



AGENDA

REGULAR MEETING OF THE BANNING CITY COUNCIL CITY OF BANNING, CALIFORNIA

January 12, 2021

Video/Teleconference

5:00 P.M.

The following information comprises the agenda for the regular meeting of the Banning City Council, the Banning City Council sitting in its capacity of the Banning Utility Authority, and the Banning City Council sitting in its capacity of the Successor Agency Board.

Due to the COVID-19 pandemic emergency, and to protect the health and safety of all participants, this meeting is being held via video/teleconference only. Pursuant to Governor Newsom's Executive Orders, members of the Banning City Council, staff and public may observe and participate in this meeting electronically or telephonically as outlined below:

To observe and participate in the on-line video portion of the meeting through your personal computer or device enter the following or click on the link:

<https://us02web.zoom.us/j/87415277765?pwd=dFVSOFBuMGpSeTBSREtPNytXYnhSQT09>

Meeting ID: 874 1527 7765

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Per City Council Resolution 2016-44, matters taken up by the Council before 10:00 p.m. may be concluded, but no new matters shall be taken up after 10:00 p.m. except upon a unanimous vote of the council members present and voting, but such extension shall only be valid for one hour and each hour thereafter shall require a renewed action for the meeting to continue.

1. CALL TO ORDER

- 1.1. Invocation
- 1.2. Pledge of Allegiance
- 1.3. Roll Call - Council Members Hamlin, Happe, Pingree, Sanchez and Mayor Wallace

2. AGENDA APPROVAL

- 2.1. Approve Agenda

3. PRESENTATIONS

None

4. REPORT ON CLOSED SESSION

City Attorney

5. PUBLIC COMMENTS, CORRESPONDENCE, APPOINTMENTS, CITY COUNCIL COMMITTEE REPORTS, CITY MANAGER REPORT, AND CITY ATTORNEY REPORT

PUBLIC COMMENTS –Items Not on the Agenda

A three (3) minute limitation shall apply to each member of the public who wishes to address the Mayor and Council on a matter not on the agenda. No member of the public shall be permitted to “share” his/her three minutes with any other member of the public. Usually, any items received under this heading are referred to staff for future study, research, completion and/or future Council Action (see last page). PLEASE STATE YOUR NAME FOR THE RECORD

CORRESPONDENCE

Items received under this category may be received and filed or referred to staff for future research or a future agenda.

APPOINTMENTS

5.1.	2021 City Council Committee Assignments.....	7
5.2.	Appoint Planning Commissioners.....	9
5.3.	Appoint Parks & Recreation Commissioners.....	13

CITY MANAGER REPORT

Doug Schulze, City Manager

CITY ATTORNEY REPORT

Kevin Ennis, City Attorney

CITY COUNCIL COMMITTEE REPORTS

Mayor and City Council

6. CONSENT ITEMS

The following items have been recommended for approval and will be acted upon simultaneously, unless a member of the Banning City Council/Banning Utility Authority/Successor Agency Board wishes to remove an item for separate consideration.

Recommendation: Approve Consent Items 6.1 – 6.11

6.1.	Minutes of the December 8, 2020 and January 4, 2021 City Council Meetings	15
6.2.	Ordinance 1571, and Ordinance of the City of Banning, California, Approving Zone Change No. 20-3501 to Amend the Zoning Ordinance to Incorporate the Text of the Sun Lakes Village North Specific Plan Amendment 5 (Specific Plan Amendment No. 20-2001) Into the Zoning Ordinance (2nd Reading).....	17
6.3.	Accept Project No. 2014-03 “Hargrave Street and Ramsey Street Intersection Improvements” as Complete and Record Notice of Completion	19
6.4.	Disaster Accounting Policy B-35, Establishing Rules and Guidelines for Financial Operations and Recover for the City of Banning Elected Officials and Employees	21
6.5.	Renewable Natural Gas Supply Agreement with AmpRenew Offtake I LLC	23
6.6.	Accept the Creekside Avenue Sewer Improvements and Authorize the 90% Bond Exoneration for Bond No. CMS331780	25
6.7.	Resolution 2020-1 SA, Approving the Recognized Obligation Payment Schedule (ROPS) 21-22 A and B for the Period of July 2021 through June 2022, \$2,560,994	27
6.8.	Amendment 1 to the Professional Services Agreement with Blais and Associates, LLC for COVID-19 Grant Consulting Services in the Amount of \$10,500	29
6.9.	Resolution 2021-1, Authorizing the Submittal of an Application for Grant Funds from the County of Riverside for the CARES Act – Round II Emergency Solutions Grant	33
6.10.	Accept the Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Map 37298-1 for the Maintenance of the City Owned Electric Distribution System.....	37
6.11.	Accept the Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Maps 37298, 37298-2, 37298-3 and 37365 for the Maintenance of the City Owned Electric Distribution System	39

7. PUBLIC HEARINGS

None

8. REPORTS OF OFFICERS

8.1.	Resolution 2021-2, Waiving Monthly Rental Payments for Skydive West Coast for April through June 2020 Due to the Ongoing COVID-10 Pandemic and the State mandated Shelter in Place Order Issued by the Governor of the State of California Effective March 19, 2020.....	43
	<i>(Staff Report: James Wurtz, Economic Development Manager)</i>	
	Recommendation: Adopt Resolution 2021-2, authorizing the City of Banning to waive rental payments for the months of April, May and June for the year 2020 pursuant to Resolution 2017-19, which established the lease dated March 1, 2017 between the City of Banning and Skydive West Coast.	
8.2.	Banning Sportsman's Club Lease Agreement.....	45
	<i>(Staff Report: Doug Schulze, City Manager)</i>	
	Recommendation: Authorize the City Manager to execute a lease agreement with Banning Sportsman's Club, Inc. for property at 260 Mias Canyon Road.	
8.3.	Purchase and Sales Agreement for Assessor's Parcel Number (APN) 541-181-032 (150 E. Ramsey Street).....	47
	<i>(Staff Report: Doug Schulze, City Manager)</i>	
	Recommendation: Authorize the City Manager to execute the Purchase and Sales Agreement for APN 541-181-032 in the amount of \$500,000.	

9. DISCUSSION ITEMS

None

10. ITEMS FOR FUTURE AGENDAS

New Items:

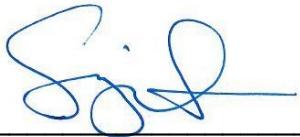
Pending Items:

1. Permanent Homeless Solution
2. Shopping Cart Ordinance Update
3. Cannabis Microbusiness Workshop

11. ADJOURNMENT

Next Meeting: January 26, 2021 at 5:00 P.M.

IT IS HEREBY CERTIFIED under the laws of the State of California that the above Agenda was posted on the Banning City Hall Bulletin Board and the City's Website by 5:00 P.M. on the 8th day of January 2021.



Sonja De La Fuente, Deputy City Clerk

NOTICE: Any member of the public may address this meeting of the Mayor and City Council on any item appearing on the agenda by approaching the microphone in the Council Chambers and asking to be recognized, either before the item about which the member desires to speak is called, or at any time during consideration of the item. A five-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to "share" his/her five minutes with any other member of the public.

Any member of the public may address this meeting of the Mayor and Council on any item which does not appear on the regular meeting agenda but is of interest to the general public and is an item upon which the Mayor and Council may act. A three-minute limitation shall apply to each member of the public, unless such time is extended by the Mayor. No member of the public shall be permitted to "share" his/her three minutes with any other member of the public. The Mayor and Council will in most instances refer items of discussion which do not appear on the agenda to staff for appropriate action or direct that the item be placed on a future agenda of the Mayor and Council. However, no other action shall be taken, nor discussion held by the Mayor and Council on any item which does not appear on the agenda, unless the action is otherwise authorized in accordance with the provisions of subdivision (b) of Section 54954.2 of the Government Code.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (951)-922-3102. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.02-35.104 ADA Title II]

Pursuant to amended Government Code Section 54957.5(b) staff reports and other public records related to open session agenda items are available at City Hall, 99 E. Ramsey St., at the office of the City Clerk during regular business hours, Monday through Friday, 8 a.m. to 5 p.m. Since City Hall is currently closed to the public due to COVID, please call (951) 922-3102 or email sdelafuente@banningca.gov to request information be mailed.

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Sonja De La Fuente, Deputy City Clerk

MEETING DATE: January 12, 2021

SUBJECT: 2021 City Council Committee Assignments

RECOMMENDED ACTION:

Discuss and assign Council Members to serve on various committees to represent the City of Banning in 2021.

ATTACHMENTS:

1. 2020 Committee Assignments
https://banningca.gov/DocumentCenter/View/8278/Council-Assignments_2020

Approved by:

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Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL
FROM: Douglas Schulze, City Manager
PREPARED BY: Sonja De La Fuente, Deputy City Clerk
MEETING DATE: January 12, 2021
SUBJECT: Planning Commission Appointments

RECOMMENDATION:

Appoint Eric Joseph Shaw to Position 1, David Lopez to Position 2, Scott Brosious to Position 3, Richard Krick to Position 4, and Marco Santana to Position 5 on the Planning Commission.

BACKGROUND:

The Planning Commission's rules and responsibilities are governed by Chapter 2.28 of the Municipal Code. The Commission's two main functions are to review land development applications for compliance with the Zoning Code and to make recommendations to the City Council regarding large projects and changes to the General Plan or Zoning Ordinance.

On September 22, 2020, the City Council adopted Ordinance 1569, amending Chapter 2.28 of the Banning Municipal Code to update Planning Commissioner terms, duties and responsibilities. The Planning Commission, which consists of five (5) members appointed by the City Council, each serve a four-year term, which is intended to stagger every two (2) years concurrent with the City's elections. In order to re-set the terms of office to be consistent with this, the Council shall appoint the following five numbered positions:

Position 1 - term of office will begin February 1, 2021 and expire January 31, 2025.

Position 2- term of office will begin February 1, 2021 and expire January 31, 2025.

Position 3 - term of office will begin February 1, 2021 and expire January 31, 2023.

Staff Report: Planning Commission Appointments

January 12, 2021

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Position 4 - term of office will begin February 1, 2021 and expire January 31, 2023.

Position 5 - term of office will begin February 1, 2021 and expire January 31, 2023.

Government Code 54974 requires that the vacancies be posted for a minimum of ten days. The vacancies were advertised on the City's website starting November 9, 2020, and application forms were made available online and at the City Hall Information Desk. A press release was sent to the Record Gazette, the Patch and the Press Enterprise. Finally, a public notice was placed in the Record Gazette on November 13, 2020. Information was posted on the City's social media as well. The final date to submit an application was Friday, December 11, 2020 at 5:00 P.M.

The Deputy City Clerk received 10 applications from the following candidates: Scott Brosious, Gabrielle Campbell, Michael Cummins, Richard Krick, David Lopez, Anthony Mistretta, Nicholas Parra, Marco Santana, Eric Joseph (Joe) Shaw, and Lawrence Warner. On January 4, 2021, the City Council interviewed all applicants and ranked them as follows:

	HAMLIN	HAPPE	PINGREE	SANCHEZ	WALLACE
BROSIOUS, SCOTT	1	1	1	4	
CAMPBELL, GABRIELLE	2				
CUMMINS, MICHAEL			5		
KRICK, RICHARD	4	5		3	3
LOPEZ, DAVID		2	2	2	2
MISTRETTA, ANTHONY					
PARRA, NICHOLAS	5				
SANTANA, MARCO		3	3	5	4
SHAW, ERIC JOSEPH	3	4	4	1	1
WARNER, LAWRENCE					5

OPTIONS:

1. Appoint Eric Joseph Shaw to Position 1, David Lopez to Position 2, Scott Brosious to Position 3, Richard Krick to Position 4, and Marco Santana to Position 5 on the Planning Commission, in accordance with section 2.28.020 of the Banning Municipal Code; or,
2. The City Council may reject all 10 applications and direct the Deputy City Clerk to re-advertise the vacancies.

Staff Report: Planning Commission Appointments

January 12, 2021

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ATTACHMENTS:

1. Chapter 2.28 of the Banning Municipal Code
<https://banningca.gov/DocumentCenter/View/8280/Chapter-228>
2. Ordinance 1569 Amending Chapter 2.28 of the Banning Municipal Code
<https://banningca.gov/DocumentCenter/View/8281/Ord-1569>

Approved by:



Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL
FROM: Douglas Schulze, City Manager
PREPARED BY: Sonja De La Fuente, Deputy City Clerk
MEETING DATE: January 12, 2021
SUBJECT: Parks and Recreation Commission Appointments

RECOMMENDATION:

Appoint Juanita Diaz and Vickie Sellers, to serve on the Parks and Recreation Commission beginning February 1, 2021 through January 31, 2025.

BACKGROUND:

The Parks and Recreation Commission, which consists of five (5) members appointed by the City Council, each serve a four-year term, which is intended to stagger every two (2) years concurrent with the City's elections. The Commission's rules and responsibilities are governed by Chapter 2.40 of the Municipal Code. The Commission's two main functions are to formulate rules, regulations and policies for all parks and recreation programs, activities, and fees.

Government Code 54974 requires that the vacancies be posted for a minimum of ten days. The vacancies were advertised on the City's website starting November 9, 2020, and application forms were made available online and at the City Hall Information Desk. A press release was sent to the Record Gazette, the Patch and the Press Enterprise. Finally, a public notice was placed in the Record Gazette on November 13, 2020. Information was posted on the City's social media as well. The final date to submit an application was Friday, December 11, 2020 at 5:00 P.M.

The Deputy City Clerk received three applications from the following candidates: Frank Diaz, Juanita Diaz, and Vickie Sellers. On January 4, 2021, the City Council interviewed all applicants and ranked them as follows:

	HAMLIN	HAPPE	PINGREE	SANCHEZ	WALLACE
DIAZ, FRANK		2		2	
DIAZ, JUANITA	1		1		2
SELLERS, VICKIE	2	1	2	1	1

Staff Report: Parks and Recreation Commission Appointments

January 12, 2021

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After the interviews were conducted, Mr. Diaz withdrew his application.

OPTIONS:

1. Appoint Juanita Diaz and Vickie Sellers in accordance with section 2.40.030 of the Banning Municipal Code; or,
2. The City Council may reject both applications and direct the Deputy City Clerk to re-advertise the vacancies.

ATTACHMENTS:

1. Chapter 2.40 of the Banning Municipal Code
<https://banningca.gov/DocumentCenter/View/8279/Chapter-240>

Approved by:



Douglas Schulze
City Manager



CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Sonja De La Fuente, Deputy City Clerk

MEETING DATE: January 12, 2021

SUBJECT: Minutes of the December 8, 2020 and January 4, 2021 City Council Meetings

RECOMMENDED ACTION:

Approve the Minutes of the December 8, 2020 and January 4, 2021 City Council Meetings.

OPTIONS:

1. Approve as recommended.
2. Approve with modifications.
3. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Minutes of the December 8, 2020 Regular City Council Meeting
<https://banningca.gov/DocumentCenter/View/8276/12-08-2020-Regular-Meeting-Minutes>
2. Minutes of the January 4, 2021 Special City Council Meeting
<https://banningca.gov/DocumentCenter/View/8277/01-04-2021-Special-Meeting-Minutes>

Approved by:

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Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Adam B. Rush, Community Development Director
Sonja De La Fuente, Deputy City Clerk

MEETING DATE: January 12, 2021

SUBJECT: Ordinance 1571, Approving Zone Change No. 20-3501 to Amend the Zoning Ordinance to Incorporate the Text of the Sun Lakes Village North Specific Plan Amendment 5 (Specific Plan Amendment No. 20-2001) Into the Zoning Ordinance

RECOMMENDED ACTION:

Staff Recommends the City Council waive further reading and adopt Ordinance 1571, approving Change of Zone 20-3501 and approving Development Agreement 12.

BACKGROUND:

On December 8, 2020, City Council conducted a Public Hearing and Ordinance 1571 passed its first reading.

OPTIONS:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

ATTACHMENT:

1. Ordinance 1571
<https://banningca.gov/DocumentCenter/View/8282/Ordinance-1571>

Approved by:

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Douglas Schulze

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**CITY OF BANNING
CITY COUNCIL REPORT**

TO: **CITY COUNCIL**

FROM: **Douglas Schulze, City Manager**

PREPARED BY: **Art Vela, Director of Public Works
Patrick Safari, Associate Engineer**

MEETING DATE: **January 12, 2021**

SUBJECT: **Authorize the City Manager to sign the Notice of Completion for Project No. 2014-03, "Hargrave Street and Ramsey Street Intersection Improvements" as complete and direct the City Clerk to record the Notice of Completion**

RECOMMENDED ACTION:

That the City Council accept Project No. 2014-03, "Hargrave Street and Ramsey Street Intersection Improvements" as complete, authorize the City Manager or his designee to sign the Notice of Completion and direct the City Clerk to record the Notice of Completion.

BACKGROUND:

On March 10, 2020 City Council adopted Resolution 2020-32 awarding a Construction Agreement to Weka, Inc. for Project No. 2014-03, "Hargrave Street and Ramsey Street Intersection Improvements". The project was approved in the amount of \$3,735,435 with a 10% contingency for a total project budget of \$4,108,978.50.

The scope of work under this project included improving the intersection of Ramsey Street and Hargrave Street, which consisted of construction and placement of new asphaltic concrete paving; grinding and overlay of existing asphaltic concrete pavement; construction of concrete sidewalk, gutters, curbs, and driveway approaches; installation of storm drain facilities; installation of striping and signage, reconfiguration of existing traffic control devices and installation of new traffic control devices; and the installation of a new 12" Ductile Iron water main, fire hydrants and air vacs on Hargrave Street from Ramsey Street to Hoffer Street and installation of electric utility improvements.

One project change order was processed in the amount of \$27,038.20 to extend the 8" Ductile Iron water main on Wilson Street between Hargrave Street and Almond Way. This extension was needed in order to supply domestic water to a couple of houses located

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on Wilson street after the abandonment of the water main located in the alley north of Wilson Street.

Additionally, there was a savings of \$214,749.75 for the reduction of the scope of work of electrical improvements included in the original bid package.

JUSTIFICATION:

The lowest qualified bidder, Weka, Inc. was awarded the contract and work was completed on December 14, 2020. Public Works staff verified through inspections that the workmanship, materials, and procedures were satisfactory, and that the contractor had met the required contract obligations.

FISCAL IMPACT:

The original contract was awarded in the amount of \$3,735,435.00 and the final contract amount for this project is \$3,547,723.45, under the allocated project budget approved under Resolution 2020-32.

ALTERNATIVE

City Council may elect to not accept the project as complete which would keep the project open and prevent the release of retention funds to the contractor.

ATTACHMENTS:

1. Notice of Completion

<https://banningca.gov/DocumentCenter/View/8297/Attachment-1---Notice-of-Completion>

Approved by:



Douglas Schulze
City Manager



CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Jennifer Christensen, Administrative Services Director

MEETING DATE: January 12, 2020

SUBJECT: Adopt and Approve Disaster Accounting Policy B-35

RECOMMENDATION:

Adopt and approve the new Disaster Accounting Policy B-35 to establish rules and guidelines for financial operations and recovery for the City of Banning (City) elected officials and City employees.

JUSTIFICATION:

Occasionally, disasters strike causing the need to invoke emergency procedures and authorize unexpected expenditures to help alleviate any imminent threat to public health, welfare and safety. To control these costs, the City has established this Disaster Accounting Policy.

BACKGROUND:

In order to maximize the potential for financial recovery during and after an unforeseen disaster occurs, it was determined that comprehensive guidelines are needed to establish better controls, along with clear and concise requirements to follow under emergency circumstances.

ATTACHMENTS:

1. Policy B-35 Disaster Accounting Policy
<https://banningca.gov/DocumentCenter/View/8267/Disaster-Accounting-Policy-B-35>

Approved by:

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Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Art Vela, Director of Public Works

MEETING DATE: January 12, 2021

SUBJECT: Authorize the Execution of a Renewable Natural Gas Supply Agreement with AmpRenew Offtake I LLC

RECOMMENDED ACTION:

That the City Council authorize the City Manager to execute a Renewable Natural Gas (RNG) Agreement with AmpRenew Offtake I LLC.

BACKGROUND:

The Low Carbon Fuel Standard (LCFS) is a key part of a comprehensive set of programs in California to cut Green House Gas emissions and other smog-forming and toxic air pollutants by improving vehicle technology, reducing fuel consumption, and increasing transportation mobility options. The LCFS is designed to decrease the carbon intensity (CI) of California's transportation fuel pool and provide an increasing range of low-carbon and renewable alternatives, which reduce petroleum dependency and achieve air quality benefits.

Fuels in the California transportation fuel pool that have a CI lower than the target established by the California Air Resource Board (CARB) generate LCFS credits. Those fuels in the transportation fuel pool with CIs higher than the target generate fuel deficits. A fuel producer with deficits must have enough credits through generation and acquisition to be in annual compliance with LCFS. Credit owners have the option of selling or trading their credits with other deficit holders.

AmpRenew Offtake I LLC ("AmpRenew"), a division of Amp Americas, is a provider of environmental attribute and gas marketing services for biogas operations across the country. Amp Americas also is the parent company of Renewable Dairy Fuels, who develop, owns and operates biogas upgrade projects which produce transportation quality RNG.

Staff reached out to several RNG supply companies and found that AmpRenew would provide the City with the largest share of LCFS credits.

JUSTIFICATION:

The City of Banning owns and operates a compressed natural gas (CNG) fueling facility, which has the ability to deliver RNG.

Currently, the City does not benefit from LCFS credits related to RNG. If approved, the RNG Supply Agreement with AmpRenew will allow the City to share in the LCFS credits, which will help offset the City's current cost of purchasing natural gas.

FISCAL IMPACT:

The value of the LCFS credits are dependent on the market in which it is being sold in, therefore it is difficult to put a value to these credits. Staff estimates that the credits will provide a 25% to 35% offset to the current cost to purchase fuel for the CNG fueling facility and again will heavily depend on market conditions.

ATTACHMENTS:

1. RNG Supply Agreement

<https://banningca.gov/DocumentCenter/View/8295/Attach-1-Final-Amp-Banning-RNG-Supply-Agreement-v2-Amp-Edits>

Approved by:



Douglas Schulze
City Manager



**CITY OF BANNING
CITY COUNCIL REPORT**

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Art Vela, Director of Public Works

MEETING DATE: January 12, 2021

SUBJECT: Accept the Creekside Avenue Sewer Improvements and Authorize the 90% Bond Exoneration for Bond No. CMS331780

RECOMMENDED ACTION:

City Council accept the Creekside Avenue sewer improvements constructed as part of Pardee's Atwell development and authorize the 90% bond exoneration of Bond No. CMS331780.

BACKGROUND:

On December 10, 2019 City Council adopted Resolution 2019-151 approving Final Tract Map No. 37298-1, releasing the map for recordation; authorizing staff to sign the Subdivision Improvement Agreement and Final Tract Map; and accepting the Performance and Labor and Material Bonds for public improvements.

As a condition of the development Pardee was required to sign a Subdivision Improvement Agreement and submit bonds to assure the City that the required public improvements including street, sewer, water, non-potable water and storm drain improvements are constructed according to City standards and specifications.

JUSTIFICATION:

Bond No. CMS331780 in the amount of \$97,324.50 was submitted for the construction of the sewer improvements along Creekside Avenue.

Staff has verified the completion of the sewer improvements along Creekside Avenue and recommends that City Council accept the improvements and authorize the 90% bond exoneration. 10% of the bond amount will remain for a period of 12 months (maintenance period) at which point the 10% balance will be released and the improvements will become City owned and maintained improvements.

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FISCAL IMPACT:

Not applicable

ALTERNATIVE

Do not accept staff's recommendation and provide staff with additional direction.

ATTACHMENTS:

1. Subdivision Improvement Agreement TM 37298-1

<https://banningca.gov/DocumentCenter/View/8296/Attachment-1--SIA-37298-1>

Approved by:



Douglas Schulze
City Manager



SUCCESSOR AGENCY TO THE DISSOLVED COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BANNING

TO: **SUCCESSOR AGENCY BOARD**

FROM: **Douglas Schulze, City Manager**

PREPARED BY: **Suzanne Cook, Deputy Finance Director**

MEETING DATE: **January 12, 2021**

SUBJECT: **Approval of the Recognized Obligation Payment Schedule 21-22 A and B**

RECOMMENDATION:

Approval of Resolution 2021-1 SA, approving Recognized Obligation Payment Schedule 21-22 A and B for the period of July 2021 through June 2022, \$2,560,994; and approving certain related actions.

JUSTIFICATION:

At its meeting on January 21, 2021, the Countywide Oversight Board for the Successor Agency ("Oversight Board") to the dissolved Community Redevelopment Agency of the City of Banning ("Successor Agency") will approve the Fiscal Year 2021-2022 Recognized Obligation Payment Schedule ("ROPS") with the adoption of Resolution TBA (Number To Be Assigned) (Oversight Board Resolution).

BACKGROUND:

Pursuant to Health and Safety Code (the "HSC") § 34172 (a) (1), the Community Redevelopment Agency of the City of Banning was dissolved on February 1, 2012. Consistent with the provisions of the HSC, the City Council of the City of Banning previously elected to serve in the capacity of the Successor Agency. The Oversight Board has been established pursuant to HSC § 34179 to assist in the wind-down of the dissolved redevelopment agency.

Per HSC § 34177 (o) (1), the Successor Agency is required to prepare a ROPS before each twelve-month fiscal year period. Pursuant to HSC § 34180 (g), Oversight Board approval is required for the establishment of each ROPS. Pursuant to HSC § 34177 (o) (1), an Oversight Board-approved ROPS 21-22 A and B for the period of July 2021

Staff Report: Resolution 2021-1 SA

January 12, 2021

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through June 2022 must be submitted to the State Department of Finance, State Controller's Office and to the County Auditor-Controller not later than February 1, 2021. The Oversight Board will approve the establishment of ROPS 21-22 A and B.

The Successor Agency staff has prepared the proposed Recognized Obligation Payment Schedule for the period of July 1, 2021 through June 30, 2022 ("ROPS 21-22"), substantially in the form shown in Exhibit "A", attached hereto and incorporated herein by this reference.

The Successor Agency staff has prepared an administrative budget for the fiscal period commencing on July 1, 2021 and continuing through June 30, 2022 ("FY 2021-22 Administrative Budget"), substantially in the form shown in Exhibit "B", attached hereto and incorporated herein by this reference.

Successor Agency is entitled to an administrative cost allowance (the "Administrative Cost Allowance") pursuant to Health and Safety Code Sections 34171(b) and 34183(a)(3) in the approximate amount of [\$250,000] for the 2021-22 fiscal year of which approximately [\$125,000] will be disbursed July 1, 2021 and approximately [\$125,000] will be disbursed January 2, 2022.

FISCAL IMPACT:

Per HSC § 34177, the Successor Agency is legally required to continue to make payments due for enforceable obligations. The Oversight Board has approved the establishment of ROPS 21-22 A and B, which will ensure that the Successor Agency has the authority to continue to pay its enforceable obligations.

ATTACHMENTS:

1. Resolution 2021-1 SA with Exhibit A – ROPS 21-22 City of Banning A & B and Exhibit B Administrative Budget
<https://banningca.gov/DocumentCenter/View/8268/Att-1--2021-01-12-Reso-2021-01-SA-ROPS-21-22-A-and-B>
2. Resolution TBA OB to be approved on January 21, 2021 by the Countywide Oversight Board

Approved by:



Douglas Schulze
City Manager



**CITY OF BANNING
CITY COUNCIL REPORT**

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Jennifer Jackson, Management Analyst

MEETING DATE: January 12, 2021

SUBJECT: Approve Amendment 1 to the Professional Services Agreement with Blais and Associates, LLC for COVID-19 Grant Consulting Services in the amount of \$10,500

RECOMMENDED ACTION:

1. Approve Amendment 1 to the Professional Services Agreement with Blais and Associates, LLC for COVID-19 Grant Consulting Services in the amount of \$10,500
2. Authorize the City Manager or designee to make necessary budget adjustments, appropriations and transfers related to Amendment 1 to the Professional Services Agreement with Blais and Associates, LLC
3. Authorize the City Manager to execute Amendment 1 to the Professional Services Agreement with Blais and Associates, LLC

BACKGROUND:

Upon the Federal and State COVID-19 disaster declarations of March 2020, it soon became apparent that the City needed to establish a comprehensive strategy to 1) Identify/coordinate COVID-19 disaster relief funding; 2) Track and evaluate the City's pandemic-related expenditures for potential reimbursement; and 3) Perform and manage reimbursement requests and grant program reporting.

Based on these expressed needs, on April 24, 2020 the City received a proposal from Blais & Associates, Inc. in the amount of \$10,500 to manage the City's current pandemic-related funding programs (i.e., FEMA Public Assistance, CDBG-CV, ESG-CV, DOJ Emergency Supplemental). The proposal included a caveat indicating that due to the unknown duration of the COVID-19 public health emergency, additional hours may be required for additional reimbursements, grants compliance, etc.

The City entered into a Professional Services Agreement (Attachment 1) with Blais and Associates, Inc. on May 4, 2020 for a total contract sum of \$19,372.50. This sum included both COVID-19 Grant Management Services (\$10,500) and ESG-CV Round I Grant Writing (\$8,872.50) tasks.

JUSTIFICATION:

Since May of 2020, Blais & Associates has continued to provide the services included in the original scope of work as described above with the addition of the CARES Act CRF allocation. The City has now exceeded the original contract amount for COVID-19 Grant Management Services and Blais & Associates has provided a proposal for a second phase of COVID-19 Grants Management Services in the amount of \$10,500.

As the COVID-19 pandemic rages on, it is anticipated that the City will continue to need COVID-19 grants management services until there are official declarations ending the Federal and State emergencies and the City is able to finalize and submit reimbursement request(s) to FEMA-PA and closeout any other COVID-19-related grant obligations. As the City prepares to submit an application to the County of Riverside for ESG-CV Round II funding, it too will be added to the list of grants managed under this contract should we be successful.

Therefore, Amendment 1 (Attachment 2) to the Professional Services Agreement with Blais & Associates, LLC in the amount of \$10,500 will ensure the continuation of existing services and provide for any potential future COVID-19 grants management needs. The City will only be billed for actual services rendered.

Additionally, Blais and Associates is now under new ownership and has filed with the CA Secretary of State as a Limited Liability Company (LLC). The Amendment will document the change in status from a Corporation (INC) to (LLC).

FISCAL IMPACT:

Amendment 1 to the Professional Services Agreement with Blais and Associates, LLC in the amount of \$10,500 will be funded by 001-1300-412.41-29 Special Programs/Safety & EOC Operation. The approval of Amendment 1 will increase the total Professional Services Agreement amount to \$29,872.50.

ALTERNATIVES:

1. Do not authorize Amendment 1 and provide further direction to staff.

ATTACHMENTS:

1. Original Agreement (C00652)
https://banningca.gov/DocumentCenter/View/8273/Attachment-1-C00652_BLAIS_AND_ASSOCIATES
2. Amendment 1
<https://banningca.gov/DocumentCenter/View/8274/Attachment-2-C00652-BLAIS-AND-ASSOCIATES-AMENDMENT-1>

Approved by:



Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Jennifer Jackson, Management Analyst

MEETING DATE: January 12, 2021

SUBJECT: Resolution 2021-1, Authorizing the Submittal of an Application for Grant Funds from the County of Riverside for the CARES Act – Round II Emergency Solutions Grant

RECOMMENDED ACTION:

1. City Council adopt Resolution 2021-1 authorizing the application for grant funds from the County of Riverside for the CARES Act – Round II Emergency Solutions Grant

BACKGROUND:

The County of Riverside has been allocated Round II Emergency Solutions Grant (ESG-CV2) funds under the federal *Coronavirus Aid, Relief, and Economic Security Act* (CARES Act). These ESG funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19. The primary intent of the ESG-CV2 funds is to supplement the existing operational budgets of nonprofit organizations and government agencies responding to the critical needs of the community by providing services to prevent, prepare for, and respond to increased demand for services for these populations.

Eligible ESG-CV2 activities are as follows:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Shelter operations;
- Provide essential services to shelter residents;

- Rapidly re-house homeless individuals and families utilizing housing first approach;
- Prevent families and individuals from becoming homeless;
- Temporary Emergency Shelters

In November 2020, the County released a Notice of Funding Availability (NOFA) for the ESG-CV2 program. The available funding is a minimum of \$3,000,000 with the average grant award expected to be \$150,000.

The required submission date for the initial ESG-CV2 application period is January 15, 2021, with funding awards anticipated by February 9, 2021.

JUSTIFICATION:

On May 22, 2020, the City submitted a grant application to the CARES-Act Round I ESG-CV (ESG-CV) program and was awarded \$125,000 towards the purchase of items essential to Ramsey St. Village start-up and operations. This initial ESG-CV funding, in combination with \$170,000 of CDBG emergency funding, enabled the City to provide non-congregate sheltering to the City's most vulnerable population in their greatest time of need.

After the initial establishment of the Ramsey St. Village, the need for additional onsite services became apparent. City staff is working with our grant-writing consultants to prepare an application to the ESG-CV2 program requesting funding for a full-time site coordinator, security services, and a small, portable office.

A City Council adopted resolution is required to consider the grant application complete.

FISCAL IMPACT:

No match is required for the ESG-CV2 grant.

OPTIONS:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Resolution 2021-1

<https://banningca.gov/DocumentCenter/View/8275/Att-1--2021-1-ESG-CV2->

Approved by:



Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Thomas Miller, Electric Utility Director
Brandon Robinson, Electrical Engineering Supervisor

MEETING DATE: January 12, 2021

SUBJECT: Accept the Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Map 37298-1 for the Maintenance of the City Owned Electric Distribution System

RECOMMENDED ACTION:

Accepting the easements from Pardee Homes for electric utility purposes on Assessor's Tract Map No. 37298-1 along Highland Springs Avenue and Landmark Way for the maintenance of the City owned electric distribution system.

BACKGROUND:

Final Tract Map No. 37298-1 (Phase I) within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2019-151 on December 10, 2019. Pardee Homes has constructed electrical improvements within Tract Map No. 37298-1 that were required to serve the housing development. As part of the Conditions of Approval for the project, the owner is required to provide the City the necessary easements for the maintenance of the City owned electric distribution system.

JUSTIFICATION:

It is necessary to obtain the easements for the City to access and provide maintenance for the City owned electric distribution equipment which may include utility poles, conduit with conductors, transformers, switchgear, equipment pads and meters.

FISCAL IMPACT:

There is no fiscal impact associated with this easement acceptance.

OPTIONS:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Easements
 - a. Attachment 1A – Easements – 37298-1 Highland Springs Avenue APN 408-120-056 and LOT 44
<https://banningca.gov/DocumentCenter/View/8283/Attachment-1A---Easement-37298-1-HSA-north-and-south-of-Medowline>
 - b. Attachment 1B - Easements - 37298-1 Landmark Way APNs 408-530-032, 408-531-006, and 408-540-028
<https://banningca.gov/DocumentCenter/View/8284/Attachment-1B---Easement-37298-1-Landmark-Atwell-to-Meadowline>
2. Certificates of Acceptance
 - a. Attachment 2A – Certificate of Acceptance
<https://banningca.gov/DocumentCenter/View/8285/Attachment-2A---Certificate-of-Acceptance>
 - b. Attachment 2B – Certificate of Acceptance
<https://banningca.gov/DocumentCenter/View/8286/Attachment-2B---Certificate-of-Acceptance>

Approved by:



Douglas Schulze
City Manager



**CITY OF BANNING
CITY COUNCIL REPORT**

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Thomas Miller, Electric Utility Director
Brandon Robinson, Electrical Engineering Supervisor

MEETING DATE: January 12, 2021

SUBJECT: Accept the Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Maps 37298, 37298-2, 37298-3 and 37365 for the Maintenance of the City Owned Electric Distribution System

RECOMMENDED ACTION:

Accepting the easements from Pardee Homes for electric utility purposes on Assessor's Tract MAP No. 37298, 37298-2, 37298-3 and 37365 for the maintenance of the City owned electric distribution system.

BACKGROUND:

Final Tract Map No. 37298, 37298-2, 37298-3 and 37365 (Phase I) within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2019-151 on December 10, 2019. Pardee Homes has constructed electrical improvements within Tract Map No. 37298, 37298-2, 37298-3 and 37365 that were required to serve the housing development. As part of the Conditions of Approval for the project, the owner is required to provide the City the necessary easements for the maintenance of the City owned electric distribution system.

JUSTIFICATION:

It is necessary to obtain the easements for the City to access and provide maintenance for the City owned electric distribution equipment which may include utility poles, conduit with conductors, transformers, switchgear, equipment pads and meters.

FISCAL IMPACT:

There is no fiscal impact associated with this easement acceptance.

OPTIONS:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Easements
 - a. Attachment 1A – Easements – 37298 APNs 408-530-001 and 002, 408-530-010 and 011, 408-530-019 and 020, 408-530-027, 408-532-029, 408-540-002 and 003, 408-540-008 and 009, 408-540-018, 408-542-004 and 005, and 408-542-009
<https://banningca.gov/DocumentCenter/View/8287/Attachment-1A---PE-Easement-37298-PA-2A>
 - b. Attachment 1B - Easements - 37298-2 APNs 408-501-005, 408-502-001, 408-502-004, 408-502-007, 408-511-030, 408-511-020, 408-511-022 thru 023, and 408-512-006
<https://banningca.gov/DocumentCenter/View/8288/Attachment-1B---PE-Easement-37298-2-PA-1A>
 - c. Attachment 1C - Easements - 37298-3 APNs, 408-520-018 and 019, 408-520-026 and 027, 408-521-013 and 014, 408-521-017 and 018, and 408-521-022
<https://banningca.gov/DocumentCenter/View/8289/Attachment-1C---PE-Easement-37298-3-PA-1B>
 - d. Attachment 1D – Easements – 37365 APN 408-553-003
<https://banningca.gov/DocumentCenter/View/8290/Attachment-1D---PE-Easement-37365-PA-4-9B>
2. Certificates of Acceptance
 - a. Attachment 2A – Certificate of Acceptance
<https://banningca.gov/DocumentCenter/View/8291/Attachment-2A---Certificate-of-Acceptance>
 - b. Attachment 2B – Certificate of Acceptance
<https://banningca.gov/DocumentCenter/View/8292/Attachment-2B---Certificate-of-Acceptance>
 - c. Attachment 2C – Certificate of Acceptance
<https://banningca.gov/DocumentCenter/View/8293/Attachment-2C---Certificate-of-Acceptance>
 - d. Attachment 2D – Certificate of Acceptance
<https://banningca.gov/DocumentCenter/View/8294/Attachment-2D---Certificate-of-Acceptance>

Staff Report: Accept Electric Utility Easement from Pardee Homes

January 12, 2021

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Approved by:



Douglas Schulze
City Manager

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CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: James Wurtz, Economic Development Manager

MEETING DATE: January 12, 2021

SUBJECT: Resolution 2021-2, Waiving Monthly Rental Payments for Skydive West Coast for April through June 2020 Due to the Ongoing COVID-19 Pandemic and the State Mandated Shelter in Place Order Issued by the Governor of the State of California Effective March 19, 2020

RECOMMENDATION:

Adopt Resolution 2021-2, authorizing the City of Banning to waive rental payments for the months of April, May and June for the year 2020 pursuant to Resolution 2017-19 which established the lease dated March 1, 2017 between the City of Banning and Skydive West Coast a California Corporation.

BACKGROUND:

The City of Banning pursuant to Resolution 2017-19 executed a 4-year lease agreement with Skydive West Coast for facilities and a landing zone at the Banning Municipal Airport located at 200 S. Hathaway Street. The effective beginning date of the lease was April 15th, 2017 with a termination date of April 15th, 2021. Prior to the state issued shelter in place order by state health officials and the Governor of the State of California on March 19th, 2020 lessee was current on all required payments to the City of Banning.

JUSTIFICATION:

Because of state mandated shelter in place order due to the CO-VID 19 pandemic Skydive West Coast was forced to cancel existing reservations for its services and out of an abundance of caution and in compliance with the order did not accept new reservations from clients beginning March 19th of 2020 through May 21st, 2020 when the order was eased but not fully lifted. Riverside County remained in the most restrictive "purple tier" until September 21, 2020 at which time it was allowed to enter the 'red tier' which continued to restrict close contact which negatively impacted Sky Dive West Coast's operations and effectively all businesses state and nationwide. Sky Dive West

Staff Report: Resolution 2021-2, Sky Dive West Coast.

January 12, 2021

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Coast has applied for funds through the PPP and EIDL programs and because of the contract nature of their business does not qualify under those programs.

Skydive West Coast operations were further restricted when on July 31, 2020 the "Apple" fire required multiple local, state and federal fire agencies to restrict operations from the Banning Municipal Airport for its fire suppression operations which lasted through the end of August 2020.

FISCAL IMPACT:

Pursuant to the lease agreement between the City & Skydive Westcoast lessee was obligated to pay the City of Banning \$2,122 in each of the months of April, May & June 2020 for a total of \$6,366.00. The impact to the city while not nominal would ensure Skydive West Coast's continued operation as a valuable business that brings revenue directly to the city in the form of lease payments but ancillary business & visitors from outside the community who frequently visit our hotels and restaurants.

OPTIONS:

1. Approve as recommended and waive payments totaling \$6,366.00.
2. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Resolution 2021-2
<https://banningca.gov/DocumentCenter/View/8298/Resolution-2021-2>
2. Resolution 2017-19
<https://banningca.gov/DocumentCenter/View/8299/2017-19>

Approved by:



Douglas Schulze
City Manager



CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL
FROM: Douglas Schulze, City Manager
MEETING DATE: January 12, 2021
SUBJECT: Banning Sportsman's Club Lease Agreement

RECOMMENDED ACTION:

City Council authorize the City Manager to execute a lease agreement with Banning Sportsman's Club, Inc. for property at 260 Mias Canyon Road.

BACKGROUND:

The current lease agreement with the Banning Sportsman's Club was entered into on June 27, 2007. The term of the current lease agreement included a one (1) year period with a fifteen (15) year extension. Therefore, the current lease agreement expires in June 2023. Representatives of the Banning Sportsman's Club contact the City Manager's Office several months ago to request consideration of an additional extension or new lease agreement. This item had been presented to Council on November 10, 2020 and had been tabled so the newly elected Council would have an opportunity to make the decision on this item.

The purpose of the request for the extension or new lease agreement is because the Sportsman's Club desires to make improvements to their facilities on the property, but they do not want to invest in the property if the lease is going to be terminated in a few years. While the Sportsman's Club uses the property for the sole purpose of maintaining and operating a clubhouse, rifle and pistol shooting range, and related activities, the lease agreement also requires the Club to make the property available exclusively to the Banning Police Department one day per week. Use of the facilities is of substantial value to the City of Banning.

It is not financially feasible for the City to operate a gun range solely for the purpose of the Banning Police Department. The Police Department uses the range on a weekly basis. The cost of weekly training at another range would approximately be \$500 per week for a total of \$26,000 per year. Operation of the facility by a 501 (c) (3), such as the Sportsman's Club, is a cost-effective option for the Banning Police Department to have a facility within close proximity. The lease agreement has been re-written completely to make it easier to interpret and updated with current language found in lease agreements.

City staff is not recommending declaration of the property as surplus due to the potential future use of the property for municipal operations. However, it is unlikely that the City will require use of the property within the proposed lease term.

JUSTIFICATION:

The City-owned property located at 260 Mias Canyon Road is currently used by the Banning Sportsman's Club as a rifle and pistol shooting range. The facilities require improvements and that investment is not practical without a longer term lease.

FISCAL IMPACT:

Cost savings to the City by having a shooting range for Banning Police Officers to use for training.

OPTIONS:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Current Banning Sportsman's Club Lease Agreement
<https://banningca.gov/DocumentCenter/View/8271/2007-Lease-Agreement>
2. Draft Lease Agreement
<https://banningca.gov/DocumentCenter/View/8272/Lease-Agreement-final-draft>

Approved by:



Douglas Schulze
City Manager



CITY OF BANNING CITY COUNCIL REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

MEETING DATE: January 12, 2021

SUBJECT: Purchase and Sales Agreement for Assessor's Parcel Number (APN) 541-181-032 (located at 150 E. Ramsey Street)

RECOMMENDED ACTION:

A motion authorizing the City Manager to execute the Purchase and Sales Agreement for APN 541-181-032 in the amount of \$500,000.

BACKGROUND:

In March 2020, the City of Banning entered into an Exclusive Negotiated Agreement with Sudweeks Development for property located at 150 E. Ramsey Street. The ENA remains in effect until March 2021 while Sudweeks Development conducts various studies and recruits a tenant for the proposed medical office building to be developed on the property. In addition, the easterly most portion of the project is proposed for retail/commercial spaces.

Approximately two months ago, Economic Development Manager James Wurtz was contacted by a representative of Best Development expressing interest in the easterly portion of the property for a commercial/retail project. Since the property was under an ENA, Mr. Wurtz was not able to discuss the property with the representative, but did reach out to Mr. Brandon Sudweeks. Mr. Sudweeks has been working with Best Development for several weeks and an agreement has been reached for development of the easterly portion of the property. As such, Best Development is prepared to purchase the easterly parcel (APN 541-181-032) for \$500,000. The remaining parcels (APN 541-181-033 – 035) will be purchased by Sudweeks Development at a point in the near future.

The entire property consists of 4 individual parcels totaling 5.18 acres and has an appraised value of \$1,100,000. APN 541-181-032 is 2.48 acres or slightly less than one-half of the total land area. Prior to development of the property, a lot line adjustment will be required to configure the property in a manner that is conducive to the development of the two projects.

Best Development is prepared to move forward with the entitlement and permitting process immediately following close of escrow, which is expected to take approximately 60 days.

JUSTIFICATION:

The property at 150 E. Ramsey Street is owned by the City of Banning and the City has solicited interest from developers. Sudweeks Development submitted a response to the City's Request for Proposals, which resulted in an Exclusive Negotiated Agreement. The site plan for the proposal included retail/commercial on the easterly portion of the property and a medical office building on the westerly portion of the property. Sale of APN 541-181-032 will facilitate development of the easterly retail/commercial project as well as increase the likelihood of the medical office building.

FISCAL IMPACT:

Sale of the property will generate needed revenue for the General Fund in an amount of \$500,000, which is consistent with the appraised value of the property.

OPTIONS:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

ATTACHMENTS:

1. Draft Purchase and Sales Agreement
<https://banningca.gov/DocumentCenter/View/8269/Best-Development-PSA-v2>
2. 150 E. Ramsey Street Parcel Map
<https://banningca.gov/DocumentCenter/View/8270/150-E-Ramsey-St-parcel-map>

Approved by:



Douglas Schulze
City Manager