

CALL TO ORDER

Mayor/Chair Aguirre called the meeting to order at 5:34 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/General Counsel Karl Berger, and Deputy City Clerk Josephine G. Herrera were also present. City Clerk/Agency/Authority Secretary Steven J. Salas was not present during roll call.

PUBLIC COMMENT

City Manager Wally Bobkiewicz shared the proposed paint scheme for the Council Chambers remodeling.

CLOSED SESSION

Mayor Aguirre recessed the City Council to a Closed Session at 5:37 p.m. to discuss:

- A. Evaluation Public Employee – *Government Code 54957*. Position: City Attorney.
- B. Conference with Labor Negotiators – *Government Code 54957.6*. City designated representative: City Manager Wally Bobkiewicz. Employee Organizations: 1) Santa Paula Police Officers Association, and 2) Unrepresented Employees (Management).
- C. Conference with Legal Counsel, Anticipated Litigation – Significant exposure to litigation. Pursuant to *Government Code §54956.9 (b)*. Facts and circumstances exist that may result in litigation, but which the City believes are not yet known to potential plaintiffs. Number of cases: One.
- D. Conference with Legal Counsel: Initiation of Litigation – *Government Code § 54956.9(b)*. Initiation of Litigation. Number of potential cases: One.
- E. Conference with Legal Counsel, Existing Litigation. *Government Code Section 54956.9(a)*. Name of Case: Santa Paula Memorial Hospital, Debtor, United States Bankruptcy Court, Central District of California, BK No. NE 03-1354-RR.

Mayor Aguirre reconvened the City Council into Open Session at 6:51 p.m., and recessed at 6:51 p.m.

RECONVENE AND CALL TO ORDER

Mayor/Chair Aguirre reconvened the City Council at 6:58 p.m. Delton Johnson led the Invocation, Mayor/Chair Aguirre led the Flag Salute.

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/General Counsel Karl Berger, and Deputy City Clerk Josephine G. Herrera were also present. City Clerk/Agency/Authority Secretary Steven J. Salas arrived at 7:11 p.m.

CLOSED SESSION REPORT

City Attorney Karl H. Berger reported that during the Closed Session, the City Council unanimously gave him authority to appeal the administrative decision issued May 3, 2004, captioned *Michelle Velasco and Juan Velasco versus City of Santa Paula*, to the Ventura County Superior Court.

PRESENTATIONS

A. Presentation by Efren Gorre Regarding Oxnard City Corps

City Manager Wally Bobkiewicz noted that Mr. Gorre was not able to attend the City Council Meeting and that his presentation would be rescheduled to a future meeting.

B. Presentation by Public Works Director/City Engineer Clifford G. Finley Regarding Skate Park Grand Opening

Public Works Director/City Engineer Clifford G. Finley stated that the Skate Park would be ready to open on August 7, 2004, and that the contractor would continue to perform some finish work to the project.

Marisue Eastlake, representing Santa Paula Association of Skaters, spoke regarding the festivities planned for the grand opening. She also stated that they continue to seek donations to fund the remainder of the project, and provided the new website addresses: www.spskaters.com and www.socalskaters.com.

C. Presentation by Community Services Director Brian J. Yanez Regarding the Farmers Market/Art Show on August 7, 2004

Community Services Director Brian J. Yanez stated that Cruise Night would be held on August 6, 2004, at 5:30 p.m., and the Farmers Market/Art Show would be held at the Gazebo on August 7, 2004, from 10:00 a.m. to 3:00 p.m. He spoke regarding the festivities planned for the Farmers Market/Art Show. He also noted a new exhibit would open at the California Oil Museum on August 8, 2004.

John Chamberlain, representing the Chamber of Commerce, invited everyone to attend the Summer Lights event at the Glen Tavern Inn on August 7, 2004.

D. Presentation by Carmen Guerrero Regarding the Fandango

Carmen Guerrero, Marketing Director for De Colores, spoke regarding the festivities planned for the Fandango scheduled for September 4, 2004, at the Gazebo. She presented a framed poster to the City Council, and thanked their supporters: Latino Town Hall, Mendez Concrete, *Santa Paula Times*, *Ventura County Star*, *Mi Estrella*, and the City of Santa Paula.

Anna Marie Manzano, representing the Economic Development Advisory Committee, spoke regarding the temporary mural project for vacant downtown storefronts. She stated that the first mural was prepared for the Tower Theatre, with work donated by Howard Bolton. She also noted that the mural consists of three panels that can be removed at any time. The City Council commended the Chamber of Commerce for this project.

PUBLIC COMMENT

Gene Brooks, 249 Atmore Drive, spoke regarding his concerns with traffic impacts from the Fagan Canyon project. He asked for the status of the traffic study. The City Council noted that they could not comment on this item because it was not on the agenda. City Manager Wally Bobkiewicz stated that work is ongoing on the environmental impact report, which should be available in September or October.

Denise Bleak, 323 Atmore Drive, expressed her concerns with traffic impacts and emergency vehicle access due to the Fagan Canyon Project.

John Wisda, 550 Monte Vista, stated that a grassroots yard sign campaign has begun to support traffic reduction and to downsize the Fagan Canyon project. He also stated that if the project is not downsized, his group would use legal means to have the project reduced to 450 homes. He also expressed his concerns with traffic impacts.

Delton Johnson, 14 McKevevett Road, expressed his concerns with traffic impacts due to the Fagan Canyon project.

Bob Miller, 403 Atmore, expressed his concerns with traffic impacts due to the Fagan Canyon Project.

Kathryn Benner, 311 N. Ninth Street, representing Cabrillo Economic Development Corporation, spoke regarding the upcoming Third Annual Ventura County Housing Conference entitled "Building Common Ground" which would be held September 15, 2004, at the Ronald Reagan Presidential Library in Simi Valley. She invited the City to join other cities in sponsoring the conference. She also distributed literature announcing the conference.

CITY COUNCIL, STAFF COMMUNICATIONS

City Clerk Steven J. Salas spoke regarding the need for bilingual pollworkers, and asked church and school groups to consider adopting a poll.

Councilmember Cook expressed his concerns with comments made by speakers regarding Fagan Canyon, and noted that the City is waiting for the preparation of the environmental impact report.

City Manager Wally Bobkiewicz noted that the Pacific Coast Business Times recently awarded Family Diaz Restaurant as Outstanding Minority Business. He also noted that August 6, 2004 would be the first Friday that City Hall would be closed; however, Police and Fire services would remain available.

APPROVAL OF FINAL AGENDA

It was moved by Councilmember Cook, seconded by Councilmember Luna, to move up Order of Business Items 11L, 11M, and 11N in order to make the commission appointments. All were in favor, and the motion carried.

CONSENT CALENDAR

It was moved by Vice Mayor/Vice Chair Krause, seconded by Councilmember/Director Cook, to adopt the Consent Calendar as presented. All were in favor, and the motion carried.

- A. Waiver of Reading of Ordinances and Resolutions – Approved waiver of the reading of Ordinances and Resolutions appearing on the Consent Calendar; waiver of the reading of all other Resolutions appearing on the Agenda; and reading all other Ordinances appearing on the Agenda, in title only.
- B. Warrants and Certifications - Reviewed, approved, and filed the attached warrants and certifications. Finance Director Alvertina Rivera's report dated July 26, 2004.

Regular City Council/Redevelopment Agency/Community Healthcare Authority Meeting
Monday, August 2, 2004
City Hall Administration Conference Room and Council Chambers

Invoices	06/30/04 & 07/02/04	\$ 236,535.23
Wire Transfers	07/02/04	\$ 6,793.01
Invoices	07/09/04	\$ 622,544.70
Wire Transfers	07/07/04	\$ 38,004.22
Invoices	07/02/04	\$ -29,865.49
Wire Transfers	07/14/04	\$ 957,564.00
Invoices	07/09/04	\$ 761,610.00
Wire Transfers	07/15/04	\$ 8,601.96
Invoices	07/16/04 & 07/23/04	\$ 273,927.60
Wire Transfers	07/21/04	\$ 40,107.07
Salaries	07/02/04 & 07/16/04	\$ 665,192.51
TOTAL		\$3,579,014.81

- C. Minutes – Adopted the Minutes of the Regular City Council Meeting of June 21, 2004.
- D. Minutes – Adopted the Minutes of the Special City Council Meeting of June 23, 2004, 6:00 p.m.
- E. Minutes – Adopted the Minutes of the Community Healthcare Authority Meeting of June 21, 2004.
- F. Support for AB 2006 – Reliable Electric Service Act of 2004 – Supported AB 2006 (Nunez) and requested the Mayor to transmit letters of support to appropriate members of the California Legislature. City Manager Wally Bobkiewicz’s report dated July 28, 2004.
- G. Grand Jury Responses: Public Records Act, Firefighter Utilization –Directed the City Manager to transmit responses to Grand Jury report regarding Public Records Act and Firefighter Utilization. City Manager Wally Bobkiewicz’s report dated July 26, 2004.
- H. Amendment to an Agreement with Mogavero Notestine Associates for Additional Services – 1) Authorized the Executive Director to execute an amendment, in a form approved by the General Counsel, to the existing agreement with Mogavero Notestine Associates in the amount of \$22,875 for related new tasks, and 2) allocated \$3,735 from 850 Redevelopment Current Fund Balance to 850.085.9125.8215. Economic Development Director Charmaine Stouder’s report dated July 14, 2004.
- I. Memorandum of Understanding between Santa Paula Redevelopment Agency and the California State University Channel Islands – 1) Approved the Memorandum of Understanding with the CSUCI Foundation; 2) authorized the

- Board Chair to execute the MOU on the City's behalf. **RESOLUTION NO. 2004-04(R)**, A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS FOUNDATION FOR ADMINISTERING MICRO-LOANS TO SMALL BUSINESSES WITHIN THE REDEVELOPMENT PROJECT AREA; and 3) authorized the expenditure of \$5,000 from Redevelopment Agency General funds to administer the Revolving Loan fund for microloans to Santa Paula small businesses. Economic Development Director Charmaine Stouder's report dated June 29, 2004.
- J. Lease Agreement with Santa Paula Chevrolet – 1) Authorized the City of Santa Paula to lease one-half acre space to Santa Paula Chevrolet located at 600 South Palm Street, and 2) authorized the City Manager to negotiate and execute the lease agreement with Santa Paula Chevrolet for six months at \$375 per month. Economic Development Director Charmaine Stouder's report dated July 15, 2004.
- K. Authorization to Write-off Accounts – Authorized staff to write off 1) the uncollectible returned checks and declined credit cards per the attached Exhibit A, and 2) the uncollectible utility billing accounts per the attached Exhibit B. Finance Director Alvertina Rivera's report dated July 23, 2004.
- L. Transportation Development Act Claims for FY 2004/05 – Adopted the attached resolutions authorizing filing claims for and allocation of Transportation Development Act (TDA) funds. **RESOLUTION NO. 6109**, A RESOLUTION AUTHORIZING THE FILING OF A CLAIM WITH THE VENTURA COUNTY TRANSPORTATION COMMISSION FOR ALLOCATION OF TRANSPORTATION DEVELOPMENT ACT FUNDS FOR FISCAL YEAR 2004/05; **RESOLUTION NO. 6110**, A RESOLUTION AUTHORIZING ALLOCATION OF A PORTION OF THE TRANSPORTATION FUND RECEIPTS TO VENTURA INTERCITY SERVICE TRANSIT AUTHORITY. Finance Director Alvertina Rivera's report dated July 23, 2004.
- M. Investment Report for the Quarter Ending March 31, 2004 – Received and filed the Investment Report for the Quarter Ending March 31, 2004. City Treasurer Sandra K. Easley's report dated July 23, 2004.
- N. Investment Report for the Quarter Ending June 30, 2004 – Received and filed the Investment Report for the Quarter Ending June 30, 2004. City Treasurer Sandra K. Easley's report dated July 23, 2004.
- O. Equilon Enterprises LLC, Notice of Sale and Assignment of Assets, and Request Consent fro the City for this Transfer – Consented to the sale of Equilon's assets within the city limits, and authorized the City Manager to execute the letter of

consent. Public Works Director/City Engineer Clifford G. Finley's report dated June 14, 2004.

- P. Santa Paula Police Officers Association – Extend Current Contract – Adopted Resolution No. 6091 which authorizes the amendment to the Santa Paula Police Officers Association 2001/2004 Memorandum of Understanding. **RESOLUTION NO. 6091**, A RESOLUTION AMENDING THE SANTA PAULA POLICE OFFICERS ASSOCIATION (SPPOA) 2001/2004 MEMORANDUM OF UNDERSTANDING. Assistant to the City Manager Melissa Grisales' report dated July 28, 2004.

ORDER OF BUSINESS

- L. Appointment of Members to the Appeals Board

City Manager Wally Bobkiewicz's report dated July 22, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to reappoint Richard Barringer and Ralph Fernandez to the Appeals Board for four-year terms with term to expire June 2006, and to ask Wayne Allee and Dennis Katz to visit the City Council prior to their appointments to their existing seats. All were in favor, and the motion carried.

- M. Appointment of Member to the Economic Development Advisory Committee

City Manager Wally Bobkiewicz's report dated July 22, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to appoint Jackie Crave to the Economic Development Advisory Committee to fill one unscheduled vacancy for Seat No. 2, for a term that will expire April 2007. All were in favor, and the motion carried.

- N. Appointment of Youth Representative to the Recreation Commission

City Manager Wally Bobkiewicz's report dated July 22, 2004.

It was moved by Mayor Aguirre, seconded by Vice Mayor Krause, to appoint Derek J. Luna as Youth Representative to the Recreation Commission for a one-year term to fill Seat No. 6, with term to expire August 2005. All were in favor, and the motion carried.

- A. Inclusionary Housing Ordinance

Management Analyst Elisabeth Amador presented Interim Planning Director Janna Minsk's report dated July 27, 2004.

City Attorney Karl H. Berger responded to a question regarding alternatives to using fees collected from the Inclusionary Housing Ordinance to administer and enforce the ordinance by stating that the only fees addressed in the ordinance are the in lieu fees which developers would pay instead of constructing new homes pursuant to the ordinance. Further, if a developer chooses to pay those fees, the fees would go into a trust fund, which would then be used for construction of new homes. It would also be acceptable to use the funds for administration purposes to put together negotiated contracts. City Manager Wally Bobkiewicz added that there is a limited opportunity to use in lieu fees for administration; however, there are Redevelopment Agency housing program funds available and the City could also work with the Santa Paula Housing Authority.

City Manager Wally Bobkiewicz responded to a question regarding the cost to contract the study of other jurisdictions by stating that the cost could be between \$15,000 and \$20,000.

Interim Planning Director Janna Minsk responded to a question regarding what type of housing would be included in the Inclusionary Housing Ordinance by stating that it would include a range from rental and ownership housing, with a moderate range of rental between \$1,490 to \$2,469 per month, and housing prices between \$326,864 to \$541,557.

City Attorney Karl H. Berger responded to a question regarding the types of developments that would be covered under the Inclusionary Housing Ordinance by stating that the ordinance would apply to developments with 10 or more units. He further explained that larger developments of more than 100 units generally enter into negotiations to create a developer agreement, which the City uses to determine the number of low and very-low income units and which would be included in the development projects. He also noted that the Subcommittee had recommended that a study and calculation be completed by a third-party consultant to provide the City with a solid basis for establishing the in lieu fee.

Eileen McCarthy, 338 S. A Street, Oxnard, representing California Rural Legal Assistance, spoke in support of the Inclusionary Housing Ordinance. She also spoke in support of including extremely low-income as a requirement for the ordinance and a housing mix of very low and low-income. She also expressed her concern with the effective date of January 2005 for the ordinance, and asked that the potentially large development coming into Santa Paula also be subject to the ordinance.

John Franklin, 3159 Eaglewood Avenue, Thousand Oaks, representing Franklin Development, expressed his concern that the Inclusionary Housing Ordinance would add a significant burden in cost, regulation, and time to developers and the City, and that the ordinance would not have incentives for developers. He questioned how the

fiscal impact to the City was analyzed. He also expressed the following concerns: 1) inconsistency with the term "in lieu fee" throughout the ordinance; 2) Section 157.060 D, Table 1 which sets maximum rent and purchase price in conflict with Sections 157.060 B and C which set maximum housing costs; 3) Section 157.100 which discusses a formula that would be established as part of the deed restrictions to set rents and prices is in conflict with Section 157.060E; and 4) Section 157.080D in which fees must be paid in full before the City issues a Certificate of Occupancy for any dwelling unit. He questioned what would happen to the resale of units; who would certify compliance with the ordinance; what would occur if noncompliance is discovered; who would enforce the ordinance; what would occur in the event of default or foreclosure; whether mortgages would be subject to the ordinance; whether lenders would lend funds if the property is subject to the ordinance; whether owners would be able to refinance; and whether reverse mortgages would be allowed.

Terra Donlyn, 24005 Ventura Boulevard, Calabasas, Director of Government Affairs with the Building Industry Association of Southern California, spoke against a mandatory Inclusionary Housing Ordinance. She stated that although the ordinance would appear to offer affordable housing, it would be counter-productive for the City's goals of improving housing affordability. She encouraged the City Council to wait to take action until a complete ordinance is presented.

Laura Flores Espinosa, 233 Corte Linda, expressed her concern with the January 2005 implementation date for the ordinance. She also stated that the section regarding developer agreements was not clear, and that she did not support that this issue be left to a developer agreement. She also noted that the purpose of having an Inclusionary Housing Ordinance is so that it is applied equitably.

Karen Flock, 11011 Azahar Street, Saticoy, Housing Development Director for Cabrillo Economic Development Corporation, spoke in support of an Inclusionary Housing Ordinance in order to meet the City's affordable housing needs and to place incentive on building housing within the development rather than offsite. She questioned Section 157.060C, calculation of maximum level for for-sale homes, and stated that she felt the percentage should be 80% rather than 90%. She also expressed her concern with the table listed in the calculations for rental units because this is not consistent with how the California Tax Credit Allocation Committee calculates rents.

Ellen Brokaw, 3430 Ojai Road, Chair of Agriculture Future Alliance Countywide Farmworker Housing Task Force and Member of Santa Paula City Farmworker Housing Support Group, spoke in support of the Inclusionary Housing Ordinance; however, she expressed her concern that this would not benefit farmworkers and those with extremely low-income in Santa Paula. She noted that most agencies use the County's median income figure of \$74,700; however, Santa Paula's median income is \$41,651. She also expressed her concern regarding the definition of trust fund because it is described as

being used to acquire, construct, or rehabilitate housing, and that elsewhere in the ordinance it refers to building new housing.

RECESS TO A BREAK

Mayor Aguirre recessed the City Council to a break at 8:54 p.m.

RECONVENE TO REGULAR MEETING

Mayor Aguirre reconvened the City Council at 9:13 p.m.

City Manager Wally Bobkiewicz responded to concerns regarding the effective date of the ordinance by stating that the City Council may choose that the ordinance would become effective either January 2005, or 30 days after adoption. He also responded to concerns regarding to whom the ordinance would apply by stating that the ordinance would not apply to developers of 10 or more units nor to developers who obtain a Development Agreement.

Interim Planning Director Janna Minsk addressed concerns regarding density bonus by stating that the current zoning ordinance includes a density bonus section, which could be used as an incentive to provide additional housing. However, any project with a density bonus granted would be exempt from Inclusionary Housing Ordinance requirements.

City Attorney Karl H. Berger addressed concerns regarding Section 157.080 which indicates developers paying a fee in lieu of providing on-site or off-site inclusionary housing units and the use of the term "in lieu of." He suggested that the language be changed to read, "Developers would pay a fee *instead of* providing on-site or off-site inclusionary housing units."

City Manager Wally Bobkiewicz responded to concerns regarding implementation and enforcement of the ordinance by stating that staff would bring back a recommendation to the City Council on the regulations to implement the ordinance. He also responded to concerns regarding the wording of Section 157.060E by suggesting that the word "generally" be added so that the sentence would read, "All inclusionary housing must *generally* be reserved for occupancy by very low- and low-income households between 45 and 55 years, but in no less 30." He noted that the same language would be repeated in Section 157.100. He also responded to concerns regarding the use of Table 1 and suggested that staff could amend the language in this section and remove the table from the ordinance. He also responded to concerns regarding the statistics used for income limits by stating that the City Council may set whatever income framework it deems to be appropriate. He further responded to concerns regarding how funds from the trust fund would be spent by stating that Section 157.080B indicates that the City Manager or designee must create and administer an affordable housing trust

fund. He suggested that the section could be amended to read that the City Council must use the funds to exclusively provide for affordable housing and for reasonable costs associated with the development of affordable housing. Lastly, he suggested that the word "chapter" in Section 157.080E be changed to "subchapter."

The City Council discussed concerns with Section 157.020J which indicates that the in lieu fee must be used for acquiring, constructing, or rehabilitating affordable housing because the Subcommittee had discussed that the inclusionary housing ordinance would only apply to new construction in order to create new housing. The City Council recommended removing the words "acquiring" and "rehabilitating." The City Council also recommended that the ordinance go into effect 30 days after adoption rather than on a future date. The City Council also discussed removing the table from the ordinance because it raises more questions rather than provide guidance.

COUNCIL CONSENSUS TO EXTEND THE MEETING

As business had not concluded at 9:32 p.m., and pursuant to Section 11 of the City Council's Rules of Procedure, it was moved by Vice Mayor Krause, seconded by Councilmember Procter, to extend the meeting for one hour. All were in favor, and the motion carried.

City Attorney Karl H. Berger suggested that if the City Council wishes to remove the table from the ordinance, that the language in Section 157.060D also be changed as follows, "Affordable housing costs will be based upon the income limits for Ventura County as determined by California HCD per Health and Safety Code §§50053 and 50052.5."

Management Analyst Elisabeth Amador responded to a concern regarding Section 157.030C in which the percentage should be 17% low or 12% very-low income by stating that this appears to be a typographical error because it should be consistent with Section 157.020K.

City Attorney Karl H. Berger suggested that staff bring back a redline and clean copy of the ordinance on the Consent Calendar at the second reading on September 7, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Procter, to introduce and waive first reading, as amended, of the revised Inclusionary Housing Ordinance as a new chapter (Chapter 157) of the Santa Paula Municipal Code; direct staff to contract for a study of In-lieu Fees relating to Inclusionary Housing Ordinances in other jurisdictions; and direct the City Manager to request a joint meeting with the Santa Paula Housing Authority to discuss implementation and how they will work with the City to implement the Inclusionary Housing Ordinance. Under roll call vote, Councilmember Luna, Councilmember Procter, Vice Mayor Krause, and Mayor Aguirre were in favor. Councilmember Cook was opposed. The motion carried.

ORDINANCE NO. 1119

AN ORDINANCE ADDING A NEW CHAPTER 157 TO THE SANTA PAULA MUNICIPAL CODE, ENTITLED "INCLUSIONARY HOUSING" ESTABLISHING REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT TO INCLUDE HOUSING FOR LOW AND VERY LOW INCOME HOUSEHOLDS

City Manager Wally Bobkiewicz suggested that the City Council consider Items 11B, 11C, 11K, 11D, 11E, 11G, 11H, and 11J in that order, and layover Items 11F and 11I to the September 7, 2004 City Council Meeting.

B. Request by Santa Paula Museum of Art for Consideration of Former Union 76 Station at Main and Ojai Streets for Museum Site

City Manager Wally Bobkiewicz's report dated July 22, 2004.

Councilmember Luna stepped out of the Council Chambers at 10:05 p.m., and returned at 10:08 p.m.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to agree to include the Santa Paula Museum of Art in the study for the use of the former Union 76 station at Main and Ojai Streets for site of their new museum. Councilmember Cook, Councilmember Procter, Vice Mayor Krause, and Mayor Aguirre were in favor. Councilmember Luna abstained because he was not in the Council Chambers during the vote. The motion carried.

C. Interim Uses for Former Union 76 Gas Station Building at Corner of Main and Ojai Streets

City Manager Wally Bobkiewicz's report dated July 28, 2004.

The City Council discussed outreach efforts to local businesses for interest in the building, and exploring alternate temporary uses before demolition.

It was moved by Councilmember Procter, seconded by Vice Mayor Krause, to explore whether local businesses may be interested in situating itself in the building, and staff to come back with the progress. All were in favor, and the motion carried.

L. Approval of Agreement for Services with Boyle Engineering Corporation for Water and Wastewater Systems Master Plans and Approve Additional Funds Totaling \$221,043 for the Project and a Total Project Budget Limit of \$421,043

Public Works Director/City Engineer Clifford G. Finley's report dated July 28, 2004. He responded to a question regarding the amount paid to student workers by Boyle Engineering by stating that second and third year college students are compensated \$62 per hour.

It was moved by Councilmember Cook, seconded by Vice Mayor Krause, to approve the attached Agreement for Services with Boyle Engineering Corporation in the amount of \$382,766 for Water and Wastewater Systems Master Plans, and authorize the City Manager to execute the Agreement on behalf of the city, and reallocation of additional funds from the Water Fund of \$149,954 and the Wastewater Reclamation Fund of \$71,089 for the project, and approve a total project budget limit of \$421,043. All were in favor, and the motion carried.

D. Resolution Supporting the Commencement of Negotiations on the Elimination of Nuclear Weapons and Support of Efforts of World Conference of Mayors for Peace

City Manager Wally Bobkiewicz's report dated July 28, 2004.

Paul Belgum, 1303 Say Road, spoke in support Resolution No. 6111.

It was moved by Councilmember Cook, seconded by Vice Mayor Krause, to adopt Resolution No. 6111. All were in favor, and the motion carried.

RESOLUTION NO. 6111

A RESOLUTION OF SUPPORT FOR THE COMMENCEMENT OF NEGOTIATIONS
ON THE ELIMINATION OF NUCLEAR WEAPONS

City Attorney Karl H. Berger was excused from the remainder of the meeting at 10:23 p.m.

E. Las Piedras Park Council Committee Report

Building and Safety Director Stephen R. Stuart's report dated July 23, 2004.

Roger Campbell stated that he looks forward to the opportunity to work on the proposed project at Las Piedras Park.

It was moved by Councilmember Procter, seconded by Councilmember Luna, to continue to allow the subcommittee and City staff to continue negotiations with Homeboys, Inc., for a facility at Las Piedras Park.

City Manager Wally Bobkiewicz noted that the motion was different from staff's recommendation, and that normally staff would negotiate directly with a third party.

Councilmember Procter amended his motion to approve staff's recommendation to authorize staff to enter into negotiations with Homeboys, Inc., regarding facilities at Las Piedras Park, and approve City staff participation with Homeboys for outreach meetings(s) with the Council Subcommittee as oversight. Councilmember Luna seconded the amended motion. All were in favor, and the motion carried.

COUNCIL CONSENSUS TO EXTEND THE MEETING

As business had not concluded at 10:30 p.m., and pursuant to Section 11 of the City Council's Rules of Procedure, it was moved by Councilmember Procter, seconded by Vice Mayor Krause, to extend the meeting for 30 minutes. All were in favor, and the motion carried.

- F. Design and Review Guidelines for Developments within Santa Paula – This item was laid over to the September 7, 2004 City Council Meeting.
- G. Update on Santa Paula Memorial Hospital

Executive Director Wally Bobkiewicz reported that the Community Healthcare Authority had given direction to staff to search for a buyer to operate the hospital, search for a buyer for the remaining properties surrounding the hospital, and to search for a solution to satisfy the hospital's creditors. He noted that he and General Council Karl H. Berger have worked closely with the Creditors Committee and other interested parties on possible solutions.

Marsha Rea, 1309 Woodland Drive, representing the Community Task Force, noted that the Task Force has been meeting weekly with the Creditors Committee and has aggressively pursued developers for the hospital property. She noted that an offer was received today from a local developer, which the Task Force will analyze and provide recommendations. She also mentioned that she anticipates that information will be received from the hospital Board of Directors on the cost to reopen the hospital, and that a plan should be in place within two weeks to present to the bankruptcy judge.

- H. Award Contract Federal Legislative Advocate

City Manager Wally Bobkiewicz's report dated July 28, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to direct the City Attorney to prepare and authorize the City Manager to execute a one-year agreement with Marc Associates, Inc., to provide federal legislative advocacy services. All were in favor, and the motion carried.

- I. Arroyo and Associates Management Study Update – This item was laid over to the September 7, 2004 City Council Meeting.
- J. Grant Writing Update

City Manager Wally Bobkiewicz presented Finance Director Alvertina Rivera's report dated July 27, 2004.

The report was received and filed.

CITY COMMUNICATIONS

City Manager Wally Bobkiewicz reminded everyone that the City Council would be "dark" for the August 17, 2004 meeting, and that the next City Council meeting would be September 7, 2004. He also noted that staff would be making some cosmetic improvements to the Council Chambers. He also mentioned that he would be out of the office from August 9, 2004 through September 7, 2004, and that Fire Chief Paul L. Skeels would be the Acting City Manager.

FUTURE AGENDA ITEMS

It was moved by Vice Mayor Krause, seconded by Councilmember Luna, to consider sponsoring the "Building Common Ground" program. All were in favor, and the motion carried.

ADJOURNMENT

There being no further business to come before the City Council/Redevelopment Agency/Community Healthcare Authority, Mayor/Chair Aguirre adjourned the meeting at 10:45 p.m.

ATTEST:

Steven J. Salas
City Clerk/Agency/Authority Secretary