

**CALL TO ORDER**

Mayor/Chair Aguirre called the meeting to order at 5:33 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, and Deputy City Clerk Josephine G. Herrera were also present. City Clerk/Agency Secretary Steven J. Salas was absent

**PUBLIC COMMENT**

There was no Public Comment.

**CLOSED SESSION**

Mayor/Chair Aguirre recessed the City Council/Redevelopment Agency to a Closed Session at 5:33 p.m. to discuss:

- A. Public Employee Performance Evaluation. *Government Code 54957.* Title: City Manager.
- B. Conference with Legal Counsel, Liability Claims – *Government Code 54956.95.* Name of Insurance JPA: Central Coast Cities Self Insurance Fund and California Joint Powers Insurance Authority. Claimants: Workers Compensation Cases: Dawne Koranda, Daryl Koranda, Mark Trimble. Agency Claimed Against: City of Santa Paula.
- 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 Labor Negotiator. *Government Code 54957.6.* City Negotiator: City Manager Wally Bobkiewicz. Employee Organization: Police Commanders Unit.

Mayor/Chair reconvened the City Council/Redevelopment Agency into Open Session at 6:26 p.m., and recessed at 6:26 p.m.

**RECONVENE AND CALL TO ORDER**

Mayor/Chair Aguirre reconvened the City Council/Redevelopment Agency at 6:38 p.m., and 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 Karl Berger, City Clerk/Agency Secretary Steven J. Salas, and Deputy City Clerk Josephine G. Herrera were also present.

Housing Authority Commission Chair Richard Araiza called the Housing Authority Board of Commissioners to order at 6:40 p.m. Commissioner Jeanette E. Maland, Commissioner Cynthia Rodriguez, Tenant Commissioner Helen Butler, Tenant Commissioner Laurie Del Rio, and Chair Richard Araiza responded to roll call. Executive Director Ramsey M. Jay was also present. Vice Chair Robert Russell was absent.

**CLOSED SESSION REPORT**

Mayor/Chair Aguirre reported that during the Closed Session regarding the Public Employee Performance Evaluation for the City Manager, both parties agreed to an extension of services, and the City Council appointed a subcommittee consisting of Councilmember Cook and Mayor Aguirre to begin discussions on terms and conditions of such an extension. No other action was taken during the Closed Session.

City/Agency Attorney Karl H. Berger departed from the meeting at 6:50 p.m.

**PRESENTATIONS**

A. **Presentation by Fire Chief Paul L. Skeels on Fire Department Calls for Service**

Fire Chief Paul L. Skeels distributed copies of a written report regarding Fire Department emergency call activity for 2003 and the first three quarters of 2004.

Economic Development Director Charmaine Stouder noted that the Small Business Summit would be held October 14, 2004, at 4:00 p.m., at the Community Center. She noted that a panel of experts would discuss business resources available to local businesses and launch the first Small Business Loan Program. She also reminded everyone to participate in the City of Santa Paula's Image Contest and that information was available on the City's web site.

**PUBLIC COMMENT**

Ken Brookes, representing the Chamber of Commerce, stated that the Chamber of Commerce and Latino Town Hall would be sponsoring a Candidates Forum on October 13, 2004. He asked that the City Council consider waiving the fee for use of the Community Center. City Manager Wally Bobkiewicz noted that it has been past practice to waive the fees, and that he was prepared to move forward to make these arrangements.

**CITY COUNCIL/REDEVELOPMENT AGENCY/HOUSING AUTHORITY  
COMMISSION, STAFF COMMUNICATIONS**

City Clerk Steven J. Salas reported that there are sufficient bilingual pollworkers for Santa Paula for the upcoming election; however, more are needed countywide. He thanked Tony Gaitan, principal of Santa Paula High School, for helping to recruit bilingual student pollworkers. He invited anyone interested in volunteering as a pollworker to contact the City Clerk's Office. He also noted that the last date to register to vote would be October 18, 2004.

**APPROVAL OF FINAL AGENDA**

City Manager Wally Bobkiewicz asked that Item 9H be removed from the agenda and rescheduled for a future meeting. It was moved by Councilmember/Director Cook, seconded by Vice Mayor/Vice Chair Krause, to approve the agenda as amended. All were in favor, and the motion carried.

**CONSENT CALENDAR**

It was moved by Councilmember/Director Cook, seconded by Vice Mayor/Vice Chair Krause, to approve the Consent Calendar as amended. 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. Minutes – Adopted the Minutes from the September 7, 2004 Regular City Council/Redevelopment Agency Meeting.
- C. Minutes – Adopted the Minutes from the September 13, 2004 Special City Council/Community Healthcare Authority Meeting.

- D. Front Façade Improvement for 926 and 930 E. Main Street, Project No. 04.05.298 SPC, Approval of Plans and Specifications – Approved the plans and specifications for the Front Façade Improvement for 926 and 930 E. Main Street, Project No. 04.05.298 SPC, and authorized the Director of Building and Safety to advertise for bids. Building and Safety Director Stephen R. Stuart and Economic Development Director Charmaine Stouder’s report dated September 21, 2004.
- E. 2004-CUP-04, Enforcement Agreement with Limoneira Mercantile LLC– Approved an Enforcement Agreement and authorized the City Manager to execute such agreement regarding the off-sale of alcohol at the property located at 55 Hallock Drive (the northeast corner of Highway 126 and Hallock Drive, Assessor’s parcel No. 107-0-044-040). **RESOLUTION NO. 6123**, A RESOLUTION APPROVING AN ENFORCEMENT AGREEMENT FOR THE OFF-SALE OF ALCOHOLIC BEVERAGES UNDER AN APPROVED CONDITIONAL USE PERMIT AT A PROPERTY LOCATED AT 55 HALLOCK DRIVE, APN 107-0-044-040. Interim Planning Director Janna Minsk’s report dated September 16, 2004.
- F. 2004-CUP-03, Enforcement Agreement for Glen Tavern Inn – Approved an Enforcement Agreement and authorized the City Manager to execute such agreement regarding the serving of alcohol at the property located at 134 N. Mill Street (Assessor’s Parcel Number 103-0-112-015). **RESOLUTION NO. 6124**, A RESOLUTION APPROVING AN ENFORCEMENT AGREEMENT FOR THE SALE OF ALCOHOLIC BEVERAGES UNDER AN APPROVED CONDITIONAL USE PERMIT AT A PROPERTY LOCATED AT 134 NORTH MILL STREET, APN 103-0-112-015. Interim Planning Director Janna Minsk’s report dated September 20, 2004.
- G. Approval of a Planning Services Agreement with RBF Consulting for Development Projects – Approved the attached Agreement for Services with RBF Consulting and authorized the City Manager to execute the Agreement on behalf of the City. Interim Planning Director Janna Minsk’s report dated September 21, 2004.
- H. School Resource Officer Contract/Santa Paula Elementary School District – Removed from the agenda.

### **ORDER OF BUSINESS**

- A. Discussion of Santa Paula Housing Needs and Updates

City Manager Wally Bobkiewicz presented Economic Development Director Charmaine Stouder’s report dated September 16, 2004.

Executive Director Ramsey M. Jay presented the 2003/04 Santa Paula Housing Authority Annual Report. He also provided a brief overview on Article 34 of the State Constitution governing housing authorities that specifies the circumstances under which a jurisdiction has the authority for construction, development, and acquisition of affordable low-income housing.

Management Analyst Elisabeth Amador reviewed the Implementation Status of the City Council's Housing Goals and Priorities dated May 27, 2004, and the proposed joint resolution to approve the housing creation goals of the Santa Paula Housing Authority for 2005-2010.

Executive Director Ramsey M. Jay responded to a question regarding whether the proposed housing creation goals would include moderate income housing by stating that the goal is for the Housing Authority to produce very low and low-income housing.

Management Analyst Elisabeth Amador reviewed the Redevelopment Agency's goals and objectives: 1) preserve and enhance the economic prosperity of the community by aiding commercial and industrial business development; 2) sponsor needed public improvements; 3) increase the supply of very low, low, and moderate-income housing opportunities for renters and homeownership for all economic levels; and 4) sponsor the rehabilitation and development of community facilities. She also summarized the City/Redevelopment Agency Housing Programs and Potential Housing Projects, and noted that the Redevelopment Agency has designated \$250,000 to partner with the Housing Authority for the production of affordable income units, and \$400,000 for partnership with other developers or organizations to develop low-income housing. She also spoke regarding the Housing Rehabilitation Program, which provides low interest loans for correcting health and safety hazards, and the Housing Preservation Program, which grants funds for the beautification of the interior and exterior of owner-occupied units. She also spoke regarding the First Time Homebuyer Project, which will provide for a forgivable loan of up to \$40,000 over a 15-year period. Lastly, she reviewed the current Approved Housing Project Status List.

Tenant Commissioner Laurie Del Rio departed from the meeting at 7:45 p.m.

Management Analyst Elisabeth Amador reviewed the Inclusionary Housing Ordinance. She responded to a question regarding the Housing Authority's role in the implementation of the Inclusionary Housing Ordinance by stating that the Housing Authority would assist with tracking income verification.

The Housing Authority Commission addressed concerns with the extra workload for the Housing Authority's staff. The City Council noted that the Housing Authority staff has expertise and training in tracking income verification and that it would be easier to partner with the Housing Authority as opposed to hiring city staff. Economic Development Director Charmaine Stouder responded to the discussion by stating that

agreements would still need to be negotiated among the City, Redevelopment Agency, and Housing Authority.

A discussion ensued regarding the meeting times of the Housing Authority Board of Directors and concerns with accommodating the public and the Commissioners. The City Council asked that the Housing Authority Board of Directors consider changing its meeting time.

It was moved by Vice Mayor Krause, seconded by Councilmember Procter, to adopt Resolution No. 6125. All were in favor, and the motion carried.

It was moved by Commissioner Maland, seconded by Commissioner Rodriguez, to adopt Resolution No. 289. Commissioner Butler, Commissioner Maland, Commissioner Rodriguez, and Chair Araiza were in favor. Commissioner Del Rio and Vice Chair Russell were absent. The motion carried.

**CITY COUNCIL RESOLUTION NO. 6125 AND SANTA PAULA HOUSING  
AUTHORITY RESOLUTION NO. 289**

A JOINT RESOLUTION BETWEEN THE CITY OF SANTA PAULA AND THE SANTA  
PAULA HOUSING AUTHORITY TO APPROVE THE HOUSING CREATION GOAL OF  
THE SANTA PAULA HOUSING AUTHORITY FOR 2005-2010

A. Request to Approve the Proposed First Time Homebuyer Program

Management Analyst Elisabeth Amador presented Economic Development Director Charmaine Stouder's report dated August 27, 2004. She responded to a question regarding whether applicants' contribution should indicate 3% of the purchase price as their commitment as opposed to 3% of their personal funds by stating that the guidelines should indicate 3% of the purchase price, and that she would make that correction.

City Manager/Executive Director Wally Bobkiewicz responded to a concern in the participants guidelines which should indicate "... and whose *combined* income is at or below moderate income" by stating that staff would make this change to the guidelines.

It was moved by Director Cook, seconded by Vice Chair Krause, to: 1) adopt the attached resolution as amended creating a First Time Homebuyer Program and directing staff to further develop and implement the Program policies and procedures; and 2) direct staff to contract for Program banking services and homebuyer education courses. All were in favor, and the motion carried.

**RESOLUTION NO. 2004-06(R)**

A RESOLUTION OF THE REDEVELOPMENT AGENCY ADOPTING  
ADMINISTRATIVE POLICIES AND PROCEDURES FOR ITS FIRST TIME  
HOMEBUYER PROGRAM

C. Request to Approve the Proposed Revised Preservation Program

Management Analyst Elisabeth Amador presented Economic Development Director Charmaine Stouder's report dated September 16, 2004.

It was moved by Director Procter, seconded by Vice Chair Krause, to approve the Resolution No. 2004-07(R) establishing the revised Preservation Program and directing staff to further develop and implement the Program policies and procedures. All were in favor, and the motion carried.

**RESOLUTION NO. 2004-07(R)**

A RESOLUTION OF THE SANTA PAULA REDEVELOPMENT AGENCY ADOPTING  
THE REVISED ADMINISTRATIVE POLICIES AND PROCEDURES FOR ITS  
HOUSING PRESERVATION PROGRAM

**RECESS TO A BREAK**

Mayor/Chair Aguirre recessed the City Council/Redevelopment Agency/Housing Authority Commission to a break at 8:29 p.m. Commissioner Maland departed from the meeting during the break.

**RECONVENE TO REGULAR MEETING**

Mayor/Chair Aguirre Reconvened the City Council/Redevelopment Agency/Housing Authority Commission at 8:43 p.m.

D. Update on Real Estate Transactions and Economic Development News

Economic Development Director Charmaine Stouder provided an update on the following pending projects:

- Limoneira Mercantile, Union 76 Gas Station, Bob's Big Boy Restaurant.
- Proposed annexation project on East Telegraph Road.
- East Area 1 Memorandum of Understanding with Limoneira.
- Exclusive Negotiation Agreement with New Group regarding the current City Hall property.

- Downtown: 847 E. Main - fitness facility; 926 E. Main - Paseo; 930 E. Main - Mupu Partners; 848 E. Main – renovation; Green Alley – renovation; Santa Paula Shopping Center – Vons renovation, replacement for Factory-2-U, new T-Mobile.
- West End – Ilan Bender project; Calavo Headquarters moving to Santa Paula.

City Manager Wally Bobkiewicz noted that two proposals were received for the railroad right-of-way project, and that staff would bring a recommendation to the City Council in the very near future.

C. McKevett Road Neighborhood Pilot Traffic Planning Program

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

The City Council discussed concerns regarding emergency vehicle access and the fact that families in the neighborhood own more vehicles, which contribute to traffic and parking issues.

It was moved by Councilmember/Director Luna, seconded by Vice Mayor/Vice Chair Krause, to direct staff to develop a pilot neighborhood traffic planning program to gather community input, research and provide recommendations to the City Council on parking issues in the neighborhood bounded by Sixth Street to the west, McKevett Road on the south, Mill Place on the east, and Terracina Drive on the north. All were in favor, and the motion carried.

D. Speed Limit Study on Harvard Boulevard/Telegraph Road between Twelfth Street and Hallock Drive

Public Works Director/City Engineer Clifford G. Finley's report dated September 13, 2004.

The City Council addressed concerns regarding vehicle speed in the vicinity of the Boys and Girls Club.

It was moved by Councilmember Cook, seconded by Councilmember/Director Luna, to receive and file the report. All were in favor, and the motion carried.

### **CITY COMMUNICATIONS**

Chair Araiza thanked the City Council/Redevelopment Agency for inviting the Housing Authority Commission to a joint meeting. Councilmember/Director Procter thanked the Housing Authority Commission for coming to the joint meeting.

City Manager Wally Bobkiewicz shared drawings of the proposed façade improvements for the Paseo and the Mupu Grill Restaurant. He also noted that the Mupu Tribe has agreed to allow the image of a headdress for the Mupu Grill sign.

### **FUTURE AGENDA ITEMS**

There were no Future Agenda Items.

### **ADJOURNMENT**

There being no further business to come before the City Council/Redevelopment Agency/Housing Authority Commission, Mayor/Chair Aguirre and Chair Araiza adjourned the meeting at 9:28 p.m.

ATTEST:

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Steven J. Salas  
City Clerk/Agency Secretary