

CALL TO ORDER

Mayor/Chair Aguirre called the meeting to order at 6:32 p.m.

ROLL CALL

Councilmember/Director Richard C. Cook Councilmember/Director Ray C. Luna, Councilmember/Director John T. Procter, Vice Mayor/Vice Chair Mary Ann Krause, and Mayor/Chair Gabino Aguirre responded to roll call. City Manager/Executive Director Wally Bobkiewicz, City/Agency Attorney Karl H. Berger, City Clerk/Agency Secretary Steven J. Salas, and Deputy City Clerk Josephine G. Herrera were also present.

PRESENTATIONS

- A. Presentation by City Clerk Steven J. Salas Regarding Poll Workers for November 2, 2004 Election

City Clerk Steven J. Salas reported on the successful efforts taken to reopen the polling place located at the former Church of the Nazarene at 3452 Ojai Road. He also reported on the efforts taken to recruit bilingual pollworkers.

- B. Presentation on 37th Annual Kiwanis Santa Paula Citrus Festival

Community Services Director Brian J. Yanez summarized the activities planned for the Citrus Festival scheduled for July 16, 17, and 18, 2004. He thanked the sponsors, Sunkist, Calavo, Santa Paula Times, Limoneira, Santa Paula Chevrolet, City of Santa Paula, Gold Coast Broadcasting, Star Free Press, Centex Homes, Fillmore Family Motors, Ford of Santa Paula, Santa Clara Valley Bank, Glen Tavern, and Seeber's Pharmacy for their generous donations. He also acknowledged the Citrus Festival Committee who volunteered many hours of their time to plan this event.

PUBLIC COMMENT

There was no Public Comment.

COMMUNICATIONS

City Manager/Executive Director Wally Bobkiewicz suggested that the Closed Session be held after the presentation of Item 8A.

Councilmember/Director Procter stated that he greeted the Peace and Dignity runners at Las Piedras Park. Mayor/Chair Aguirre noted that the Peace and Dignity Journey is

a spiritual effort of runners from North and South America, and the runners will eventually meet in Mexico City.

ORDER OF BUSINESS

A. **Consider Amendment to Exclusive Negotiation Agreement with New Group LLC**

City Manager/Executive Director Wally Bobkiewicz presented Economic Development Director Charmaine Stouder's report dated June 28, 2004.

Bill Crigger, representing New Group LLC, provided a Power Point Presentation on the "Glen City Plaza" proposal.

Kay Wilson-Bolton, 123 N. Tenth Street, representing New Group LLC, stated that several years ago, 26 people formed the Local Development Corporation. Subsequently, the City established its Redevelopment Agency. She noted that the Chamber of Commerce formed its Economic Division, and the City formed its own Economic Development Advisory Committee. She encouraged the City Council and Redevelopment Agency to seek economic opportunities.

Marsha Rea, Chair of the Communication Group of the Chamber of Commerce, encouraged the City Council and Redevelopment Agency to extend the agreement with New Group LLC.

John Chamberlain, 930 La Vuelta Place, representing the City's Economic Development Advisory Committee and the Chamber of Commerce's Economic Division, spoke in support of the development of 970 Ventura Street and surrounding properties.

City/Agency Attorney Karl H. Berger responded to a question regarding the Exclusive Negotiation Agreement by stating that the Redevelopment Agency and New Group LLC agree that the City will not negotiate with another developer during the 180-day period with guarantee of an outcome.

CLOSED SESSION

Mayor/Chair Aguirre recessed the City Council/Redevelopment Agency to a Closed Session in the City Hall Administration Conference Room at 7:25 p.m., to discuss:

- B. **Conference with Real Property Negotiator** – Recess to a Closed Session to discuss: Conference with Real Property Negotiator. Government Code § 54956.8. Property Address: 970 Ventura Street. Negotiating Parties: City of Santa Paula and New Group LLC. City Negotiator: Wally Bobkiewicz. Under negotiation: Both price and terms for acquiring property.

Mayor/Chair Aguirre reconvened the City Council/Redevelopment Agency in the Council Chambers at 7:58 p.m.

City Manager/Executive Director Wally Bobkiewicz reported that during the Closed Session, the City Council/Redevelopment Agency directed the City Manager/Executive Director to execute an extension of up to 180 days to the Exclusive Negotiation Agreement with New Group LLC.

It was moved by Vice Mayor/Vice Chair Krause, seconded by Councilmember/Director Luna, to authorize the City Manager/Executive Director to execute an extension of up to 180 days to the Exclusive Negotiation Agreement with New Group LLC for development of 970 Ventura Street and surrounding properties, including reimbursement of a maximum of \$100,000 for City expenses associated with the negotiations and the review of the terms and conditions proposed by New Group, LLC. All were in favor, and the motion carried.

C. Ballot Arguments Measures J and K

City Manager Wally Bobkiewicz presented Mayor Aguirre's report dated July 7, 2004.

City Attorney Karl H. Berger responded to a question regarding whether the entire City Council or individual Councilmembers may prepare a ballot argument by stating that either the entire Council or an individual Councilmember may prepare the ballot argument, and that the City Council could designate one Councilmember to prepare and bring back the ballot argument for the City Council's consideration.

It was moved by Councilmember Cook, seconded by Councilmember Luna, to have Mayor Aguirre and Vice Mayor Krause prepare the ballot arguments in support of Measures "J" and "K." All were in favor, and the motion carried.

D. Status Report on Planning Commissioner Recruitments

Deputy City Clerk Josie G. Herrera presented City Manager Wally Bobkiewicz's report dated July 7, 2004.

The City Council discussed the possibility of decreasing the membership on the Planning Commission from seven members to five members. City Attorney Karl H. Berger advised that this would require an amendment of the Municipal Code.

The City Council discussed outreaching to the community to see if anyone might be interested in serving on the Planning Commission, and discussed the newly adopted ordinance regarding attendance to commission meetings. City Attorney Karl H. Berger noted that the new amendment to the Municipal Code includes a provision regarding nonattendance to meetings, and that after three absences, the position would be

considered vacant. He also stated that this agenda item deals with the appointment of new Planning Commissioners and that a discussion item or draft ordinance could be placed on the July 19, 2004 City Council agenda regarding whether to reduce the size of the Planning Commission.

Mayor Aguirre offered to contact former applicants to see whether they might continue to be interested in serving on the Planning Commission.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to direct the Mayor to contact former applicants to the Planning Commission and to layover this item to the July 19, 2004 Regular City Council Meeting and consider options at the August 2, 2004 Regular City Council Meeting. All were in favor, and the motion carried.

E. Future Uses of 735 E. Santa Barbara Street

Building and Safety Director Stephen R. Stuart's report dated June 6, 2004.

The City Council discussed keeping the property, exploring potential appropriate uses, and rehabilitating the building.

It was moved by Councilmember/Director Cook, seconded by Councilmember/Director Procter, to keep the building as is until it is known financially what can be done with the building. Councilmember/Director Cook responded to a question regarding whether his motion included allowing staff to explore potential uses in relationship to what the community has asked in the Visioning Plan by stating that he would include this as part of his motion as long as there is no additional cost to the City. He further responded to a question regarding whether his motion would allow staff to continue to seek grants for this project by stating that he would include this in his motion. All were in favor, and the motion carried.

CITY/AGENCY COMMUNICATIONS

City Manager Wally Bobkiewicz noted that a groundbreaking ceremony would take place on July 14, 2004, at 11:00 a.m., at the former Royal Oaks Motel for the new housing project.

City Manager Wally Bobkiewicz responded to a question regarding parking for the Citrus Festival by stating that transportation plans would be published in the *Santa Paula Times*, *Ventura County Star*, and Channel 10.

Councilmember Cook noted that he would be out of town during the weekend, but that he would be back in town the evening of July 18, 2004.

City Clerk Steven J. Salas noted that the County Elections Division would operate a booth during the Citrus Festival to provide information on voter registration and to answer questions.

FUTURE AGENDA ITEMS

There were no Future Agenda Items.

ADJOURNMENT

There being no further business to come before the City Council/Redevelopment Agency, Mayor/Chair Aguirre adjourned the meeting at 8:30 p.m.

ATTEST:

Steven J. Salas
City Clerk