




MEMO

from the Administrative Services Department

TO: Honorable Mayor, Members of the Council, and City Manager

FROM: Luisa Zavala, Deputy City Clerk 

CC: Patrice Hildreth, Admin. Services Mgr.

DATE: August 4, 2014

SUBJECT: City Council Agenda – August 5, 2014 – Item 07 – Authorization to Advertise for Bids – Reclamation Area Lease

The attached pages have been provided to the City Clerk's Office for distribution to the Council. The pages were provided in the initial compiling and posting of the agenda, but have since required amending and have been provided for your review and consideration. A copy of the revised documents have also be posted on the City's website.

Thank you.

CITY OF PORTERVILLE
WASTE WATER TREATMENT PLANT
Reclamation Area LEASE – REQUEST FOR PROPOSAL

I. SUMMARY

The City of Porterville is soliciting bids from experienced farming entities for the Lease of the City Reclamation Area. Prospective farming entities are invited to propose a Farmland Lease expressed as a fee per Assessor's Parcel Number (APN) acreage to be paid to the City of Porterville. The Lease is based on total APN acreage of 682.40 acres and not the 594.62 acres of leveled farmland determined by the United States Department of Agriculture (USDA) cropping map. The Lessee will be entitled to the following:

- a) Recycled wastewater as delivered by the City to the Reclamation Area for Irrigation
- b) Ownership of all crops
- c) Value of Crops used by Lessee for his/her own use
- d) All government subsidies
- e) All revenue from whatever source received in connection with the planting or withholding the planting of crops on the subject property

As part of the Lease, the Lessee will be required to maintain and operate the non-crop and percolation pond components of the Reclamation Area. All activities are under the supervision of the City and disposal program objectives are the priority. The farming entity that is awarded the Lease will be directed by City to complete activities as needed. It is recommended that prospective bidders become familiar with the regulatory requirements prior to preparing the bid documents. (See attachments.)

II. BACKGROUND

The City of Porterville operates a reclamation enterprise for disposing of secondary treated effluent from the wastewater treatment facility. Typically at rate of approximately 4.4 million gallons per day but may be up to 5.0 million gallons per day, or 15acre-feet, per day of treated effluent. The system delivers wastewater to the reclamation area 24 hours per day 7 days per week. Approximately 1,100 metric tons of biosolids are also delivered to the reclamation area annually which are used as a soil amendment. The method of disposal consists of different operations:

- Farming
- Percolation Ponds
- Biosolids Application

The primary method of disposal for the effluent is the irrigation of approximately 594.62 acres of leveled farmland, as determined from the March 2011 USDA cropping map. The City does not guarantee the total acreage leveled for farming or the condition of soil. The lessee is responsible for an annual soil analysis that measures the level of nutrients in the soil. The analysis is used to assess the fertility of the soil and to determine ways to increase fertility levels at Lessee's expense. It is the proposers responsibility to inspect the reclamation area between August 25, 2014 through August 29, 2014 and to review the RFP before submitting the \$/APN acre lease bid on 682.40 total management acres, refer to Exhibit A of the Reclamation Lease Agreement.

Reclamation Area Legal Descriptions

Exhibit "A"

<i>Parcel</i>	<i>APN</i>	<i>LEGAL DESCRIPTION</i>	<i>ACRES</i>
<i>City of Porterville Airport Property</i>			
Parcel 1	302080011	SE/4 SEC 5-22-27	160.00
Total			160.00
<i>City of Porterville Lease Purchase</i>			
Parcel 2	302110059	E/2 OF N/2 OF SW/4 SEC 8-22-27	40.00
Parcel 3	302100015	LTS 34,35,46,47 ETC PVILLE FRUIT&FARMS TR RM 15-23	127.66
Total			167.66
<i>City of Porterville Old Perc Pond /Field # 46</i>			
Parcel 4	302130028	POR NE/4 SEC 18-22-27	46.54
Total			46.54
<i>City of Porterville Underhill Property</i>			
Parcel 5	302130008	W/2 OF SE/4 SEC 18-22-27	80.00
Parcel 6	302130007	E/2 OF SE/4 SEC 18-22-27	80.00
		Underhill Homesite (Police Shooting Range - Not part of Lease)	-15.20
Total			144.80
<i>City of Porterville Hunsaker Property</i>			
Parcel 7	302130019	POR S/2 SEC 17-22-27	79.26
Parcel 8	302130021	POR SW/4 SEC 17-22-27	84.14
Total			163.40
		Total Management Acres	682.40

EXHIBIT "A"

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City of Porterville Reclamation Area

Last Updated 8/1/2014

City Airport Property

302080011

160.00 ac

Parcel 1

Friant-Kern Canal

West Street

Parcel 3

City of Porterville

302100015

127.66 ac

Parcel 2

City of
Porterville

302110059

40.00 ac

Tea Pot Dome Ave.

Road 216

Parcel 4

Old Perc Pond
City Property

302130028 46.54 ac

Underhill Homesite
(Police Shooting Range
- Not in Lease)

Parcel 5

302130008

80.00 ac

Parcel 6

Underhill Property

302130007

80.00 ac

Parcel 8

302130021

84.14 ac

Parcel 7

Hunsaker Property

302130019

79.26 ac

Avenue 120