



City of Greenfield

City Manager's Report



October 9, 2014

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GREENFIELD AWARDED \$2 MILLION CDBG GRANT

This past week, the City received formal notice that we have been awarded a \$2,000,000 Community Development Grant. With this grant, the City has now been able to secure \$3,017,000 in federal funds to improve infrastructure, the quality of housing for residents and enhance our Police Department.

Greenfield was awarded the maximum grant based on our demonstrated need and the quality of our application. CDBG activities are supposed to meet one of three objectives: (1) benefit low- and moderate-income persons, (2) prevent or eliminate slums or blight, or (3) address a serious need or threat that has affected a particular community.

The Community Development Block Grant (CDBG) program is the most powerful and effective federal program for community revitalization. It provides flexible funds to communities to address local

priorities and leverages other private and public investment. CDBG can help a community provide essential assistance to homeowners facing foreclosure; provides funds for rehabilitating older housing and improve infrastructure to energy efficient and safety standards; and improves community facilities for seniors, youth, and other vulnerable residents. (See details below)

Securing this grant was great news. But, equally important were two additional grants Greenfield received this year for improving our streets and enhancing our staffing in the Police Department.

On August 19, 2014, the City was successful in obtaining an \$815,000 ATP Grant for constructing sidewalk and other street improvements to ensure the safety of our children as they make their way to school. Competition for these funds was strong and Greenfield, along with our partners in Salinas Valley, was pleased to receive a positive recommendation from the California Transportation Commission.

On September 29, 2014, the City received notice from the Department of Justice of Community Orientated Policing Services that the Greenfield Police Department was awarded a three-year grant in the amount of \$202,787 to hire another police officer. Under the 2014 COPS Hiring Program the department must use CHP grant funding to hire new officers. The City's annual match for the grant is \$23,083.

The City has been successful in obtaining these grant funds because of the dedication of professional staff capable of demonstrating our community needs and submitting responsive grant applications.

Council Chambers
599 El Camino Real
Greenfield, CA 93927

Candidates for Mayor:
Michael Mungia / John Huerta Jr.

Candidates for City Council:
Avelina T. Torres / Jonathan Pedraza / Leah Jones Santibanez

For additional information contact Dennis Mar - DennisRMar3@yahoo.com



Homeownership Assistance Program:

The City was awarded \$232,558 for providing homeownership assistance to residents. Eligible Uses of Funds will provide direct assistance to Low-or Moderate- Income homebuyers for the acquisition of an existing or new housing unit completed prior to the homebuyer submitting an offer to purchase. Low Moderate Income is defined as total income that is at or below 80% of Area Median Income (AMI) adjusted for family size. Assistance may be used to:

- Subsidize interest rates and mortgage principal amounts;
- Finance the acquisition by LMI homebuyers of housing that will be occupied by the homebuyers;
- Acquire guarantees for mortgages financing obtained by homebuyers from private lenders;
- Provide up to 50% of any down-payment required from the LMI homebuyer; or,
- Pay reasonable closing costs incurred by LMI Homebuyers.

In the coming months, more information will be provided concerning tis new program.



Housing Rehabilitation Program:

The City has been awarded \$232,558 to provide housing rehabilitation assistance to qualified residents. Eligible uses of funds includes:

- Financing of the costs of repairs and general property improvements to owner-and renter-occupied units, including repair or replacement of principal fixtures and components of existing structures (e.g., the heating system).
- Demolition and reconstruction of dwelling units (under certain, limited circumstances)
- Loans for refinancing existing indebtedness secured by a property being rehabilitated with CDBG funds, if such financing is determined by the grantee to be necessary or appropriate to achieve the locality's community development objectives.
- Water or sewer laterals from the main water line to the dwelling, regardless if the main water line or any part of the lateral is located in a public right of way, if done in conjunction with the rehabilitation of the unit itself.

- Installation of water meters, if done in-conjunction with the rehabilitation of the unit itself.
- Improvements to increase the efficient use of energy in structures through such means as installation of storm windows and doors, wall and attic insulation, and conversion/modification/replacement of heating and cooling equipment, including the use of solar energy equipment.
- Improvements to increase the efficient use of water through such means as water savings faucets and shower heads and the repair of water leaks.
- Initial homeowner warranty premiums when rehabilitation is carried out with CDBG funds.
- Hazard insurance premiums when rehabilitation is carried out with CDBG funds, except where assistance is provided in the form of a grant.
- Flood insurance premiums for properties covered by the Flood Disaster Protection Act of 1973 and for which the rehabilitation is carried out with CDBG funds.

In the Coming months, more information will be provided concerning this new program.



Public Facilities Grant

The City has been awarded a \$1,162,791 Public Facilities and Improvement Grant for making required improvements to the Wastewater Treatment Facility for equipment purchase, installation, and construction. Specifically, this will include:

- Purchase and installation of eighteen (18) aerators in the City's three treatment Ponds. Installation of aerators is required for compliance with California Regional Water Quality Control Board, Central Coast Region, and Waste Discharge Requirements to bring the wastewater treatment plant into compliance with its 2.0 MGD permitted capacity in order to meet demands of future population growth. Estimated cost, including equipment, materials, and construction- \$270,000.
- Payment of PG&E connection fees and charges for expanded electrical service at the wastewater treatment plant to accommodate the installation of aerators in the City's Treatment Ponds and the purchase and installation of SCADA monitoring equipment and systems. Estimated cost, including equipment, materials, and construction - \$180,000.
- Restoration of Embankments to Treatment Ponds and the installation of high density polyethylene lining for embankment restoration and slope stabilization to provide erosion control and weed control. Estimated cost, including equipment, materials, and construction - \$300,000.
- Lining of Treatment Ponds using high density polyethylene lining to provide enhanced erosion control and weed control. Estimated cost, including equipment, materials, and construction - \$350,000
- Deepen Treatment Ponds to increase capacity of ponds to ensure compliance with 2.0 MGD capacity of the wastewater treatment plant by two (2) feet each and include full high density polyethylene lining to the expanded/deepened ponds. Estimated cost, including equipment, materials, and construction - \$325,000
- Related engineering, design, specification, bid assistance, and construction support services are provided under a separate contract with Wallace Group. The cost of those engineering, design, and support services is not included in the cost estimates listed below, and is separately funded by the City.



Utility Master Planning:

Undertaking a comprehensive utilities master planning effort for the City will provide a framework from which both capital and maintenance projects for utilities can be developed. The utility master plans for Greenfield's Wastewater and Water Services will establish this framework to assist in prioritizing projects within the context of available funding and identified needs. The City's last effort to develop master plans for both utilities was done in 2008.



Wastewater System Master Plan

The City received \$46,500 to develop a Master Plan for the City's Wastewater System. This study will include the following:

- Review Existing Information: Develop comprehensive informational database from existing planning reports, documents, maps, existing system usage, and population growth projection
- Document Existing Wastewater System: Document existing collection, pumping, and treatment system, including facilities, conditions, and processes; document existing wastewater treatment plant design conditions and criteria; document capital improvements and system expansions completed over the past 10-20 years; document compliance requirements for California Regional Water Quality Control Board, Central Coast Region, Waste Discharge Requirements Order No. R-3-2002-0062.
- Develop Design Flows: Document existing wastewater flows and projections of future requirements; based on historical wastewater consumption and population, land use, and economic growth projections, quantify sanitary flow and wastewater demand requirements; use infiltration/inflow characteristics from the existing system and accepted values for new construction, groundwater infiltration, and rainfall flow factors to develop infiltration/inflow values and wastewater demands for future requirements.

- Determine System Capacity: Utilize present and future flow information to determine the quantity and required pipe sizes to transport flows through the system without surcharge or overflow; identify current collection system and wastewater treatment plant capacities; identify required capital and system improvements and expansions to meet future needs.
- Analyze Wastewater Treatment Plant Capacity Requirements: Utilize present and future flow information to determine capacity requirements to meet future needs; identify capital and system improvements and expansions to meet future wastewater flow demands and needs.
- Develop Capital Improvement Program: Identify capital improvements to collection pipeline system, pump stations, SCADA, and wastewater treatment plant; identify estimated construction costs for each capital improvement project; develop estimated timeline for design and construction of required
- Develop Wastewater Capacity Charges: Develop schedule of wastewater capacity charges (impact fees) to ensure proposed capital improvements attributable to new development are appropriately funded through impact mitigation fees; fees will be developed for each category of development/land use, e.g., low density residential, high density residential, light industrial, heavy industrial, professional office, public/quasi public, recreation and open space, neighborhood commercial, downtown commercial, and highway commercial.



Waste System Master Plan

The City received \$46,500 to also develop a Water System Master Plan to ensure adequate and sustainable drinking water. This study will include the following

1. Review Existing Information: Develop comprehensive informational database from existing planning reports, documents, maps, existing water consumption, and population growth projections.
2. Document Existing Waster System: Document existing water distribution system, including facilities, conditions, processes, and hydraulic requirements for existing water sources (water supply wells), reservoirs/storage tanks, booster pump stations, pressure zones, and distribution/transmission pipelines; document capital improvements and system expansions completed over the past 10-20 years; document compliance requirements for the City's operating permit issued by the State Department of Health Services.
3. Develop Design Flows: Document existing water flows and projections of future requirements; based on historical water consumption and population, land use, and economic growth projections, quantify water demand requirements, including peak demand flows; determine required pipe sizes and well pumping capacity to transport peak demand flows through the system.
4. Determine System Capacity: Utilize present and future flow information to determine the quantity and required pipe sizes to transport flows through the system within appropriate pressure levels to all areas within the system; identify current water reservoir storage requirements for operational (peak demand), emergency, and fire storage; identify required capital and system improvements and expansions to meet future needs.
5. Develop Capital Improvement Program: Identify capital improvements to water supply, reservoir, pump station, waterline, and SCADA systems; identify estimated construction costs for each capital improvement project; develop estimated timeline for design and construction of required capital improvement projects.
6. Develop Water Capacity Charges: Develop schedule of water capacity charges (impact fees) to ensure proposed capital improvements attributable to new development are appropriately funded through impact mitigation fees; fees will be developed for each category of development/land use, e.g., low density residential, high density residential, light industrial, heavy industrial, professional office, public/quasi public, recreation and open space, neighborhood commercial, downtown commercial, and highway commercial.

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