

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development
Urgent _____ Routine X

BOARD AGENDA # *D-1

AGENDA DATE October 2, 2001

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

4/5 Vote Required YES _____ NO X

SUBJECT: APPROVAL OF SALIDA PLANNED DEVELOPMENT PARK AND ROAD ACCOUNT EXPENDITURES.

STAFF
RECOMMEN-
DATIONS:

1. APPROVE SALIDA PARK ACCOUNT EXPENDITURE TO KENCOR DEVELOPMENT.
2. APPROVE SALIDA ROAD ACCOUNT EXPENDITURES TO O'DELL ENGINEERING AND NEUMILLER AND BEARDSLEE.
3. AUTHORIZE THE AUDITOR-CONTROLLER TO ISSUE A WARRANT IN THE AMOUNT OF \$8,673.43 TO KENCOR DEVELOPMENT.
4. AUTHORIZE THE AUDITOR-CONTROLLER TO ISSUE A WARRANT IN THE AMOUNT OF \$3,624.29 TO O'DELL ENGINEERING.
5. AUTHORIZE THE AUDITOR-CONTROLLER TO ISSUE A WARRANT IN THE AMOUNT OF \$1,291.59 TO NEUMILLER AND BEARDSLEE.

FISCAL
IMPACT:

No fiscal impact to the General Fund, however, funds for the identified projects will be expended from the Salida P.D. Guideline Park and Road Accounts.

BOARD ACTION AS FOLLOWS:

No. 2001-768

On motion of Supervisor Simon, Seconded by Supervisor Blom

and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None


Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

Motion:



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SUBJECT: APPROVAL OF SALIDA PLANNED DEVELOPMENT PARK AND ROAD ACCOUNT EXPENDITURES.

DISCUSSION: The Salida Planned Development Guidelines require various improvements to be constructed in the Salida area. The funding for these improvements include Mello-Roos bonds and a developer fee program. The developer fees, as outlined in the Planned Development Guidelines, are paid as building permits are issued. The fees are categorized by the types of improvements and the amounts are generated based on the estimated cost for each type of improvement.

The completion of the projects referenced below are specific park and road projects. The Salida Fee Committee has reviewed the requests and found them to be appropriate for payment under the Salida fee programs. Acceptance of the assignment of the contracts and direct payments from the park and road accounts will keep the developers out of reimbursement situations. According to the fee programs, reimbursements are not made until the Mello-Roos projects are totally built-out and all facilities completed. Every effort is made to keep the developers from a reimbursement situation.

Kencor Development has submitted the final invoice in the amount of \$8,673.43 for reimbursement of costs associated with the construction of Finney Road Park, phase 2. Pursuant to the fee programs, the payment should be made from the Park account.

O'Dell Engineering has submitted two invoices totaling \$3,624.29 for engineering services pertaining to the acquisition of right-of-way and realignment of Pirrone Road in Salida. Pursuant to the fee programs, payment should be made equally from the Road-Supplemental-Environmental Impact Report accounts #1, 2 and 3.

Neumiller and Beardslee has submitted an invoice in the amount of \$1,291.59 for legal services pertaining to the condemnation proceedings for the acquisition of right-of-way to facilitate the Pirrone Road realignment. Pursuant to the fee programs, payment should be made equally from the Road-Supplemental-Environmental Impact Report accounts #1, 2 and 3.

Upon review of the Salida Planned Development Guidelines and the park and road account balances, it is recommended that the Board of Supervisors authorize the following:

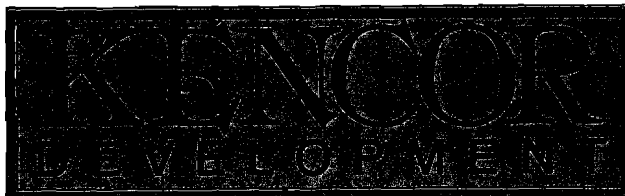
1. Approve Salida park account expenditure in the amount of \$8,673.43 to Kencor Development.
2. Approve Salida road account expenditure in the amount of \$3,624.29 to O'Dell Engineering.
3. Approve Salida road account expenditure in the amount of \$1,291.59 to Neumiller and Beardslee.

POLICY

ISSUE: Expenses for park and road construction are per the Stanislaus County Board of Supervisors approved Salida Planned Development Guidelines.

**STAFFING
IMPACTS:**

None.



July 2, 2001

Fran Sutton Berardi
Stanislaus County Planning Department
1010 10th Street, Suite 3400
Modesto, Ca, 95354

RE: Finney Road Park
FINAL INVOICE

Dear Fran,

It's been a while since the completion of the Finney Road Park. Sorry its taken me so long to submit the final invoice.

The following invoices are for work completed and paid for by Kencor Development:

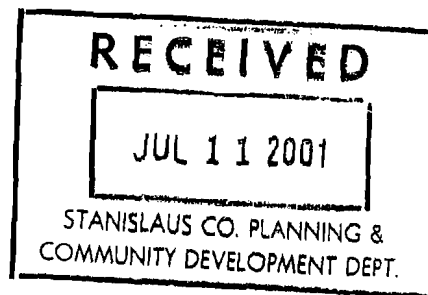
1.	Grover Landscape	\$1,360.00	
2.	Acme Electric	4,623.75	
3.	Baileys HVAC	180.00	
4.	Modesto Irrigation [MID]	1,741.84	1,679.08
5.	Richards Painting	575.00	
6.	Central Valley Hardware	19.35	
7.	Melissa Griggs	35.00	
8.	Wilson Plumbing	201.25	
	TOTAL AMOUNT DUE	\$8,736.19	\$8,673.43

Please make checks payable to Kencor Development.

Sincerely,

A handwritten signature in black ink that reads "Ken P. Brown".

Ken P. Brown
Kencor Development



RECEIVED
AUG 20 2001

INVOICE

O'Dell Engineering

1101 M Street, Suite 1
Modesto, CA 95354
209.571.1765
fax 209.571.2466

August 17, 2001
Invoice No. 3993-13

SCM Corporate Group
1920 Standiford Ave., Ste. 1
Modesto, Ca 95350

Re: Pirrone Rd. Re-alignment

Invoice for services performed for the period July 21 through August 17, 2001.

Contract Scope of Work:

Amount due:

1. Preliminary alignment
2. Topographic Survey
3. Preliminary design
4. Right of way acquisition
5. Meetings

Work completed during this period:

3. **Preliminary Design**
Improvement plan design and plan preparation

Engineer: 5.0 hours @ \$80/hr = \$400.00
CADD Drafter: 30.0 hours @ \$70/hr = \$2,100.00

\$2,500.00

Reproduction (Stockton Blue):

\$164.29

Total

\$2,664.29

Previously invoiced July 20, 2001, Invoice No. 3993-12

~~\$0,400.00~~

BALANCE DUE

~~\$12,064.29~~

RECEIVED

AUG 28 2001

INVOICE

O'Dell Engineering

1101 M Street, Suite 1
Modesto, CA 95354
209.571.1765
fax 209.571.2466

August 17, 2001
Invoice No. 3994-02

SCM
1920 Standiford Avenue, Ste.1
Modesto, CA 95350

Re: Pirrone Rd.

Invoice for services performed August 18, 2000 through August 17, 2001.

Work completed during this period:

**Cost spreads for Trombetta and Girardi frontages along
New Pirrone and Hammett alignment.**

Engineer: 12.0 hours @ \$80/hr = \$960.00

Total \$960.00

BALANCE \$960.00

NEUMILLER & BEARDSLEE

A PROFESSIONAL CORPORATION - ATTORNEYS & COUNSELORS

Mailing Address: P.O. Box 20
Stockton, CA 95201-3020

Phone (209) 948-8200
Fax (209) 948-4910

Mr. Jack P. Doering
Stanislaus County
Post Office Box 74
Modesto, CA 95353-0074

Invoice 127168
September 18, 2001

Client - Matter No.: 80950 - 28170

Re: Salida Realignment Issues/Perrone Road
For Services Performed Through 8/31/01

Billing Attorney: P. Balestracci

DATE	ATTY	DESCRIPTION	HOURS	DOLLARS
06/22/01	PNB	(Stanislaus County/Perrone Road new matter) Conference with Doering re: new matter; Letter to client.	0.30	60.00
08/08/01	PNB	Review package from Doering.	0.50	100.00
08/10/01	PNB	Conference with Doering re eminent domain actions.	0.40	80.00
08/16/01	PNB	Travel to Modesto. Extensive meeting with Jack Doering and planning staff regarding Pirrone Road issues.	4.50	900.00
08/17/01	PNB	Work on status letter to Jack.	0.40	80.00
08/20/01	PNB	Finalize status letter to Jack.	0.20	40.00

Total Fees 6.30 hours \$1,260.00

COSTS ADVANCED

08/30/01	Mileage/P. Balestracci	26.00
08/31/01	Photocopies	5.25
08/31/01	Postage	0.34

Total Costs Advanced \$31.59

Total of Invoice

\$1,291.59

INVOICE SUMMARY

Fees	\$1,260.00
Costs Advanced	\$31.59
Total of Fees & Costs	\$1,291.59
Adjustments	\$0.00
<u>Total of Invoice</u>	\$1,291.59