/2026	84.26
35084	11218	CENTRAL VALLEY TIMING	06/25/2026	300.00
35085	10092	CENTRAL VALLEY TOXICOLOGY INC	06/25/2026	231.00
35086	12579	CITY OF COALINGA	06/25/2026	767.69
35087	10452	CITY OF FRESNO WMD	06/25/2026	400.75
35088	10114	CROWN SHORT LOAD CONCRETE	06/25/2026	2,564.18
35089	11874	CSG CONSULTANTS INC	06/25/2026	11,245.25
35090	12831	ELITE CHARTERS & TOURS LLC	06/25/2026	510.00
35091	12379	GILL CHEVROLET	06/25/2026	294.32
35092	11358	GREAT AMERICA FINANCIAL SERVICI	06/25/2026	748.37
35093	12187	HAMNER JEWELL & ASSOCIATES	06/25/2026	120.00
35094	13008	GISELLE ALIEDA HERNANDEZ SALAZ	06/25/2026	150.00
35095	12959	HYPHEN, A DIVISION OF TWO Q INC	06/25/2026	7,850.00
35096	11923	JOE A GONSALVES & SON	06/25/2026	1,250.00
35097	10485	JP AIR CONDITIONING & HEATING	06/25/2026	750.00
35098	12128	JS TOWING	06/25/2026	795.00
35099	10371	TIM J LAW	06/25/2026	800.00
35100	10250	LIEBERT CASSIDY WHITMORE	06/25/2026	48.50
35101	10252	LITHIA FORD OF FRESNO	06/25/2026	289.94
35102	12797	ERENDIRA LOPEZ	06/25/2026	150.00
35103	10335	MADERA FORD	06/25/2026	289.68
35104	11965	MISSION UNIFORM SERVICE	06/25/2026	49.83
35105	12704	STEPHANIE MULLIGAN	06/25/2026	50.00
35106	10282	OFFICE DEPOT	06/25/2026	1,777.72
35107	10289	P.G.& E.	06/25/2026	31,120.13
35108	12523	PAMOIST PET HOSPITAL	06/25/2026	218.00
35109	12082	PERFORMANCE AUTOMATION CO IN(	06/25/2026	680.00
35110	12053	R & L MUSIC ENT	06/25/2026	150.00
35111	10324	RIVERSIDE NURSERY & LANDSCAPE	06/25/2026	163.26
35112	12475	SAN JOAQUIN PEST CONTROL	06/25/2026	105.00
35113	10862	SIGNMAX	06/25/2026	113.76
35114	11650	SITEONE LANDSCAPE SUPPLY, LLC	06/25/2026	1,462.88
35115	12368	SPECIALTY HOSE EXPRESS LLC	06/25/2026	182.16
35116	10703	STATE WATER RESOURCES CONTROL	06/25/2026	82,500.00
35117	11460	SUPERIOR POOL PRODUCTS LLC	06/25/2026	2,068.33
35118	12581	TATES TSHIRT DESIGNS AND PRINTS,	06/25/2026	107.18
35119	10754	THE HOME DEPOT PRO-SUPPLY WORI	06/25/2026	631.73
35120	11502	TIREHUB LLC	06/25/2026	992.46
35121	10401	WALLYS TIRE AND WHEEL	06/25/2026	237.77
35122	10406	WEST HILLS OIL INC	06/25/2026	1,811.06
35123	10413	YAMABE & HORN ENGINEERING INC	06/25/2026	146,567.96
35124	12267	IRENE ZAMORA	06/25/2026	150.00
			Total for 6/25/2026:	970,578.79

Check No	Vendor No	Vendor Name	Check Date	
ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	06/26/2026	11,312.19
ACH	10517	FEDERAL TAXES PAYROLL	06/26/2026	64,257.56
ACH	10518	KERMAN POLICE OFFICERS ASSN	06/26/2026	738.50
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	06/26/2026	277.50
ACH	10520	ICMA-RC	06/26/2026	6,359.92
			Total for 6/26/2026:	82,945.67
			Report Total (100 checks):	1,232,392.58

PAY PERIOD: June 07, 2026 - June 27, 2026

	Salary	RETRO PAY & OTHER	OVERTIME		HOLIDAY at 1/2 TIME		STANDBY		GROSS SALARY	COMP TIME EARNED
			Hours	Amount	Hours	Amount	Hours	Amount		
Grand Total	$ 270,007.47	$ 5,209.44	357.79	$ 17,956.61	-	$ -	137.00	$ 2,537.78	$ 296,295.18	66.01

STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Dalia Santana-Zamudio, City Clerk

SUBJECT: Contract Agreement with General Code, LLC for the Continuation of Codification Services from June 1, 2026 to May 31, 2027 (DSZ)

RECOMMENDATION: Council adopt resolution approving new agreement with General Code, LLC for the continuation of codification services and authorizing the City Manager to sign the agreement.

EXECUTIVE SUMMARY:

Council approved a contract agreement with Code Publishing Inc. for the supplement update service of the Kerman Municipal Code on September 11, 2006. Code Publishing has since become General Code, LLC and will now be transitioning the City's code to their new platform, eCode 360. The parties have negotiated a new agreement with an initial term to commence on June 1, 2026.

The new quote from General Code has an annual renewal amount of $1,195 for annual licensing, web hosting, posting of new legislation between regular Code supplements and the PubDocs Module. This does not include the cost for codifying new legislation. The new rate would be about a 43% increase or $365.

FISCAL IMPACT:

Increase of $365.00 to funds already incorporated in the budget 2026/2027.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 26-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING NEW AGREEMENT WITH GENERAL CODE FOR THE CONTINUATION OF CODIFICATION SERVICES AND AUTHORIZING THE CITY MANAGER TO SIGN THE AGREEMENT

WHEREAS, the City signed a contract agreement contract agreement with Code Publishing for the supplement update service of the Kerman Municipal Code on September 11, 2006, and

WHEREAS, General Code is requesting a new agreement, and the parties have negotiated a new agreement; and

WHEREAS, the Kerman Municipal Code is a valuable tool that provides public information, resources, and notifications, and

WHEREAS, the new annual amount would be an annual flat fee of $1,195 not including the cost for codifying new legislation, and

WHEREAS, the City desires to accept the new agreement with General Code for the continuation of codification services.

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

1. The foregoing recitals are true and correct.

2. The City Council hereby approves the new General Code, LLC Agreement attached hereto and incorporated by reference as **Exhibit 'A'** and authorizes the City Manager to execute same.

3. This new agreement supersedes any and all prior agreements.

4. This resolution shall be effective immediately upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 8th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk







Agreement for Supplementation Services

PREPARED FOR:

Kerman, California

PREPARED BY:

Taylor Kelly

Sales Support Specialist

TKelly@generalcode.com

585-761-0162

DATE:

June 9, 2026

06/09/2026

Dalia Santana Zamudio
Deputy City Clerk
City of Kerman
850 S Madera Avenue
Kerman, CA 93630

Dear Dalia,

The enclosed Agreement provides for the continuation of codification services as provided by General Code, LLC® from June 1, 2026, to May 31, 2027. If you'd like to adjust these dates, just let me know and I can send you an updated copy. If the city would prefer a different term length, let me know and I can discuss our options with my team.

If the terms outlined in this Agreement are acceptable, please have your signatory sign the last page and return it to me. We will provide you with a fully executed copy for your records once we sign.

We look forward to our continued work with Kerman and your office on this very important project. Thank you for your continued assistance.

Very truly yours,



Taylor Kelly

Scope of Services

Kerman, California
June 1, 2026 – May 31, 2027

General Code shall continue to provide electronic updates, supplement services, and online hosting services to Kerman, California.

Supplements

General Code's supplementation service includes, but is not limited to, codification of new ordinances, creation of files for a web-based code, publishing of supplements to the printed code, and code archiving.

The work on your supplement specifically focuses on the new legislation being incorporated with each supplement. For each supplement we provide project management, recordkeeping, processing, professional review of new legislation, and consult throughout the project. Our goal is to make the information easily accessible without altering in any way the meaning of what was originally adopted. As part of our process for new legislation, we will:

- Acknowledge receipt of all materials
- Verify adoption of all legislation, including date of action by governing body
- Review legislation and distinguish between Code and non-Code material
- Update record of legislation received and its disposition (Disposition List)
- Request any missing legislation/missing pages
- Determine proper placement of legislation within Code
- Impose or utilize the adopted flexible section numbering system that allows for later changes
- Create/modify chapter, article and/or section titles
- Add historical annotations
- Add any necessary cross references
- Include editorial notes to sections that require additional explanation
- Correct any misspellings so that searchability in eCode360 is not compromised
- Impose a distinctive style for definitions, to aid Code user in quickly finding the meaning of a particular term
- Maintain legislative integrity by following the original tables and graphics and, where necessary, improving the presentation so that the information contained therein is easily accessible
- Impose standard internal section organizational hierarchy consistent with the rest of the Code
- Impose standard style conventions consistent with the rest of the Code, i.e., number citation, capitalization, nonsubstantive grammar and punctuation, internal and statutory reference citation

- Confirm accuracy of internal references; correct as necessary and appropriate
- Confirm accuracy of statutory references; correct as necessary and appropriate
- Read and review for missing wording; internal conflicts
- Notify client of any issues and concerns noted and work together to determine appropriate resolution
- Update to Premium eCode360

eCode360 Premium Online

Our *eCode360* platform is designed specifically to house codified laws and municipal information. *eCode360*'s intuitive design, responsive navigation, and robust search functionality drive performance and user satisfaction.

Simple for Everyone

eCode360 offers a user experience that's simple and intuitive. Our easy-to-use, uncluttered interface allows users to access, search and share Code sections with incredible speed and precision on desktop and mobile devices. It provides the power to communicate information to everyone in your municipality like never before.

24/7/365 Access and Security

General Code supports your community through technologies that transform your users' experience and empower your community to access, navigate and share your Code in exciting new ways. Our *eCode360* platform was designed by our own in-house team of software engineers, experts who understand the importance and value of simplifying how you access and use your Code, generating an impressive 71,000 users a day while boasting an incredible uptime average of 99.9%. *eCode360* is available 24/7, 365 days a year.

eCode360 is hosted on Amazon Web Services (AWS)'s EC2, which has an uptime guarantee of 99.99%. Our servers are backed up using IT industry best practices, taking advantage of multiple redundancies and regions within AWS. In addition to a robust disaster recovery plan, we have taken steps to avoid disaster by building *eCode360* from the ground up to be secure and scalable. The system is designed and engineered to minimize the possibility of intrusion and uses multiple leading-edge technologies to harden and secure the service.

eCode360 is our proprietary platform *and* does not require any Folio installation or licenses.

Maintenance and Updates

eCode360 is maintenance-free for our users. General Code employs a team of software developers, web application developers and system administrators who maintain and update the platform to give you an intuitive and seamless experience with your Code. Each time your Code is supplemented, General Code will automatically update your *eCode360* to reflect any changes that were made to the Code.

Premium *eCode360* includes the following features:	
New Laws	Between regular Code supplements, General Code will temporarily post PDF copies of new legislation to your online Code
Custom Settings for Admin Users	Control the look of your *eCode360* by selecting custom colors and accents, and uploading a custom banner or photo
Easy and Flexible Searching	Search by key words, phrases, section numbers and more
Electronic Index	A comprehensive list of key words and phrases to speed searching
Dynamic Table of Contents	Users can find the information they need and see their current location with a table of contents that moves as users browse
Email or Share Links	Email a link to a specific Code section or share via social media
Printing	Print with user-friendly functionality and a variety of user options
Bookmarking Searches	Save "favorites" to quickly return to sections of the Code
Archive View	View a permanent archive of your Code, updated with each supplement
"Sticky" Table Headers	Table headers remain stationary as you scroll
Translate	Users can view your Code in more than 100 additional languages
***eCode360* Search App**	Use your mobile device to search your Code
Linked New Laws	As new legislation is posted, we will add links from the New Laws section of *eCode360* to the affected Code chapters or articles
Public and Private Notes	Create personalized links and annotations within the Code
Multicode Search	Search across multiple Codes by municipality, geographic region, government type or population to find sample legislation or other Code content for zoning use, legal cases or historical research
Download to Word	Administrative users can download Code text to a Microsoft Word document to edit and track changes when drafting new legislation
Download to PDF	Public users can directly download Code text to a PDF document
New Laws Indicator	Code Change Indicators help users identify sections of your Code that have been changed and provide links to the new legislation
Advanced Search	Search across the Code, Public Documents, New Laws and Notes using an intuitive query tool and filtering system to quickly pinpoint the most relevant information
Customizable Titles	Administrative users can add customized titles and comments to your legislation in New Laws
eAlert	Public users can sign up to receive notifications of changes in the Code
PubDocs Module	Post non-Code documents along with your online Code

Supplementation Costs

Supplement Service

Editorial rate	$23.50 per page
Index rate	$7.00 per page
Graphics, maps, tables, diagrams (additional charge per page)	$15.00 per page
Small Supplement charge – supplements under 10 pages	$100.00 per supplement
Printed supplement pages	$0.15 per impression
PDF creation – supplemented pages only	$0.00 (new PDF-only pages charged at editorial rate)
PDF creation – full code with supplement pages incorporated	$75.00 per hour
Shipping and handling	at cost

Ongoing Service Costs

eCode360 Online Code

eCode360 Premium Annual Maintenance	$1,195.00

The maintenance fee is an annual recurring flat fee that begins following the initial posting of *eCode360*. Therefore, we recommend that the city budget for this service each year. The fee covers annual licensing, web hosting, posting of new legislation between regular Code supplements and the PubDocs Module. Please note that this does not include the cost for codifying new legislation.

Above prices are valid for the first year of services. Thereafter, fees may be increased annually consistent with the Producer Price Index for Publishing Industries, published by the U.S. Dept. of Labor.

Authorization Agreement

Kerman, California hereby agrees to the procedures set forth in the attached description of services dated June 9, 2026.

Kerman, California hereby agrees to the procedures outlined above, and to General Code's Terms and Conditions, which are located here: Terms and Conditions

Kerman, CA

By: _____ Witnessed by: _____

Title: _____ Title: _____

Date: _____ Date: _____

General Code, LLC

By: _____ Witnessed by: _____

Title: _____ Title: _____

Date: _____ Date: _____

This document serves both as a proposal and as an agreement. To accept this proposal and delegate authority to General Code to administer the project, complete the form above, including authorized signatures.

STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Jerry Jones, Community Development Director

SUBJECT: Third Amendment to Agreement with CSG Consultants, Inc. for Building and Safety Services (JJ)

RECOMMENDATION: Council by motion adopt a resolution approving Amendment No. 3 to the Agreement with CSG Consultants, Inc for Building and Safety Services.

EXECUTIVE SUMMARY:

On August 9, 2023 City Council approved a second amendment to the agreement (Agreement) with CSG Consultants, Inc. (Consultant) to provide building and safety services including certified Building Official, Building Inspector, and Plan Review services for the City through June 30, 2026, including an adjustment to service rates.

City staff has been satisfied with the services delivered by the Consultant under the current Agreement. CSG staff works diligently in concurrence with City staff, City Engineer, Fire Marshal, and other County and State agencies to ensure public safety as it relates to construction activities within the City. Staff is recommending approval of an amendment to the Agreement with changes to the compensation and term of agreement necessary to meet the Department's needs. This third amendment to the Agreement will take into account the Consultant's market rate adjustments necessary to provide the City with undisrupted building and safety services.

The Agreement will be subject to the terms listed below and as further defined in the third amendment to the Agreement attached as **Exhibit 'A'** of **Attachment 'A'**.

1. Term. Three years ending on June 30, 2029, subject to any earlier termination in accordance with the Agreement.

2. Compensation. Per the fee schedule included in **Exhibit 'A'** to **Attachment 'A'**. Consultant will be entitled to a rate increase based on the change in the Consumer Proce Index for the region on July 1st of each year.

FISCAL IMPACT:

Building and safety services are accounted for in the annual City Budget. Building and safety services are largely driven by construction and development activities, which generate revenues collected as part of permit fees.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING AMENDMENT NO. 3 TO THE AGREEMENT WITH CSG CONSULTANTS, INC. FOR BUILDING AND SAFETY SERVICES

WHEREAS, the City of Kerman requires professional support services; and

WHEREAS, on March 25, 2020, the City of Kerman (City) entered into an agreement with CSG Consultants, Inc. (Consultant) for building and safety services; and

WHEREAS, a First Amendment to the Agreement was approved and expired on June 30, 2023, yet, funds were allocated in the FY 23/24 City budget to continue the services provided by Consultant; and

WHEREAS, on August 9, 2023, the City Council approved a Second Amendment to continue CSG services through June 30, 2026, and

WHEREAS, City and Consultant now desire to further extend the term of the Agreement through June 30, 2029, and adopt new service rates.

NOW, THEREFORE, the Kerman City Council resolves as follows:

SECTION 1. The foregoing recitals are true and correct and incorporated by reference.

SECTION 2. The Council approves Amendment No. 3 to the Agreement with CSG Consultants Inc. for Building and Safety Services and the updated Rate and Fee Schedule, attached hereto as **Exhibit 'A'** and incorporated by reference effective July 1, 2026.

SECTION 3. The City Manager or his/her designee is authorized to execute Amendment No. 3.

SECTION 4. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regularly scheduled meeting held on the 8th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Exhibit ‘A’

The final amendment will be presented to Council during the July 8, 2026 City Council meeting.

STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Public Hearing and Approval of Resolution Confirming Diagram and Assessments for the Annual Levy, 2026-2027, for Landscaping and Lighting District No. 1 (JG)

RECOMMENDATION: Council conduct a public hearing, receive public testimony, and adopt resolution confirming the diagram and assessments for Landscaping and Lighting District No. 1 for the 2026-2027 annual levy in the amounts specified and authorize the City Clerk to record the diagram and assessment with the Fresno County Auditor-Controller.

EXECUTIVE SUMMARY:

The Landscape and Lighting District No. 1 (LLD) serves to maintain public landscaping in median islands and landscape strips along major streets as well as pay for street lighting costs. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes. There are currently 16 sub-areas within the LLD including Tract Nos. 6447 and 6430 annexed to the Landscape and Lighting District No. 1 this past year. The final map for Tract No. 6430 (sub-area 16) has not yet been recorded and therefore is not being levied in fiscal year 2026-27.

The Landscape and Lighting Act of 1972 requires that certain actions be completed by Council prior to levying assessments upon properties within Kerman's LLD. Council has previously adopted resolutions for initiation of proceedings and intention to levy and collect assessments. The final action required of Council is to conduct a public hearing to consider protests to the proposed assessments and to confirm the diagram and assessments. The Engineer's Report, dated June 2026, for the LLD is on file with the City Clerk and contains descriptions of the improvements maintained, boundaries of the district and sub-areas, and proposed assessments per parcel. A map showing the boundaries of the assessment areas is included as **Exhibit 'A'** within the accompanying resolution.

FISCAL IMPACT:

The annual assessments from the LLD are used for maintenance of public landscaping and street lighting. The assessments for Sub-areas 1 through 5 were established prior to the passage of Proposition 218 and therefore cannot be raised without a vote of the property owners. The assessments for Sub-areas 6 through 16 are adjusted annually by the change in the Consumer Price Index (CPI). For 2026, there was a 2.7% increase in the CPI. The assessment for each property within the LLD for FY 26-27 are included in the Engineer's Report on file with the City Clerk.

ATTACHMENTS:

A. Resolution w/ Exhibits

Attachment 'A'

RESOLUTION NO. 26-____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN, CALIFORNIA, CONFIRMING DIAGRAM AND ASSESSMENT FOR THE ANNUAL LEVY FOR 2026-2027 FOR LANDSCAPING AND LIGHTING DISTRICT NO. 1

WHEREAS, the Kerman City Council adopted its Resolution Initiating Proceedings to Levy Annual Assessments for fiscal Year 2026-2027 for Kerman Landscaping and Lighting District (LLD) No. 1 on June 10, 2026, and directed the City Engineer to prepare and file his report with the City Council in accordance with the Landscaping and Lighting Act of 1972, California Streets and Highways Code 22500 et. seq. (also referenced as the "Act"); and

WHEREAS, the City Engineer filed his report with the City Clerk on June 24, 2026, as directed, and the City Council reviewed and approved the report which was duly filed with the City Clerk; and

WHEREAS, a full and detailed description of the improvements, boundaries of the assessment districts and proposed assessment of the lots and parcels within the District are set forth in the City Engineer's Report on file with the City Clerk; and

WHEREAS, on June 24, 2026, the Kerman City Council adopted its Resolution of Intention to Levy and Collect Assessments for maintenance of improvements, as described in the Engineer's Report, for fiscal year 2026-2027; and

WHEREAS, LLD No. 1 serves to maintain public landscaping in median islands and landscape strips along major streets as well as pay for street lighting costs for areas within the LLD; and

WHEREAS, the City Council set and conducted a public hearing at 6:00 P.M. on July 8, 2026, in the Council Chambers of Kerman City Hall on the levy of annual assessments for fiscal year 2026-2027; and

WHEREAS, the City duly gave notice of the public hearing by publication as required by law; and

WHEREAS, on July 8, 2026, the Council held the public hearing on the annual assessments at which time all interested persons were given an opportunity to file written protests and be heard at the public hearing on all matters relevant to the imposition of annual assessments for fiscal year 2026-2027 under Kerman LLD No. 1; and

WHEREAS, for the reasons set forth in this resolution and the Staff Report, the improvements for which the annual assessments are to be levied and collected constitute special benefits to the assessed lots and parcels of land within the District; and

WHEREAS, the levy complies with the Landscaping and Lighting Act of 1972, California Streets and Highways Code 22500 et. seq. and the levies are without regard to property valuation; and

WHEREAS, all proceedings and actions described herein have been performed in compliance with the Landscaping and Lighting Act of 1972, California Streets and Highways Code 22500 et. seq.

NOW, THEREFORE, the City Council of the City of Kerman resolves and orders as follows:

1. That the foregoing recitals are true and correct and incorporated by reference.

2. A majority protest has not been filed against the levy of the annual assessment for LLD No. 1.

3. The Council hereby determines that the territory within the LLD No. 1, whose boundaries are set forth in the Engineer's Report of the City of Kerman LLD No. 1 dated June 2026, and on file with the City Clerk of the City of Kerman will be the territory benefited by the maintenance and servicing of the improvements described in said Engineer's Report.

4. The hearing on said annual levy of assessment was held in accordance with law, all persons filing protests or requesting to speak and who appeared were heard.

5. The Engineer's Report, the Diagram for the assessment district, and the Assessment of the estimated costs of the improvements contained therein and each and every part of said report, is adopted and approved; and the assessment upon the land in LLD No. 1 being found to be in proportion to the benefits to be received from the improvements, are finally approved and confirmed as the assessment to pay the costs of said improvements and the expenses incidental thereto.

6. The Council hereby orders the levy of the assessments described in the Resolution of Intention and the Engineer's Report.

7. The assessment diagram showing the assessment district referred to in said Resolution of Intention and also the subdivisions of land within the District, as contained in said Engineer's Report, is the Diagram of the properties that are to be assessed to pay the District costs.

8. The assessment imposed hereby is an assessment imposed exclusively to finance the costs to maintain public landscaping in median islands and landscape strips along major streets as well as pay for street lighting costs for areas within the LLD.

9. That the assessment imposed is hereby imposed at the assessment rate according to the methodology adopted pursuant to a petition signed by the persons owning all of the parcels subject to the assessment initially imposed, or that the assessment

imposed hereby is imposed at the assessment rate and according to the methodology adopted pursuant to majority voter approval from the voters voting in an election on the issue of such assessment. The set assessment is not based on property valuation.

10. Pursuant to California Streets and Highways Code Section 22641, the City Clerk is authorized and directed to record the Diagram and Assessment or a certified copy thereof as set forth in **Exhibits 'A'** and **'B'** attached to this Resolution with the Fresno County Auditor-Controller as soon as possible and by no later than August 10, 2026, or as otherwise directed by the County Auditor. The City Clerk is authorized to record this Resolution as may be required by the County of Fresno.

11. BE IT FURTHER RESOLVED, that the City Council of the City of Kerman will indemnify, defend and hold harmless the County, the Board of Supervisors and the Auditor-Controller/Treasurer-Tax Collector, their agents and employees against payment of any and all costs and expenses, claims, suits, losses, damages and liability arising from or arising out of any negligent or wrongful acts or omissions of the City, including its council members, officers, agents and employee's in levying and collecting the assessment.

12. The City Clerk with concurrence of the City Attorney and City Manager may make clerical corrections to this Resolution and Exhibits.

13. The City Manager is authorized to execute the Certification of Direct Charges to be filed with the County.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 8th day of July, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

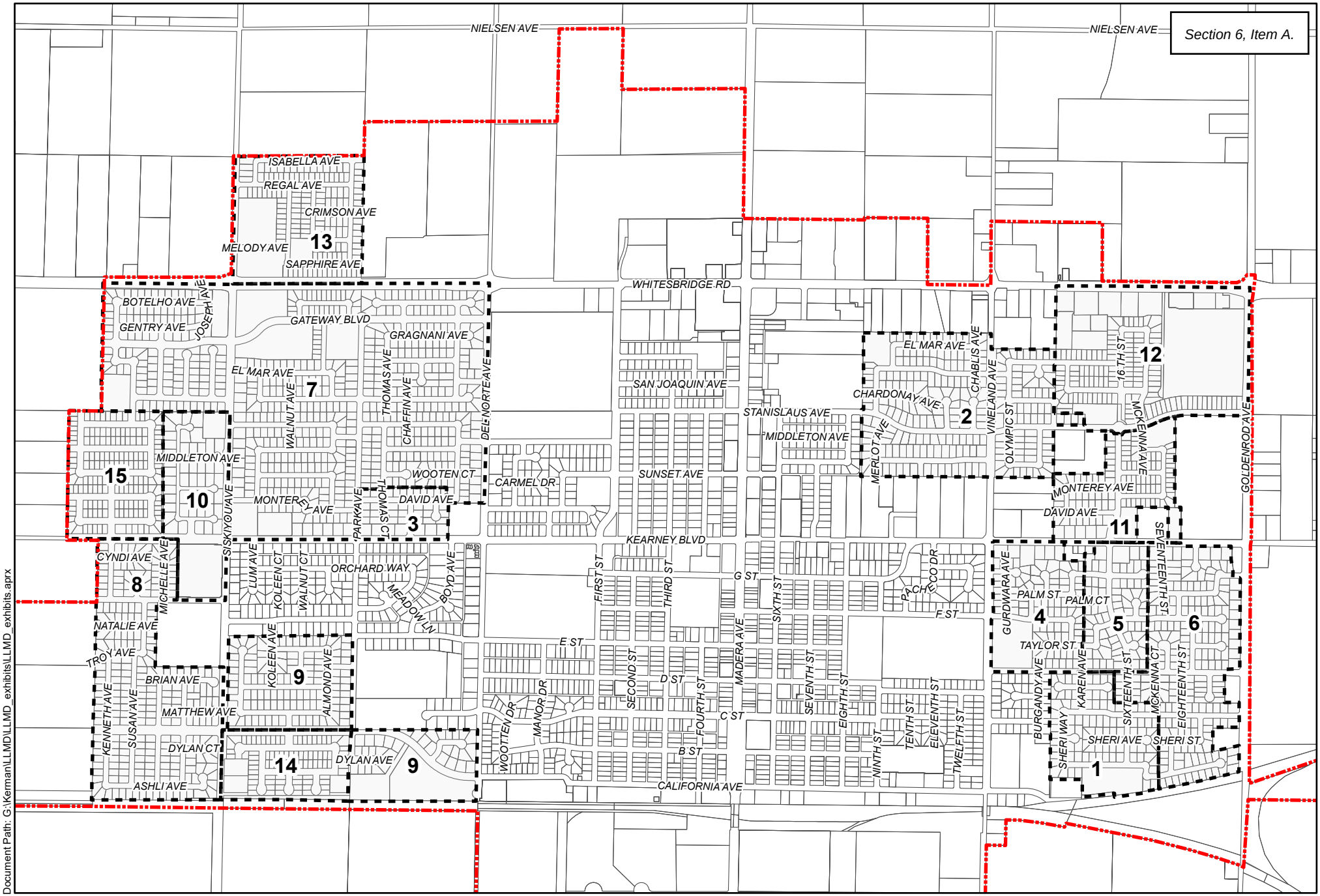
The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Exhibit 'A'



Document Path: G:\Kerman\LLMD\LLMD_exhibits\LLMD_exhibits.aprx

Assessment Area Boundaries

City Limits

0 600 1,200 Feet

ASSESSMENT DIAGRAM OF CITY OF KERMAN LANDSCAPING AND LIGHTING DISTRICT NO. 1

NOTE: FOR A MORE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF THE LOTS, PIECES, PARCELS, AND SUBDIVISIONS OF LANDS SHOWN ON THE ASSESSMENT DIAGRAMS, REFERENCE IS MADE TO BOOK 20 AND 23 OF ASSESSOR'S MAPS, COUNTY OF FRESNO, 2281 TULARE STREET, FRESNO, CALIFORNIA.

Exhibit 'B'

Special District Name:	Kerman Landscaping and Lighting Distict No. 1	
Tax Code #:		6901
APN	**Dollar Amount**	**Tax Code**
02344218S	000005046	6901
02344217S	000005046	6901
02344216S	000005046	6901
02344215S	000005046	6901
02344214S	000005046	6901
02344213S	000005046	6901
02344212S	000005046	6901
02344211S	000005046	6901
02344210S	000005046	6901
02344209S	000005046	6901
02344208S	000005046	6901
02344207S	000005046	6901
02349101S	000005046	6901
02349102S	000005046	6901
02349103S	000005046	6901
02349104S	000005046	6901
02349105S	000005046	6901
02349106S	000005046	6901
02349107S	000005046	6901
02349108S	000005046	6901
02349109S	000005046	6901
02349110S	000005046	6901
02349201S	000005046	6901
02349202S	000005046	6901
02349203S	000005046	6901
02349204S	000005046	6901
02349205S	000005046	6901
02349206S	000005046	6901
02349207S	000005046	6901
02349208S	000005046	6901
02350101S	000008356	6901
02350102S	000008356	6901
02350103S	000008356	6901
02350104S	000008356	6901
02350201S	000008356	6901
02350202S	000008356	6901
02350301S	000008356	6901
02350302S	000008356	6901
02350303S	000008356	6901
02350304S	000008356	6901
02350305S	000008356	6901
02350306S	000008356	6901

02350307S	000008356	6901
02350308S	000008356	6901
02350309S	000008356	6901
02350401S	000008356	6901
02350402S	000008356	6901
02350403S	000008356	6901
02350404S	000008356	6901
02350405S	000008356	6901
02350406S	000008356	6901
02350407S	000008356	6901
02350408S	000008356	6901
02350409S	000008356	6901
02350410S	000008356	6901
02350411S	000008356	6901
02350412S	000008356	6901
02350413S	000008356	6901
02350414S	000008356	6901
02350415S	000008356	6901
02350416S	000008356	6901
02350417S	000008356	6901
02350418S	000008356	6901
02350419S	000008356	6901
02350420S	000008356	6901
02350421S	000008356	6901
02350422S	000008356	6901
02350310S	000008356	6901
02350311S	000008356	6901
02350312S	000008356	6901
02350313S	000008356	6901
02350314S	000008356	6901
02350315S	000008356	6901
02350316S	000008356	6901
02350423S	000008356	6901
02350424S	000008356	6901
02350425S	000008356	6901
02350426S	000008356	6901
02350427S	000008356	6901
02350428S	000008356	6901
02350429S	000008356	6901
02350430S	000008356	6901
02350431S	000008356	6901
02350432S	000008356	6901
02350433S	000008356	6901
02350434S	000008356	6901
02350435S	000008356	6901

02350436S	000008356	6901
02350437S	000008356	6901
02350438S	000008356	6901
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STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Public Hearing and Approval of Resolution Confirming and Ordering Tract 6572 Annexation into Kerman Landscaping and Lighting District No. 1, Area 17, and Establishing a Levy of Assessments for the Annexed Territory (JG)

RECOMMENDATION: Council conduct a public hearing, receive public testimony, and adopt resolution confirming and ordering Tract 6572 annexation into Kerman Landscaping and Lighting District No. 1, Area 17, and establishing a levy of assessments for the annexed territory (JG)

EXECUTIVE SUMMARY:

The City's Landscaping and Lighting District (LLD) No. 1 maintains public landscaping in trails, median islands, and landscape strips along major streets. The revenue from the LLD also pays for street lighting costs for areas within it. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes. There are currently 16 sub-areas within the LLD.

The City Council initiated the process for annexation of Tract 6572 into LLD No. 1 on June 10, 2026. Approval of the proposed Resolution will conclude the process by annexing the 102 lots of a new residential subdivision, proposed by Century Communities of California, LLC (Applicant), into LLD No. 1 and setting a levy at $370.71 per lot.

The Applicant is in the process of submitting a final map for Tract 6572 for approval by the City Council. The final map is phase 2 of the approved Tentative Subdivision Map No. 2023-04 and will be considered as a separate Agenda item at a future meeting. A condition of approval for Tract 6572 requires that the Applicant request annexation to the City's Landscape and Lighting District (LLD). Consistent with this requirement, the Applicant has submitted a petition and waiver to the City requesting annexation into LLD No. 1 and agreeing to the established initial assessment per lot for the fiscal year. The assessments imposed are for maintenance serving the entirety of the Tentative Subdivision Map No. 2023-04 map area and are apportioned on a phase area pro rata basis and further apportioned equally amongst the proposed 102 lots. Thereafter, the property would be subject to the annual levy amounts approved by Council for LLD No. 1 for each fiscal year.

The Applicant is in the process of submitting a final map for Tract 6572, for approval by the City Council, which will be considered as a separate Agenda item at a future meeting. A condition of approval for Tract 6572 requires that Applicant request annexation to the City's LLD.

Consistent with the requirement, the Applicant has submitted a petition and waiver to the City, requesting annexation into LLD No. 1 and agreeing to the initial assessment of $370.71 per lot for the fiscal year. Thereafter, the property would be subject to the annual levy amounts approved by Council for LLD No. 1 for each fiscal year.

The Applicant has also (i) waived certain resolutions, report, notices of hearing, and right of majority protest, and consented to a public hearing and adoption of a Resolution by the City Council ordering annexation and levy of the Property; and (ii) expressly waived any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as may be permitted by the Act. As a result of this waiver, the annexation process can be expedited as no report by the City Engineer is required to be prepared, nor is a ballot and majority protest required.

The attached resolution finds that there is no majority protest by the Applicant, annexes the property into Area 17, of LLD No. 1, and sets the levy at $370.71 per lot for the current fiscal year. Going forward, the annexed property will be subject to the annual levy approved by the City Council every year for all property within LLD No. 1, Area 17.

FISCAL IMPACT:

Each lot that is annexed will pay the established assessment rate per lot. Thereafter, the City Council will approve assessment amounts for Area 17 of the LLD No. 1, which may be adjusted to reflect increases based on the consumer price index.

ATTACHMENTS:

A. Resolution w/Exhibits
B. Petition and Waiver

Attachment 'A'

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN, CALIFORNIA CONFIRMING AND ORDERING TRACT 6572 ANNEXATION INTO LANDSCAPING AND LIGHTING DISTRICT NO. 1, AREA 17, AND ESTABLISHING A LEVY OF ASSESSMENTS FOR THE ANNEXED TERRITORY

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") provides and establishes procedures for annexing properties to an existing Landscaping and Lighting Assessment District; and

WHEREAS, on September 7, 1993 the Kerman City Council established the "Kerman Landscape and Lighting District No. 1" ("LLD No. 1") to levy and collect assessments to cover the cost of maintaining landscaping, irrigation systems and streetlights within the LLD No. 1 public right-of-way; and

WHEREAS, the City Council has determined that, to finance the installation, operation of landscaping, irrigation and lighting improvements which benefit the aforementioned tract and public lands, it should be annexed into the District; and

WHEREAS, not only will annexing this new development into the existing district ensure that all benefitting parcels share equally in the costs to maintain the improvements, but consolidating the benefitting developments into a single assessment district will facilitate their management by the City; and

WHEREAS, the proceedings for the annexation of the aforementioned tract and public lands to the District are authorized by and are conducted pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code; and

WHEREAS, pursuant to Streets and Highways Code section 22608, resolutions, reports, notices of hearing, and the right of majority protest may be waived with the written consent of all landowners of the territory to be annexed; and

WHEREAS, Century Communities of California, LLC, is the landowner of the property proposed for annexation and generally located on the west side of Del Norte Avenue, approximately 500 feet north of Whitesbridge Road, and which is also known as Tract 6572 whose final map will be considered by the City Council as future separate item, as further described or depicted on Exhibit 'A' ("Subject Property"); and

WHEREAS, Century Communities of California, LLC has provided a petition for annexation and written consent to waiver of resolutions, reports, notices of hearing, and the right of majority protest regarding the Subject Property, as well as consenting to the amount of the proposed levy for the fiscal year; and

WHEREAS, as a result, no report by the City Engineer is required to be prepared and filed with the City Clerk which outlines the land to be annexed, etc.; and

WHEREAS, on June 10, 2026 the City Council initiated the process for annexation of the Subject Property in Area 17 of LLD No. 1, and set a public hearing for consideration of the same for July 8, 2026; and

WHEREAS, after holding a public hearing, the City Council now desires to annex the territory of the landowner to existing LLD No. 1; designate the portion of the annexed territory into Area 17 of LLD No. 1 for the property, and set the levy and collection of assessments against the assessable lots and parcels of land for that portion of territory.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.

2. The City Council finds that the hearing on said annexation of territory and levy of assessment was held in accordance with law and all persons desiring to speak were heard, and that there was no majority protest by the property owners of the same.

3. The City Council orders the territory identified in **Exhibit 'A'** annexed into existing assessment district Kerman Landscaping and Lighting District No. 1, Area 17.

4. The hearing on said annual levy of assessment for the District was also held in accordance with law and all persons desiring to speak were heard.

5. The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the levy of and to collect assessments against the assessable lots and parcels of property identified on **Exhibit 'A'** within Area 17 of the existing assessment district designated "Kerman Landscaping and Lighting District No. 1" pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay for the costs and expenses of the improvements for at the assessment rate(s) set forth in **Exhibit 'B'.** Future levies may be adjusted for inflation by the City Council consistent with the formation documents for Kerman Landscaping and Lighting District No. 1 and the Act.

6. The City Council hereby determines that the territory within Area 17 of the District, whose boundaries are set forth in **Exhibit 'A'**, will be the territory benefited by the and servicing of the improvements.

7. The City Council hereby orders the levy of the assessments described in said **Exhibit 'B'**.

8. The City Council finds that the assessment diagram showing the property annexed into the District, be and it is hereby finally approved and confirmed as the diagram of the properties to be assessed to pay the costs of the improvements for that portion of the District, which are identified in **Exhibit 'C'.**

9. The City Clerk shall file the diagram and assessment, as confirmed or certified copy thereof, with the Fresno County Auditor-Controller no later than August 1, 2026.

10. This Resolution shall be effective on July 8, 2026.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regularly scheduled meeting held on the 8th day of July, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Exhibit ‘A’

Legal Description

REAL PROPERTY IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT NO. 6236, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 91 OF PLATS AT PAGES 41 THROUGH 44, FRESNO COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT NO. 6236, NORTH 00°40'48" EAST, A DISTANCE OF 924.53 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°19'12" EAST, A DISTANCE OF 112.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2028.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83°48'10" WEST, THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE (DELTA) OF 00°12'53", AN ARC LENGTH OF 7.60 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1972.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°59'45", AN ARC DISTANCE OF 34.28 FEET; THENCE SOUTH 84°35'02" EAST A DISTANCE OF 56.00 FEET; THENCE, SOUTH 89°19'12" EAST, A DISTANCE OF 203.92 FEET; THENCE, NORTH 00°40'48" EAST, A DISTANCE OF 38.20 FEET; THENCE, SOUTH 89°19'12" EAST, A DISTANCE OF 312.00 FEET; THENCE, SOUTH 00°40'48" WEST, A DISTANCE OF 13.45 FEET; THENCE, NORTH 89°59'46" EAST, A DISTANCE OF 426.36' FEET; THENCE, SOUTH 00°38'17" WEST, A DISTANCE OF 37.92 FEET; THENCE SOUTH 89°21'43" EAST, A DISTANCE OF 206.11 FEET; THENCE SOUTH 00°38'03" WEST, A DISTANCE OF 486.80 FEET; THENCE SOUTH 89°59'46" WEST, A DISTANCE OF 606.41 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°14'15", AN ARC DISTANCE OF 15.92 FEET, TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THOUGH A CENTRAL ANGLE (DELTA) OF 90°48'28", AN ARC DISTANCE OF 79.24 FEET;

THENCE, SOUTH 89°59'46" WEST A DISTANCE OF 376.87 FEET; THENCE, SOUTH 0°40'48" WEST A DISTANCE OF 417.58 FEET; THENCE, SOUTH 89°13'11" WEST A DISTANCE OF 259.33 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID PREMISES, TOGETHER WITH THE FULL RIGHT AND PRIVILEGE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO DEVELOP AND REMOVE THE SAME, AS RESERVED BY WM. G. KERCKHOFF COMPANY, A CORPORATION, IN GRANT DEED RECORDED MAY 27, 1942 IN BOOK 2007, PAGE 206 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID PREMISES, TOGETHER WITH THE FULL RIGHT AND PRIVILEGE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO DEVELOP AND REMOVE THE SAME, AS RESERVED BY WM. G. KERCKHOFF COMPANY, A CORPORATION, IN GRANT DEED RECORDED OCTOBER 27, 1942 IN BOOK 2146, PAGE 416 OF OFFICIAL RECORDS.

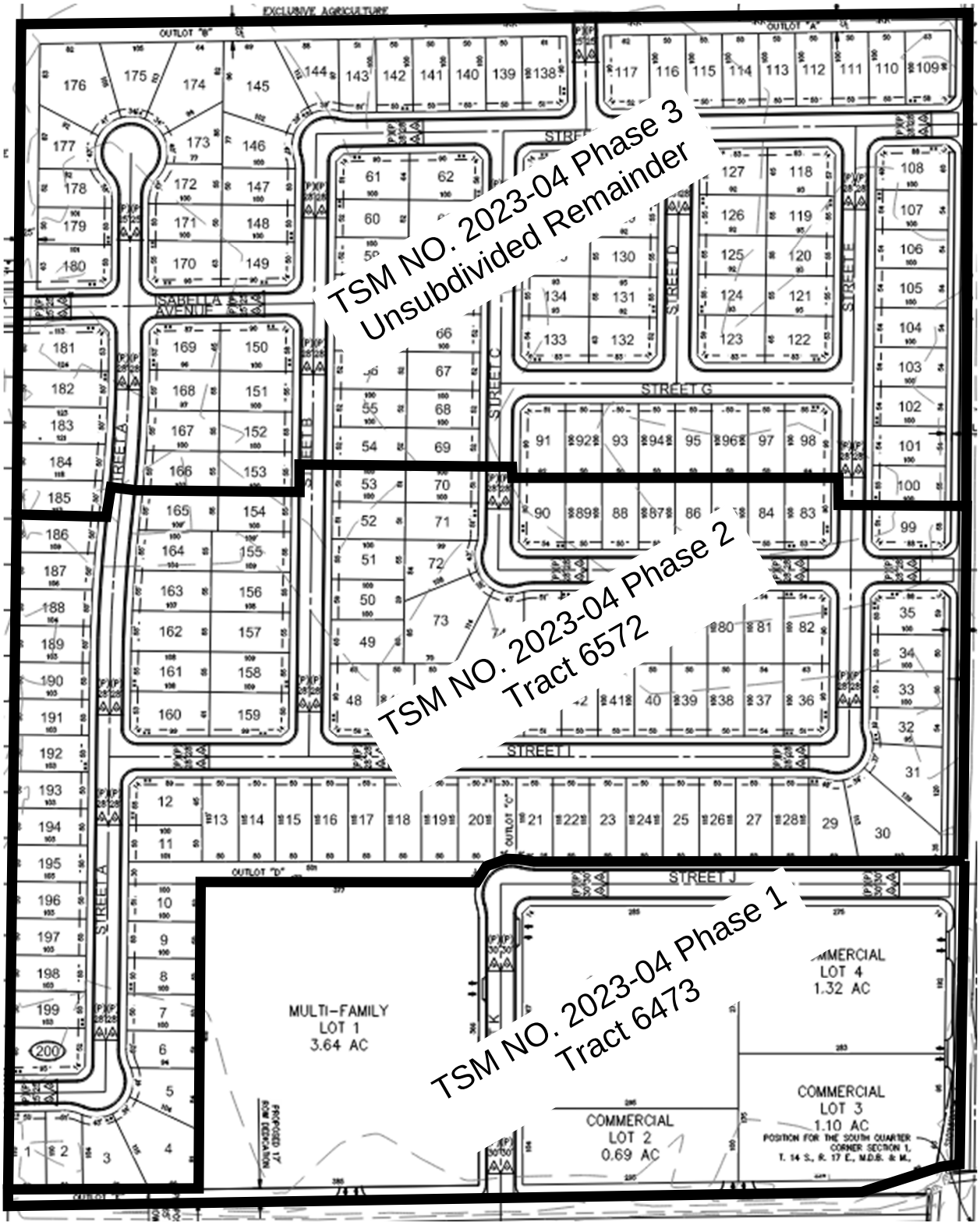
Exhibit 'B'

Lot	Landowner	Proposed Assessment
1	Century Communities of California, LLC	$370.71
2	Century Communities of California, LLC	$370.71
3	Century Communities of California, LLC	$370.71
4	Century Communities of California, LLC	$370.71
5	Century Communities of California, LLC	$370.71
6	Century Communities of California, LLC	$370.71
7	Century Communities of California, LLC	$370.71
8	Century Communities of California, LLC	$370.71
9	Century Communities of California, LLC	$370.71
10	Century Communities of California, LLC	$370.71
11	Century Communities of California, LLC	$370.71
12	Century Communities of California, LLC	$370.71
13	Century Communities of California, LLC	$370.71
14	Century Communities of California, LLC	$370.71
15	Century Communities of California, LLC	$370.71
16	Century Communities of California, LLC	$370.71
17	Century Communities of California, LLC	$370.71
18	Century Communities of California, LLC	$370.71
19	Century Communities of California, LLC	$370.71
20	Century Communities of California, LLC	$370.71
21	Century Communities of California, LLC	$370.71
22	Century Communities of California, LLC	$370.71
23	Century Communities of California, LLC	$370.71
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25	Century Communities of California, LLC	$370.71
26	Century Communities of California, LLC	$370.71
27	Century Communities of California, LLC	$370.71
28	Century Communities of California, LLC	$370.71
29	Century Communities of California, LLC	$370.71
30	Century Communities of California, LLC	$370.71
31	Century Communities of California, LLC	$370.71
32	Century Communities of California, LLC	$370.71
33	Century Communities of California, LLC	$370.71
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38	Century Communities of California, LLC	$370.71

39	Century Communities of California, LLC	$370.71
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42	Century Communities of California, LLC	$370.71
43	Century Communities of California, LLC	$370.71
44	Century Communities of California, LLC	$370.71
45	Century Communities of California, LLC	$370.71
46	Century Communities of California, LLC	$370.71
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48	Century Communities of California, LLC	$370.71
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50	Century Communities of California, LLC	$370.71
51	Century Communities of California, LLC	$370.71
52	Century Communities of California, LLC	$370.71
53	Century Communities of California, LLC	$370.71
54	Century Communities of California, LLC	$370.71
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56	Century Communities of California, LLC	$370.71
57	Century Communities of California, LLC	$370.71
58	Century Communities of California, LLC	$370.71
59	Century Communities of California, LLC	$370.71
60	Century Communities of California, LLC	$370.71
61	Century Communities of California, LLC	$370.71
62	Century Communities of California, LLC	$370.71
63	Century Communities of California, LLC	$370.71
64	Century Communities of California, LLC	$370.71
65	Century Communities of California, LLC	$370.71
66	Century Communities of California, LLC	$370.71
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68	Century Communities of California, LLC	$370.71
69	Century Communities of California, LLC	$370.71
70	Century Communities of California, LLC	$370.71
71	Century Communities of California, LLC	$370.71
72	Century Communities of California, LLC	$370.71
73	Century Communities of California, LLC	$370.71
74	Century Communities of California, LLC	$370.71
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83	Century Communities of California, LLC	$370.71
84	Century Communities of California, LLC	$370.71
85	Century Communities of California, LLC	$370.71
86	Century Communities of California, LLC	$370.71
87	Century Communities of California, LLC	$370.71
88	Century Communities of California, LLC	$370.71
89	Century Communities of California, LLC	$370.71
90	Century Communities of California, LLC	$370.71
91	Century Communities of California, LLC	$370.71
92	Century Communities of California, LLC	$370.71
93	Century Communities of California, LLC	$370.71
94	Century Communities of California, LLC	$370.71
95	Century Communities of California, LLC	$370.71
96	Century Communities of California, LLC	$370.71
97	Century Communities of California, LLC	$370.71
98	Century Communities of California, LLC	$370.71
99	Century Communities of California, LLC	$370.71
100	Century Communities of California, LLC	$370.71
101	Century Communities of California, LLC	$370.71
102	Century Communities of California, LLC	$370.71

Exhibit 'C'


TSM NO. 2023-04 Phase 3
Unsubdivided Remainder
TSM NO. 2023-04 Phase 2
Tract 6572
TSM NO. 2023-04 Phase 1
Tract 6473
MULTI-FAMILY
LOT 1
3.64 AC
COMMERCIAL
LOT 2
0.69 AC
COMMERCIAL
LOT 3
1.10 AC
COMMERCIAL
LOT 4
1.32 AC
ISABELLA AVENUE
STREET A
STREET B
STREET C
STREET D
STREET G
STREET I
STREET J
OUTLOT "A"
OUTLOT "B"
OUTLOT "C"
OUTLOT "D"
EXCLUSIVE AGRICULTURE

CENTURY
COMMUNITIES

RE: Petition (Including Consent And Waiver) Requesting Annexation To Kerman Landscape and Lighting Maintenance District No. 1 (Final Map No. 6572)

Dear City Council of the City of Kerman:

The undersigned landowner does hereby certify under penalty of perjury that the following statements are all true and correct:

1. The undersigned is the landowner identified below and requests and petitions the City Council (the "Council") of the City of Kerman (the "City") for annexation to Kerman Landscape and Lighting Maintenance District No. 1 ("District No. 1") pursuant to the provisions of Landscaping and Lighting Act of 1972 ("Act"), commencing at California Streets and Highways Code section 22500 et seq., and to authorize certain other consents and waivers contained herein. The boundaries of the territory to be annexed are described on Exhibit "A" hereto and by this reference incorporated herein.

2. The landowner hereby certifies that as of the date indicated opposite of the undersigned's signature, the landowner listed herein is the owner of the property within the proposed annexation boundary of District No. 1, (the "Property"), which Property's boundary is further described in Exhibit "A" hereto.

3. The landowner, pursuant to Sections 22607 and 22585 *et seq.* of the Act, hereby requests that proceedings be commenced:

(a) To annex the Property to District No. 1 for the purposes including the following:

- The installation or construction of public lighting, facilities, including, but not limited to, street lights;
- The installation or planting of landscaping, including, but not limited to, street trees, parkways, and median islands;
- The installation or construction of irrigation systems;
- The maintenance and servicing of any of the foregoing.

(b) To authorize the levy of assessments on the Property in accordance with the rate and method of apportionment of District No. 1 to finance the above-mentioned services, incidental expenses and fees; and

(c) To authorize the issuance of bonds for District No. 1 if applicable.

4. In accordance with the provisions of the Act, and specifically Section 22608 for annexation proceedings, resolutions, report, notices of hearing, and right of majority protest shall be waived with written consent of the owners of property within the territory to be annexed, the landowner (i) expressly waives the resolutions, report, notices of hearing, and right of majority protest, and consents to a public hearing and adoption of a Resolution by the City Council ordering annexation and levy of the Property; and (ii) expressly waives any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as may be permitted by the Act.

5. The landowner expressly waives all applicable waiting periods for the election and waives the requirement for analysis, engineer's report, etc., and consents to not having such materials provided to the landowner, and expressly waives any requirements as to the form of the ballot.

6. The landowner acknowledges and agrees that the initial annual levy for the District No. 1, Area 17, is currently $370.71 per parcel, and that the levy may be adjusted by the City in the future consistent with the Act.

7. The undersigned warrants it is the owner of one hundred percent (100%) of the Property. The undersigned warrants that there are no liens or encumbrances on the Property in the favor of any lender, including but not limited to any deeds of trust, mortgages, leases, or liens of a similar nature.

8. The undersigned agrees to execute such additional or supplemental agreements as may be required by the City to provide for any actions and conditions under this petition, including any amount of cash deposit required to pay for the City's costs related to annexing into District No. 1.

9. The undersigned agrees to cooperate with the City, its attorneys and consultants and provide all information and disclosures required by the City regarding the assessment to purchasers of the Property or any part of it.

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IN WITNESS WHEREOF, I hereunto set my hand this 20th day of May, 2026.

OWNER:

CENTURY COMMUNITIES OF CALIFORNIA, LLC

By: _____

W. Allen Bennett, Vice President

The address of the above owner for receiving notices is:

To: CENTURY COMMUNITIES OF CALIFORNIA, LLC
7330 N. Palm Avenue, Suite 106
Fresno, CA 93711
W. Allen Bennett
(559) 439-4464
allen.bennett@centurycommunities.com

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KERMAN THIS 4 DAY OF June, 2026.

_____
Dalia Santana-Zamudio, City Clerk

EXHIBIT A

Legal Description

Real property in the City of Kerman, County of Fresno, State of California, described as follows:

Beginning at the Southeast corner of Tract No. 6236, according to the map thereof recorded in Volume 91 of Plats at Pages 41 through 44, Fresno County Records; thence along the East line of said Tract No. 6236, North 00°40'48" East, a distance of 924.53 feet; thence leaving said East line South 89°19'12" East, a distance of 112.64 feet to the beginning of a non-tangent curve, concave to the Southeast, having a radius of 2028.00 feet, a radial line to said point bears North 83°48'10" West, thence, Northerly along said curve through a central angle (delta) of 00°12'53", an arc length of 7.60 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 1972.00 feet; thence, Northerly along said curve, through a central angle of 00°59'45", an arc distance of 34.28 feet; thence South 84°35'02" East a distance of 56.00 feet; thence, South 89°19'12" East, a distance of 203.92 feet; thence, North 00°40'48" East, a distance of 38.20 feet; thence, South 89°19'12" East, a distance of 312.00 feet; thence, South 00°40'48" West, a distance of 13.45 feet; thence, North 89°59'46" East, a distance of 426.36' feet; thence, South 00°38'17" West, a distance of 37.92 feet; thence South 89°21'43" East, a distance of 206.11 feet; thence South 00°38'03" West, a distance of 486.80 feet; thence South 89°59'46" West, a distance of 606.41 feet, to the beginning of a tangent curve concave to the Northeast and having a radius of 50.00 feet; thence Northwesterly along said curve, through a central angle of 18°14'15", an arc distance of 15.92 feet, to the beginning of a reverse curve having a radius of 50.00 feet; thence Southwesterly along said curve, though a central angle (delta) of 90°48'28", an arc distance of 79.24 feet; thence, South 89°59'46" West a distance of 376.87 feet; thence, South 0°40'48" West a distance of 417.58 feet; thence, South 89°13'11" West a distance of 259.33 feet to the true Point of Beginning.

ALSO EXCEPTING THEREFROM all OIL, GAS AND OTHER HYDROCARBON SUBSTANCES in and under said premises, together with the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as reserved by WM. G. Kerckhoff Company, a corporation, in Grant Deed recorded May 27, 1942 in Book 2007, Page 206 of Official Records.

ALSO EXCEPTING THEREFROM all OIL, GAS AND OTHER HYDROCARBON SUBSTANCES in and under said premises, together with the full right and privilege to the grantor, its successors and assigns, to develop and remove the same, as reserved by WM. G. Kerckhoff company, a corporation, in Grant Deed recorded October 27, 1942 in Book 2146, Page 416 of Official Records.

STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Public Hearing and Approval of Resolution Confirming and Ordering Tract 6473 Annexation into Kerman Landscaping and Lighting District No. 1, Area 18, and Establishing a Levy of Assessments for the Annexed Territory (JG)

RECOMMENDATION: Council conduct a public hearing, receive public testimony, and adopt resolution confirming and ordering Tract 6473 annexation into Kerman Landscaping and Lighting District No. 1, Area 18, and establishing a levy of assessments for the annexed territory (JG)

EXECUTIVE SUMMARY:

The City's Landscaping and Lighting District (LLD) No. 1 maintains public landscaping in trails, median islands, and landscape strips along major streets. The revenue from the LLD also pays for street lighting costs for areas within it. All new developments are annexed into the LLD and charged an annual assessment that is collected with property taxes. There are currently 16 sub-areas within the LLD.

The City Council initiated the process for annexation of Tract 6473 into LLD No. 1 on June 10, 2026. Approval of the proposed resolution will conclude the process by annexing the 5 lots of a commercial and multi-family final map, proposed by H&T Investments, LP (Applicant), into LLD No. 1 and setting levies as follows:

Lot 1 = $4,912.76

Lot 2 = $1,809.65

Lot 3 = $2,915.91

Lot 4 = $3,447.36

Lot 5 = $9,512.07

The Applicant is in the process of submitting a final map for Tract 6473 for approval by the City Council. The final map is phase 1 of the approved Tentative Subdivision Map No. 2023-04 and will be considered as a separate Agenda item at a future meeting. A condition of approval for Tract 6473 requires that the Applicant request annexation to the City's Landscape and Lighting District (LLD). Consistent with this requirement, the Applicant has submitted a petition and waiver to the City requesting annexation into LLD No. 1 and agreeing to the established initial assessment per lot for the fiscal year. The assessments imposed are for maintenance serving

the entirety of the Tentative Subdivision Map No. 2023-04 map area and are apportioned on a phase area pro rata basis and further apportioned on a lot area pro rata basis. Thereafter, the property would be subject to the annual levy amounts approved by Council for LLD No. 1 for each fiscal year.

The Applicant has also (i) waived certain resolutions, report, notices of hearing, and right of majority protest, and consented to a public hearing and adoption of a resolution by the City Council ordering annexation and levy of the Property; and (ii) expressly waived any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as may be permitted by the Act. As a result of this waiver, the annexation process can be expedited as no report by the City Engineer is required to be prepared, nor is a ballot and majority protest required.

The attached resolution finds that there is no majority protest by the Applicant, annexes the property into Area 18, of LLD No. 1, and sets the levy at the established rates for the current fiscal year. Going forward, the annexed property will be subject to the annual levy approved by the City Council every year for all property within LLD No. 1, Area 18.

FISCAL IMPACT:

Each lot that is annexed will pay the established assessment rate. Thereafter, the City Council will approve assessment amounts for Area 18 of the LLD No. 1, which may be adjusted to reflect increases based on the consumer price index.

ATTACHMENTS:

A. Resolution w/Exhibits
B. Petition and Waiver

Attachment 'A'

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN, CALIFORNIA CONFIRMING AND ORDERING TRACT 6473 ANNEXATION INTO LANDSCAPING AND LIGHTING DISTRICT NO. 1, AREA 18, AND ESTABLISHING A LEVY OF ASSESSMENTS FOR THE ANNEXED TERRITORY

WHEREAS, the Landscaping and Lighting Act of 1972 ("Act") provides and establishes procedures for annexing properties to an existing Landscaping and Lighting Assessment District; and

WHEREAS, on September 7, 1993 the Kerman City Council established the "Kerman Landscape and Lighting District No. 1" ("LLD No. 1") to levy and collect assessments to cover the cost of maintaining landscaping, irrigation systems and streetlights within the LLD No. 1 public right-of-way; and

WHEREAS, the City Council has determined that, to finance the installation, operation of landscaping, irrigation and lighting improvements which benefit the aforementioned tract and public lands, it should be annexed into the District; and

WHEREAS, not only will annexing this new development into the existing district ensure that all benefitting parcels share equally in the costs to maintain the improvements, but consolidating the benefitting developments into a single assessment district will facilitate their management by the City; and

WHEREAS, the proceedings for the annexation of the aforementioned tract and public lands to the District are authorized by and are conducted pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code; and

WHEREAS, pursuant to Streets and Highways Code section 22608, resolutions, reports, notices of hearing, and the right of majority protest may be waived with the written consent of all landowners of the territory to be annexed; and

WHEREAS, H&T Investments, LP, is the landowner of the property proposed for annexation generally located at the northwest corner of the Whitesbridge Road and Del Norte Avenue intersection, and which is also known as Tract 6473 whose final map will be considered by the City Council as future separate item, as further described or depicted on **Exhibit 'A'** ("Subject Property"); and

WHEREAS, H&T Investments, LP, has provided a petition for annexation and written consent to waiver of resolutions, reports, notices of hearing, and the right of majority protest regarding the Subject Property, as well as consenting to the amount of the proposed levy for the fiscal year; and

WHEREAS, as a result, no report by the City Engineer is required to be prepared and filed with the City Clerk which outlines the land to be annexed, etc.; and

WHEREAS, on June 10, 2026 the City Council initiated the process for annexation of the Subject Property in Area 18 of LLD No. 1, and set a public hearing for consideration of the same for July 8, 2026; and

WHEREAS, after holding a public hearing, the City Council now desires to annex the territory of the landowner to existing LLD No. 1; designate the portion of the annexed territory into Area 18 of LLD No. 1 for the property, and set the levy and collection of assessments against the assessable lots of land for that portion of territory.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The above recitals are true and correct, and are hereby incorporated herein by this reference.

2. The City Council finds that the hearing on said annexation of territory and levy of assessment was held in accordance with law and all persons desiring to speak were heard, and that there was no majority protest by the property owners of the same.

3. The City Council orders the territory identified in **Exhibit 'A'** annexed into existing assessment district Kerman Landscaping and Lighting District No. 1, Area 18.

4. The hearing on said annual levy of assessment for the District was also held in accordance with law and all persons desiring to speak were heard.

5. The City Council hereby (1) finds that the public interest and convenience requires and (2) declares its intention to order the levy of and to collect assessments against the assessable lots of property identified on **Exhibit 'A'** within Area 18 of the existing assessment district designated "Kerman Landscaping and Lighting District No. 1" pursuant to the provisions of the Act, for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay for the costs and expenses of the improvements for at the assessment rate(s) set forth in **Exhibit 'B'.** Future levies may be adjusted for inflation by the City Council consistent with the formation documents for Kerman Landscaping and Lighting District No. 1 and the Act.

6. The City Council hereby determines that the territory within Area 18 of the District, whose boundaries are set forth in **Exhibit 'A'**, will be the territory benefited by the and servicing of the improvements.

7. The City Council hereby orders the levy of the assessments described in said **Exhibit 'B'**.

8. The City Council finds that the assessment diagram showing the property annexed into the District, be and it is hereby finally approved and confirmed as the diagram of the properties to be assessed to pay the costs of the improvements for that portion of the District, which are identified in **Exhibit 'C'.**

9. The City Clerk shall file the diagram and assessment, as confirmed or certified copy thereof, with the Fresno County Auditor-Controller no later than August 1, 2026.

10. This Resolution shall be effective on July 8, 2026.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regularly scheduled meeting held on the 8th day of July, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Exhibit ‘A’

Legal Description

ADJUSTED PARCEL B OF LOT LINE ADJUSTMENT NO. 2025-01, FURTHER DESCRIBED AS FOLLOWS:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 17, 18, 19 AND 20 OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED JUNE 24, 1912 IN BOOK 8, PAGE 1 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

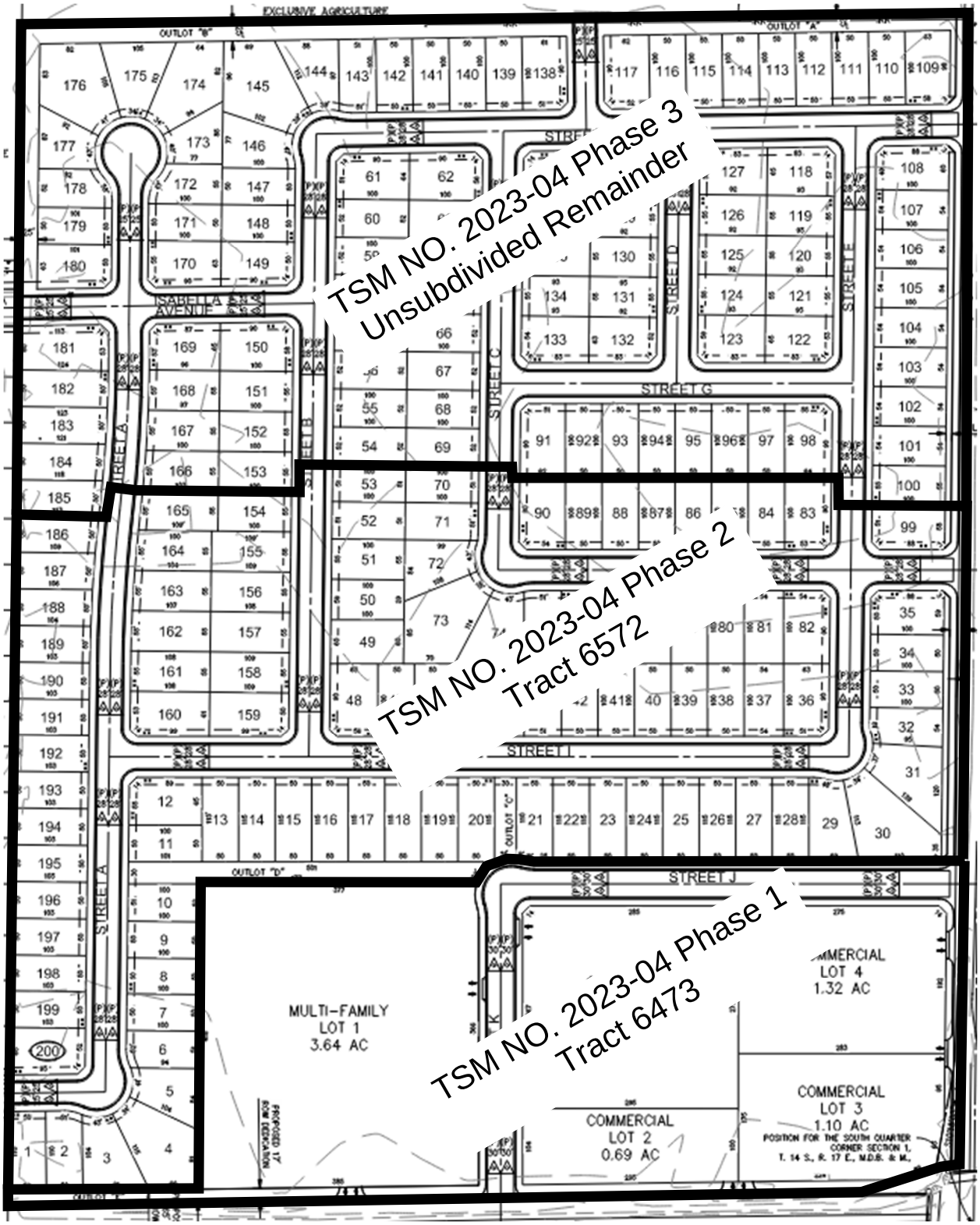
COMMENCING AT THE NORTHEAST CORNER OF THE PROPERTY GRANTED TO THE STATE OF CALIFORNIA BY GRANT DEEDS RECORDED AUGUST 14, 1998, AS DOCUMENT NO. 1998-98113742 AND 1998-98113744 OF OFFICIAL RECORDS FRESNO COUNTY, THENCE ALONG THE NORTH LINE OF SAID GRANT DEEDS, NORTH 89°21’57 WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID GRANT DEEDS, SOUTH 69°46’18” WEST A DISTANCE OF 125.74 FEET; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°13’10 WEST A DISTANCE OF 533.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 89°13’10 WEST ALONG THE NORTHERLY LINE OF THE PROPERTY GRANTED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED AUGUST 14, 1998, AS DOCUMENT NO. 1998-98113741 A DISTANCE OF 650.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE ALONG THE SAID WEST LINE, NORTH 0°40’48” EAST A DISTANCE OF 20.08 FEET; THENCE LEAVING SAID WEST LINE, PARALLEL WITH AND 20.00 FEET NORTHERLY OF SAID NORTH LINE, NORTH 89°13’11” EAST A DISTANCE OF 259.33 FEET; THENCE NORTH 0°40’48” EAST A DISTANCE OF 417.58; THENCE, NORTH 89°59’46” EAST A DISTANCE OF 376.87 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL BEARING OF SOUTH 72°34’27” EAST, AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THOUGH A CENTRAL ANGLE (DELTA) OF 90°48’28”, AN ARC DISTANCE OF 79.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°14’15”, AN ARC DISTANCE OF 15.92 FEET; THENCE NORTH 89°59’46” EAST TO THE EAST LINE OF SAID LOT 17, A DISTANCE OF 586.41 FEET; THENCE SOUTH 0°38’03” WEST ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 411.64 TO THE TRUE POINT OF BEGINNING.

Exhibit 'B'

Lot	Landowner	Proposed Assessment
1	H&T Investments, LP	$4,912.76
2	H&T Investments, LP	$1,809.65
3	H&T Investments, LP	$2,915.91
4	H&T Investments, LP	$3,447.36
5	H&T Investments, LP	$9,512.07

Exhibit 'C'


TSM NO. 2023-04 Phase 3
Unsubdivided Remainder
TSM NO. 2023-04 Phase 2
Tract 6572
TSM NO. 2023-04 Phase 1
Tract 6473
MULTI-FAMILY
LOT 1
3.64 AC
COMMERCIAL
LOT 2
0.69 AC
COMMERCIAL
LOT 3
1.10 AC
COMMERCIAL
LOT 4
1.32 AC
ISABELLA AVENUE
STREET A
STREET B
STREET C
STREET D
STREET G
STREET I
STREET J
OUTLOT "A"
OUTLOT "B"
OUTLOT "C"
OUTLOT "D"

Docusign Envelope ID: 32D3E55A-8CD0-865D-81CC-6544B3ED4BB7

Attachment 'B'

H&T INVESTMENTS, LP
7585 N. Colonial Avenue, Ste. 101
Fresno, CA 93711

RE: Petition (Including Consent And Waiver) Requesting Annexation To Kerman Landscape and Lighting Maintenance District No. 1 (Final Map No. 6473)

Dear City Council of the City of Kerman:

The undersigned landowner does hereby certify under penalty of perjury that the following statements are all true and correct:

1. The undersigned is the landowner identified below and requests and petitions the City Council (the "Council") of the City of Kerman (the "City") for annexation to Kerman Landscape and Lighting Maintenance District No. 1 ("District No. 1") pursuant to the provisions of Landscaping and Lighting Act of 1972 ("Act"), commencing at California Streets and Highways Code section 22500 et seq., and to authorize certain other consents and waivers contained herein. The boundaries of the territory to be annexed are described on Exhibit "A" hereto and by this reference incorporated herein.

2. The landowner hereby certifies that as of the date indicated opposite of the undersigned's signature, the landowner listed herein is the owner of the property within the proposed annexation boundary of District No. 1, (the "Property"), which Property's boundary is further described in Exhibit "A" hereto.

3. The landowner, pursuant to Sections 22607 and 22585 *et seq*. of the Act, hereby requests that proceedings be commenced:

(a) To annex the Property to District No. 1 for the purposes including the following:

- The installation or construction of public lighting, facilities, including, but not limited to, street lights;
- The installation or planting of landscaping, including, but not limited to, street trees, parkways, and median islands;
- The installation or construction of irrigation systems;
- The maintenance and servicing of any of the foregoing.

(b) To authorize the levy of assessments on the Property in accordance with the rate and method of apportionment of District No. 1 to finance the above-mentioned services, incidental expenses and fees; and

(c) To authorize the issuance of bonds for District No. 1 if applicable.

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4. In accordance with the provisions of the Act, and specifically Section 22608 for annexation proceedings, resolutions, report, notices of hearing, and right of majority protest shall be waived with written consent of the owners of property within the territory to be annexed, the landowner (i) expressly waives the resolutions, report, notices of hearing, and right of majority protest, and consents to a public hearing and adoption of a Resolution by the City Council ordering annexation and levy of the Property; and (ii) expressly waives any requirement to have a ballot and majority protest proceeding per Government Code Section 53753 or as may be permitted by the Act.

5. The landowner expressly waives all applicable waiting periods for the election and waives the requirement for analysis, engineer's report, etc., and consents to not having such materials provided to the landowner, and expressly waives any requirements as to the form of the ballot.

6. The landowner acknowledges and agrees that the initial annual levy for the District No. 1, Area 18, is currently as follows:

Lot 1 - $4,912.76

Lot 2 - $1,809.65

Lot 3 - $2,915.91

Lot 4 - $3,447.36

Lot 5 - $9,512.07

and that the levy may be adjusted by the City in the future consistent with the Act.

7. The undersigned warrants it is the owner of one hundred percent (100%) of the Property. The undersigned warrants that there are no liens or encumbrances on the Property in the favor of any lender, including but not limited to any deeds of trust, mortgages, leases, or liens of a similar nature.

8. The undersigned agrees to execute such additional or supplemental agreements as may be required by the City to provide for any actions and conditions under this petition, including any amount of cash deposit required to pay for the City's costs related to annexing into District No. 1.

9. The undersigned agrees to cooperate with the City, its attorneys and consultants and provide all information and disclosures required by the City regarding the assessment to purchasers of the Property or any part of it.

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IN WITNESS WHEREOF, I hereunto set my hand this _9th___ day of _____June_____ 2026.

OWNER:

H&T INVESTMENTS, LP
a California limited partnership

By: HoCo, LLC, its general partner

By: Signed by: George L. Holland III
9862E0E2CC24483...
George Holland, III, Manager

By: Signed by: Dana Holland
18B1F4513FC5437...
Dana Holland, Manager

The address of the above owner for receiving notices is:

To: H&T INVESTMENTS, LP
PO Box 27560
Fresno, CA 93729
Attention: George L. Holland, III
Phone: (559) 492-3543
E-mail: george@hollandnutcompany.com

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF KERMAN THIS 10 DAY OF June, 2026.

Dalia Santana-Zamudio, City Clerk

Docusign Envelope ID: 32D3E55A-8CD0-865D-81CC-6544B3ED4BB7

EXHIBIT A

Legal Description

ADJUSTED PARCEL B OF LOT LINE ADJUSTMENT NO. 2025-01, FURTHER DESCRIBED AS FOLLOWS:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 17, 18, 19 AND 20 OF FRESNO IRRIGATED FARMS CO. TRACT, ACCORDING TO THE MAP THEREOF RECORDED JUNE 24, 1912 IN BOOK 8, PAGE 1 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PROPERTY GRANTED TO THE STATE OF CALIFORNIA BY GRANT DEEDS RECORDED AUGUST 14, 1998, AS DOCUMENT NO. 1998-98113742 AND 1998-98113744 OF OFFICIAL RECORDS FRESNO COUNTY, THENCE ALONG THE NORTH LINE OF SAID GRANT DEEDS, NORTH 89°21'57 WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID GRANT DEEDS, SOUTH 69°46'18" WEST A DISTANCE OF 125.74 FEET; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°13'10 WEST A DISTANCE OF 533.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE SOUTH 89°13'10 WEST ALONG THE NORTHERLY LINE OF THE PROPERTY GRANTED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED AUGUST 14, 1998, AS DOCUMENT NO. 1998-98113741 A DISTANCE OF 650.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE ALONG THE SAID WEST LINE, NORTH 0°40'48" EAST A DISTANCE OF 20.08 FEET; THENCE LEAVING SAID WEST LINE, PARALLEL WITH AND 20.00 FEET NORTHERLY OF SAID NORTH LINE, NORTH 89°13'11" EAST A DISTANCE OF 259.33 FEET; THENCE NORTH 0°40'48" EAST A DISTANCE OF 417.58; THENCE, NORTH 89°59'46" EAST A DISTANCE OF 376.87 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIAL BEARING OF SOUTH 72°34'27" EAST, AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THOUGH A CENTRAL ANGLE (DELTA) OF 90°48'28", AN ARC DISTANCE OF 79.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°14'15", AN ARC DISTANCE OF 15.92 FEET; THENCE NORTH 89°59'46" EAST TO THE EAST LINE OF SAID LOT 17, A DISTANCE OF 586.41 FEET; THENCE SOUTH 0°38'03" WEST ALONG THE EAST LINE OF SAID LOT 17, A DISTANCE OF 411.64 TO THE TRUE POINT OF BEGINNING.

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ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID PREMISES, TOGETHER WITH THE FULL RIGHT AND PRIVEGE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO DEVELOP AND REMOVE THE SAME, AS RESERVED BY WM. G. KERCKHOFF COMPANY, A CORPORATION, IN GRANT DEED RECORDED MAY 27, 1942 IN BOOK 2007, PAGE 206 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID PREMISES, TOGETHER WITH THE FULL RIGHT AND PRIVEGE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO DEVELOP AND REMOVE THE SAME, AS RESERVED BY WM. G. KERCKHOFF COMPANY, A CORPORATION, IN GRANT DEED RECORDED OCTOBER 27, 1942 IN BOOK 2146, PAGE 416 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY HOUSE TRAILER, MODULAR HOME, MOBILE HOME OR MOBILE DWELLING, IF ANY, ON SAID LAND.

STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Award of Contract for the California Avenue Sidewalk Project from 9th Street to Approximately 280 Feet to the East Federal Project No. CML-5291-(035) (JG)

RECOMMENDATION: Council adopt the resolution:

1. Awarding the California Avenue Sidewalk Project from 9th Street to Approximately 280 Feet to the East to Witbro Inc., doing business as Seal Rite Paving in the amount of $181,261.46; and

2. Authorizing a 10% construction contingency in the amount of $18,100.00; and

3. Authorizing the City Manager to sign the construction contract on behalf of the City; and

4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

EXECUTIVE SUMMARY:

The California Avenue Sidewalk Project from 9th to approximately 280 feet East (Project) will construct pedestrian improvements for minimizing a segment of non-existent sidewalk and improving crossing facilities. The work will consist of: 1) construction of south side California Avenue sidewalk; 2) reconstruction of existing drive approaches and pedestrian ramps as necessary for ADA compliant path of travel; 3) construction of new bulb-outs at the California Avenue and 9th Street intersection; 4) installation of a high visibility crosswalk and rectangular rapid flashing beacons; and 5) reconstruction of the street section.

On May 20, 2026, the City advertised a request for bids with four contractors submitting by the June 17, 2026, 2:00 PM deadline. The results are as follows:

Contractor	Base Bid
Avison Construction, Inc.	$179,143.00
Seal Rite Paving	$181,261.75
Tosted Asphalt	$184,244.27
Alpha 1 Engineering	$324,718.00

The bids review process found that Avison Construction's bid proposal contained an erroneous unit price spelling for Bid Item 13 – Concrete Curb Ramp Type I. Said error resulted in a proposed cost of $179,143.00, less than the intended $197,125.00. Upon being informed of the error, Avison Construction submitted a formal bid withdrawal notification dated June 24, 2026, regarding the clerical error.

The engineer's construction estimate for the Project was in the amount of $202,000.00. Staff has reviewed the bid submitted by Witbro Inc., doing business as Seal Rite Paving and determined it to be lowest responsive and responsible contractor.

FISCAL IMPACT:

The total estimated Project cost is $301,600 including design, construction, construction engineering, and contingency. The Project will be funded from Congestion Mitigation and Air Quality Improvement Program Grant Funds and Local Transportation Funds.

ATTACHMENTS:

A. Resolution
B. Vicinity Map

Attachment 'A'

RESOLUTION NO. 26 -___
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN AWARDING CONTRACT TO WITBRO INC., DOING BUSINESS AS SEAL RITE PAVING FOR THE CALIFORNIA AVENUE SIDEWALK PROJECT FROM 9TH TO APPROXIMATELY 280 FEET TO THE EAST: FEDERAL PROJECT NO. CML-5291-(035)

WHEREAS, the Invitation to Bid for the California Avenue Sidewalk Project from 9th to Approximately 280 Feet to the East was published in the Kerman News on May 20, 2026 and was sent electronically and mailed to all construction trade journals specified for the City by the California Uniform Construction Cost Accounting Commission in accordance with the City's Formal Contract Procedures and California Public Contract Code Section 22037; and

WHEREAS, the Project consists of the construction of pedestrian improvements for minimizing a segment of non-existent sidewalk and improving crossing facilities in the vicinity of the California Avenue and 9th Street intersection; and

WHEREAS, the following bids for the Project were publicly opened and read aloud at the Kerman City Hall on May 27, 2026 at 2:00 PM:

Contractor	Base Bid
Avison Construction, Inc.	$179,143.00
Seal Rite Paving	$181,261.75
Tosted Asphalt	$184,244.27
Alpha 1 Engineering	$324,718.00

WHEREAS, due to a bid proposal clerical error, Avison Construction, Inc., the actual bid for Avison was $197,125 and Avison subsequently withdrew its bid; and

WHEREAS, the bid from Witbro Inc., dba Seal Rite Paving was the lowest responsive and responsible bid; and

WHEREAS, the City Engineer's Estimate was $202,000.00.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The foregoing recitals are true and correct and incorporated by reference.

2. Upon the recommendation of the City Engineer, the Council awards the California Avenue Sidewalk Project from 9th to Approximately 280 Feet to the East contract to Witbro Inc., doing business as Seal Rite Paving in the amount of One Hundred Eighty-One Thousand Two Hundred and Sixty-One Dollars and Forty-Six Cents ($181,261.46).

3. The City Manager is authorized to sign the City's standard form of agreement for construction projects, as contained in the bid package on behalf of the City of Kerman.

4. The City Manager is authorized to sign change orders, up to the additional contingency amount, on behalf of the City.

5. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regularly scheduled meeting held on the 8th day of July, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

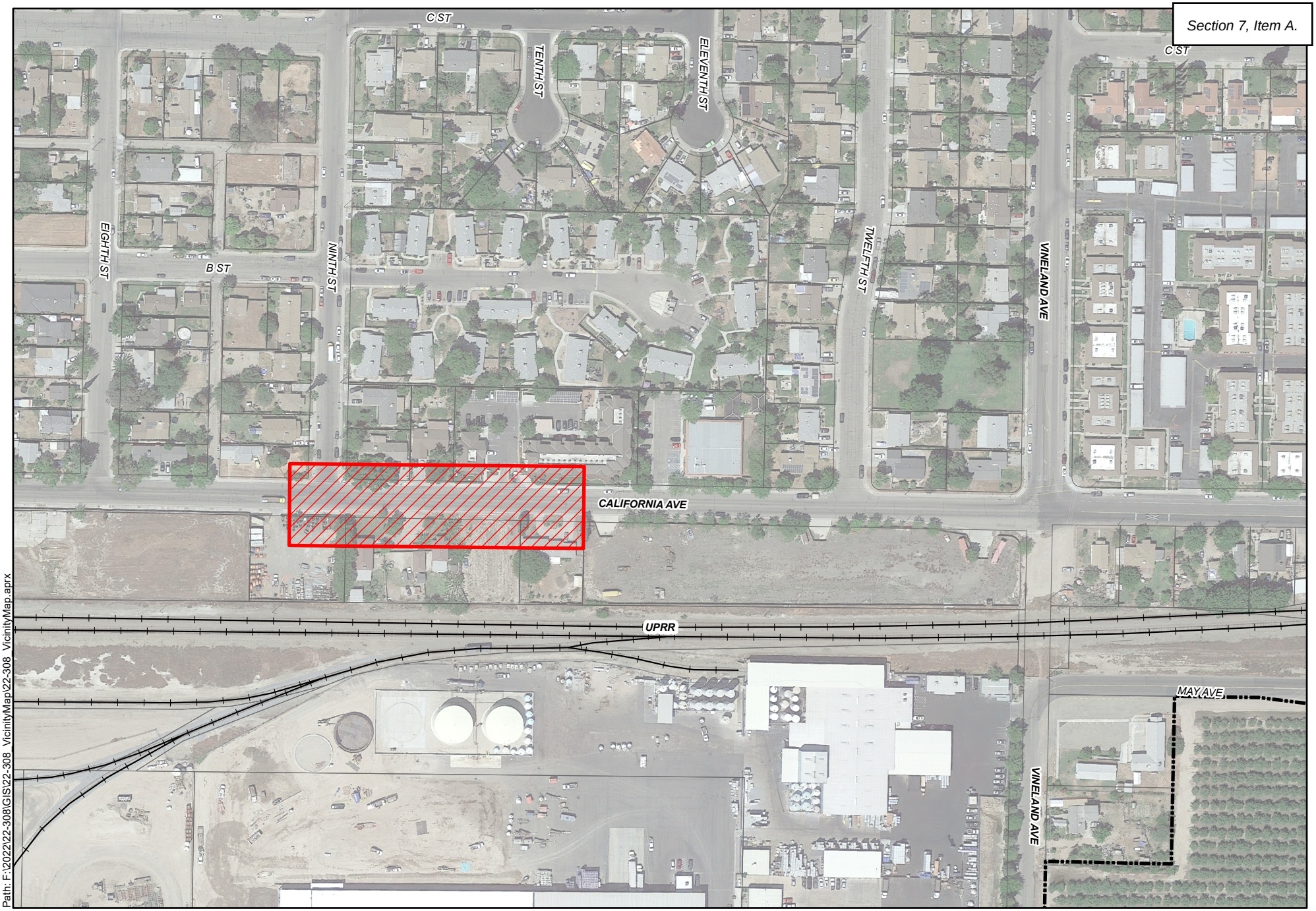
The foregoing resolution is hereby approved.

_____
Maria Pacheco
Mayor

ATTEST:

_____
Dalia Santana-Zamudio
City Clerk

Attachment 'B'



Path: F:\2022\22-308\GIS\22-308_VicinityMap\22-308_VicinityMap.aprx

Project Limits City Limits

0 90 180 Feet

California Avenue Sidewalk Project - 9th to Approximately 280' East

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS

CITY OF Kerman

STAFF REPORT

MEETING DATE: July 8, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Resolution Approving Construction Contract Change Order No. 7 for the Hart Ranch Community Park Project (JG)

RECOMMENDATION: Council adopt the resolution:

1. Approving Construction Contract Change Order No. 7 for the Hart Ranch Community Park Project to Avison Construction, Inc. in the amount of $200,721.10; and

2. Authorizing the City Manager to sign Construction Contract Change Order No. 7 on behalf of the City; and

3. Authorizing an additional construction contingency in the amount of $50,000; and

4. Authorizing the City Manager to sign future change orders up to $72,999.20, the remaining balance of the overall construction contingency, on behalf of the City.

EXECUTIVE SUMMARY:

On November 13, 2024, the Hart Ranch Community Park (Project) construction contract was awarded by City Council to Avison Construction, Inc. (Avison) in the amount of $12,453,125.00. Additionally, a construction contingency in the amount of $622,700.00, representing 5% of the construction contract, was approved. A construction activities Notice to Proceed was issued to Avison with a start date of February 5, 2025.

As the work has progressed, design clarifications, regulatory requirements, and field conditions have necessitated modifications to the original contract scope. To date, these modifications have resulted in four contract change orders totaling $856,663.00.

On August 13, 2025, Contract Change Orders Nos. 1 and 2, in the total amount of $28,298.00 were executed. The contract change orders addressed costs associated with splash park pad color revisions and the addition of three backflow preventers to the on-site water system. These contract change orders were executed by the City Manager under the authority granted by City Council at the time of contract award.

On September 10, 2025, the City Council approved Contract Change Order No. 3 (CCO3) in the amount of $781,341.00. CCO3 included the procurement and installation of a splash pad water recirculation system, as well as the installation of an enlarged restroom building to

accommodate the system's electrical and integration components. The building also provides single-use restrooms and incorporates two exterior pedestal showers. In addition, CCO3 included modifications to the percolation basin edge.

Contract Change Order No. 4 (CCO4), in the amount of $43,678.00, addressed costs associated with the addition of swing gates, installation of a booster pump transformer and feeders, upgrades to 1-inch quick-connect hose bibs, and playground modifications to meet ADA compliance requirements. CCO4 was executed by the City Manager under the authority granted by City Council at the time of CCO3 approval.

On June 12, 2026, the City Council approved Contract Change Order No. 5 (CCO5) in the amount of $127,143.00. CCO5 addressed costs associated with additional material and efforts for achieving the intended lake edge design as well as credits and additions for landscape planting revisions around the lake edge and sidewalk forms and reinforcement removal and reinstallation for accommodating said lake edge work. Additionally, CCO 5 included the incorporation of a monetary credit for value engineered playground equipment.

On June 24, 2026, Contract Change Order No. 6 (CCO6), in the amount of $37,573.70 was executed. The contract change order addressed costs associated with the construction of previously undefined play mound features, the addition of root barrier at off-site planting areas, and the addition of electrical and aerator lines due to relocation of the aerator compressor cabinet. CCO6 was executed by the City Manager under the authority granted by City Council.

Continued construction activities now necessitate issuance of Contract Change Order No. 7 (CCO7) in the amount of $200,721.10. CCO7 includes:

1. Installation of perimeter fencing at recirculation system with crushed rock within the limits of the fence
2. Construction activities related to conflicts and unforeseen conditions during previously performed sanitary sewer installation at Goldenrod Avenue
3. Splash park revisions resulting from Fresno County Department of Environmental Health comments
4. Performance of extended weed maintenance associated with the prolonged construction duration

The total of Contract Change Orders nos. 1 to 7 in the amount $1,222,400.80 constitutes an approximate 9.82% of the awarded construction contract. The Project construction contingency is in the amount of $1,245,400.00. CCO7 in the amount of $200,721.10 is within the remaining contingency balance of $223,720.30 and results in a remaining contingency balance of $22,999.20.

An additional $50,000.00, above and beyond the remaining contingency balance is requested for replenishing the construction contingency, bringing the total remaining contingency to $72,999.20. Addition of the contingency amount and authorization of City Manager to sign

future change orders up to the new contingency amount will help expedite resolution of potential future issues that may arise.

FISCAL IMPACT:

The estimated total Project cost is $15,320,000.00 for design, construction, construction contingency, construction engineering and materials testing. The City has budgeted $11,209,469.00 in fiscal year 2025-26 and $5,250,000.00 in upcoming fiscal year 2026-27 from various funding sources including the American Rescue Plan Act (ARPA), Measure M, Land and Water Conservation grant funding, California Natural Resources Agency Proposition 68 grant funding, State Budget earmarked funds.

ATTACHMENTS:

A. Resolution
B. Contract Change Order No. 7 Summary Memo

Attachment 'A'

RESOLUTION NO. 26-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING CONSTRUCTION CONTRACT CHANGE ORDER NO. 7 FOR THE HART RANCH COMMUNITY PARK PROJECT

WHEREAS, Council awarded the construction contract for the Hart Ranch Community Park Project to Avison Construction, Inc. (Avison) on November 13, 2024; and

WHEREAS, Avison was issued a construction activities Notice to Proceed with a start date of February 5, 2025; and

WHEREAS, to date six contract change orders totaling $1,021,679.70 have been approved for costs related to splash park pad colors, the addition of on-site water system backflow preventers, the addition of a water recirculation system, the procurement of an enlarged restroom and pedestal showers, the addition of swing gates, the installation of a booster pump transformer and feeders, upgrades to 1-inch quick-connect hose bibs, playground modifications and lake edge modifications, the construction of previously undefined play mound features, the addition of root barrier at off-site planting areas, and the addition of electrical and aerator lines due to relocation of the aerator compressor cabinet; and

WHEREAS, contract change order no. 7 (CCO7), in the amount $200,721.10, is necessary for addressing design clarifications, regulatory requirements, and field conditions resulting in modifications to the original contract scope as follows:

- Installation of perimeter fencing at recirculation system and electrical equipment
- Construction activities related to conflicts and unforeseen conditions during previously performed sanitary sewer installation at Goldenrod Avenue
- Splash park revisions to address Fresno County Department of Environmental Health comments
- Performance of extended weed maintenance associated with the prolonged construction duration

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KERMAN RESOLVES AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated by reference.

2. Based on the recitals set forth above, and upon the recommendation of the City Engineer, the Council approves CCO7 for the Hart Ranch Community Park Project to Avison Construction, Inc., in the amount of Two Hundred Thousand and Seven Hundred and Twenty-One Dollars and Ten Cents ($200,721.10).

3. The City Manager is authorized to sign CCO7.

4. Upon the recommendation of the City Engineer, the Council authorizes an additional amount of Fifty Thousand and Zero Cents ($50,000.00) as contingency for use on unforeseen construction needs. The City Manager upon the recommendation of the City Engineer is authorized to sign change orders up to $72,999.20, the remaining balance of the overall construction contingency.

5. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regularly scheduled meeting held on the 8th day of July, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
City Clerk

OFFICE OF THE CITY ENGINEER
Jesus A. Gonzalez

Mayor – Maria Pacheco
Mayor Pro Tem – Gary Yep
Council Members
Raj Dhaliwal
Berdie Hall
Ismael Herrera

850 S. Madera Avenue
Kerman, CA 93630

Phone: (559) 244-3123
www.cityofkerman.net

DATE: 6/29/2026

PROJECT: Hart Ranch Community Park – Phase 3

SUBJECT: Construction Change Order 07

ITEM 7.1: Additional Fencing and Crushed Rock at Recirculation System

The City requested a cost estimate to install fencing around the recirculation system equipment to prevent vandalism and damage, as the equipment contains exposed electrical components and is housed in fiberglass vaults that may be damaged by pedestrian traffic. The Engineer designed a fenced enclosure, including ¾-inch crushed rock within the fence line to minimize weed maintenance. The design also includes a 4-foot-wide man gate to allow City staff access for routine maintenance.

The contractor submitted a lump-sum cost proposal of $25,274.00 for the additional work, which shall be paid in full.

ITEM 7.2: Jack & Bore Additional Surface Improvements & Sanitary Sewer Conflict

During jack-and-bore operations at the railroad crossing north of the Goldenrod and California Avenues intersection, UPRR determined that the original location for the pits to be excavated encroached into Zone A of the UPRR right-of-way and directed the contractor to shift the pits outside of Zone A in order for the permit to be issued. The location of the pits as determined by UPRR put the jack and bore pit underneath overhead power lines, so it was necessary for the contractor to shift the jack and bore pit further to the south along Goldenrod Ave. to avoid conflicts. This required demolition of the existing HMA section and excavation to install shoring. The excavation and shoring are not included in this change order, as they are part of the contractor's bid; however, surface restoration is included, as the original shoring location was intended to be within existing median islands. The contractor was directed to saw-cut and remove the existing HMA, concrete curb, and striping, and to replace them in kind upon completion of the boring operations. Per RFI 07, the contractor extended the bore casing by approximately 22 linear feet.

During the operation, the contractor encountered and damaged an unmarked active sanitary sewer line. The contractor repaired and modified the system as part of the tie-in to the new sanitary sewer and has included this work in the cost proposal.

The contractor submitted a lump-sum cost proposal of $69,147.21 for the additional work, which shall be paid in full.

ITEM 7.3: Health Department Revisions & Splash Park Modifications

The plans were submitted to the Fresno County Department of Environmental Health, and comments were issued. The Health Department directed the contractor to install four signs mounted on two sign poles with footings, replace the UV sanitization module in the recirculation system with an Evoqua Barrier TI-2200-8 unit to address cryptosporidium, and construct concrete improvements to prevent water run-off flow from entering and contaminating the splash park recirculated water.

The contractor had already installed portions of the concrete sidewalk, and in some areas the existing slopes allowed water run-off to enter the splash park. To address this, the City redesigned the area to include a perimeter valley gutter with storm drain inlets to convey runoff to the adjacent storm drain system.

The Landscape Architect also directed the contractor include control joints as shown in accordance with the attached exhibit.

The contractor submitted a lump-sum cost proposal of $51,455.00 for the additional work, which shall be paid in full.

ITEM 7.4: Extended Weed Maintenance

Due to project delays related to restroom building lead times, and other project-related issues, the contract duration has extended beyond the originally allotted time. While the contractor is responsible for weed maintenance within the original contract period, the extended duration has resulted in additional weed maintenance beyond the contractor's scope of work.

The contractor has performed weed removal to support ongoing construction activities, including clearing weeds at the playfields for soil amendments and hydroseeding, and at various locations throughout the site for installation of site improvements.

The contractor submitted a lump-sum cost proposal of $54,844.89 for this additional work which shall be paid in full.

Hart Ranch Community Park
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THE TOTAL ESTIMATED CCO 07 AMOUNT INCLUDING ALL OF THE ABOVE IS:
$200,721.10