



STAFF REPORT

April 25, 2006

TO: City Council via City Manager

FROM: Adda L. Harris, Community Clean up Day Coordinator

SUBJECT: Community Clean Up Day Tonnage and Buck-A-Bag Results

On Saturday, April 8, 2006 the city held a Community Clean-Up Day at the city's drop off location at Miller Memorial Fair Grounds in the City of Twentynine Palms. The total tonnage reported by Waste Management is 35 tons of trash, 22 tons of metal and 100 tires for a grand total of 57 tons of trash collected on this day. The tonnage is up by 7.21 tons from the fall clean up in October of 2005.

The City of Twentynine Palms and Waste Management joined efforts to present prize money for the Buck a Back event. Waste Management generously offered to match the 1st, 2nd, and 3rd place prize money for each age group. This year we were sad to see that there were no youth groups signed up for our Buck a Bag competition. The prize money will be awarded as follows:

Place	Organization	Bag Counts	Prize Money	Total Winnings
18 and Over Group				
1 st	Reach Out Morongo Basin	275	\$ 275+\$100+\$100	\$ 475.00
2 nd	Combat Center Fire Department	146	\$146+\$75+\$75	\$ 296.00
3 rd	Kiwanis	68	\$ 68+\$50+\$50	\$ 168.00
18 and Under Group				
	No participants			

The City would like to say "Thank You" to David Hite, Robert Gorbould and Don Miller for the use of the Fairgrounds. We would also like to thank the Citizens of our community, our Buck-A-Bag participants, Citizens on Patrol, our Public Works Department and all City Staff who made this day possible. Thanks to these efforts our City continues to be a beautiful place to live.



STAFF REPORT

APRIL 25, 2006

TO: CITY COUNCIL AND CITY MANAGER
FROM: COMMUNITY SERVICES DIRECTOR
SUBJECT: RENEWAL OF DELEGATE AGENCY AGREEMENT

RECOMMENDATION

The City Council approve the Delegate Agency Agreement between the City of Twentynine Palms and the County of San Bernardino.

BACKGROUND

Every three years, the City of Twentynine Palms enters into an agreement with the County of San Bernardino, which permits the City to implement Community Development Block Grant (CDBG) funds. This contract is called the Delegate Agency Agreement. Under this new agreement, which will be from July 1, 2006, to June 30, 2009, the City will be able to directly implement City CDBG-funded projects and services. This time period also coincides with the City's CDBG Program Cooperation Agreement, which was approved last year. If the City decides not to ratify the contract, the City will lose the power and the decisions on the distribution of CDBG funds within the City.

Therefore, Staff recommending that the City Council approve the Delegate Agency Agreement for the implementation of the Community Development Block Grant-Funded projects, and permit Staff to execute the necessary documents. Attached is a copy of the agreement.

"We Create Community Through People, Parks, and Programs."

City of Twentynine Palms
Treasurer's Report
March 31, 2006

Depository	Term	Matures	Interest Rate	Amount	Market Value	Percent of Total
Petty Cash	On Hand		N/A	\$800	\$800	0.01%
PFF Bank & Trust Checking account	Demand		0.75%	\$78,328	\$78,328	0.95%
Pacific Western Payroll Account	Demand		0.59%	\$25,275	\$25,275	0.31%
Local Agency Investment Fund	Demand		4.14%	\$7,690,352	\$7,690,352	92.80%
Total City Funds				<u>\$7,794,755</u>	<u>\$7,794,755</u>	94.06%
Funds Held in Trust:						
Employee deferred compensation	N/A		N/A	<u>\$491,953</u>	<u>\$491,953</u>	5.94%
Total Funds in the Treasurer's Custody				\$8,286,708	\$8,286,708	100.00%

NOTES:

- 1) All the above investments are in compliance with the City's Investment Policy, except for the deferred compensation, for which the employees choose their own investment vehicles.
- 2) The City has sufficient funds to meet its expenditure requirements for the next six months.



STAFF REPORT

To: City Council
From: City Manager
Date: 20060425

Subject: Purchase and Sale Agreement, escrow instructions on Sullivan/Adobe Road property.

Recommendation: Approve Purchase and Sale Agreement, and authorize Mayor to execute.

Discussion: The owner of the two properties APN# (0616281140000) adjacent to and at the southwest corner of the intersection of Adobe Road and Sullivan Road has offered them for sale to the City of Twentynine Palms. The city has been interested in the two parcels because part of the property constitutes the right-of-way for Sullivan Road and Adobe Road. The remainder of the two parcels are contiguous with the City's 17 acre future park site.

Each parcel is 100 ft. wide and 230 ft. deep. After the right-of-way dedications for Sullivan Road they will be 100 ft. x 190 ft. There are buildings [1 on parcel #1, 3 on parcel #2] on both parcels. The building closest to the intersection will need to be removed for purposes of street widening on Sullivan Road.

The seller proposes to sell one parcel to the City for \$59,950 and donate the other. Comparable parcels in the community are worth far more than the seller's proposed price. The City's acquisition cost will be at or below comparable market value. Both parcels are on an "AS IS WHERE IS" basis. Seller will remove any asbestos materials from the site prior to the close of escrow. As a condition of donation/sale the owner requests the following:

1. Escrow to close before June 30th, 2006.
2. That the parcels be utilized by the City for Park & Recreation purposes in conjunction with the 17 acre park, or if the City sells them at a later date the proceeds be used to acquire new parkland or be used to expand recreation facilities and opportunities.
3. That the future Park be named "Pioneer Park" in honor and memory of the City's early settlers. The seller's family is one of the early Twentynine Palms settlers.
4. The City pays all escrow costs, closing fees of both transactions.

The properties will be vacated by tenants prior to the close of escrow. We have inspected the properties and find no problems with the exception of the asbestos which will be removed and disposed of by a licensed environmental firm. We will make a final inspection just prior to the conclusion of escrow.

The City attorney has prepared the attached purchase/sale agreement. The City's Park Committee (Benton & Cole) and Staff recommend this transaction to council because the City will benefit from acquisition of intersection right-of-way and an expanded future park.

Attached: Assessor's Map and Purchase and Sale Agreement.



CITY OF TWENTYNINE PALMS
STAFF REPORT
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To: City Council via City Manager
From: Community Development Director
Date: April 25, 2006
RE: PC 05-112 – Award Contract for Downtown Revitalization Economic Feasibility Study

RECOMMENDATION: Award contract to CB Richard Ellis Consulting (CBRE) in the amount of \$79,000 for preparation of the Downtown Revitalization Economic Feasibility Study, and authorize the Mayor and /or City Manager to execute a contract service agreement.

DISCUSSION: On March 30, 2006, four proposals were received for preparation of the “Downtown Revitalization Economic Feasibility Study.” The respondents included Lee/Kosmont Associates, Rosenow Spevacek Group Inc., Applied Development Economics and CBRE.

The proposals were evaluated on the following criteria: 1) Project Team; 2) Experience on Similar Work; 3) Methodology; 4) Responsiveness to the proposed scope of work; and 5) Time and Budget.

After reviewing the four proposals and checking references, staff is satisfied that CBRE is qualified to do the work under this contract and that this proposal best meets the City’s needs. This proposal will identify our basic market conditions and will provide information that we can utilize to strengthen the downtown’s economy and competitiveness.

The study will include an analysis of:

1. Economic base and demographic analysis;
2. Visitor market analysis;
3. Market area definition;
4. Strength, weakness, opportunity and threat (SWOT) analysis;
5. Market conditions;
6. Competitive retail environment;
7. Retail demand;
8. Retail sales and sales tax leakage;
9. Identification of undersupplied retail categories; and
10. Lodging demand.

BACKGROUND: This project has been included in and is within the allocation of this fiscal year’s budget and is consistent with the City Council’s goal of revitalizing the downtown.

Attachment – CBRE Proposal