

CALL TO ORDER

Mayor Krause called the meeting to order in the Council Chambers at 5:35 p.m.

ROLL CALL

Councilmember Gabino Aguirre, Councilmember John T. Procter, Vice Mayor Richard C. Cook, and Mayor Mary Ann Krause responded to roll call. City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, and City Clerk Josie G. Herrera were also present. Councilmember Ray C. Luna arrived at 5:40 p.m.

PUBLIC COMMENT

Ginger Gherardi, Executive Director of the Ventura County Transportation Commission (VCTC), reported that she met with City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, and Attorney Mary Gayle earlier in the day to discuss the railroad corridor lease and issues related to The Mill property. She noted that VCTC has made a commitment that it would be able to obtain a Quit Claim deed for The Mill that could be conveyed to a mutually agreed upon party. She further noted that the next steps would be for VCTC to work with City staff on developing a Memorandum of Understanding. She also spoke in support of having a community committee with broad representation that would provide input on the future of the building.

Bill Slaughter, attorney representing The Mill, Inc., stated that his clients were prepared to immediately quit claim the building to the Santa Paula Community Fund. He noted that his client's main concern is to ensure that the building is preserved for the future. He urged the City Council to consider a Quit Claim to the Santa Paula Community Fund. He responded to a question regarding payment of the outstanding judgment by stating that this would be subject to negotiation with the new owner.

Alan Teague, representing the Santa Paula Community Fund, responded to a question regarding its membership by responding that members include himself, Phil Romney, Jack Dickens, John Gould, and several others. He further responded to a question regarding other projects they have undertaken by mentioning the acquisition of the Depot from Southern Pacific Railroad, fundraising \$400,000 for the Community Center, and work performed at Teague Park.

Bill Slaughter noted that the community would need to raise \$120,000 to rehabilitate The Mill, and questioned the City's position on enforcing the writ.

Mary Gayle, Attorney representing VCTC, stated that if VCTC receives title of The Mill it would either pay the rent owed or work cooperatively with the City to see that it is absolved. She also noted that VCTC would ensure maintenance of the building until it is transferred to a third party. She asked the City Council to consider not pursuing the

writ at this time. Lastly, she noted that it would take 30 to 45 days in order to apply for federal grants, which would give any organization in the community approximately five months to raise matching funds.

Ginger Gherardi responded to a question regarding the time period to apply for federal grants by stating that VCTC has on its agenda a specific call for new projects, and that \$6 million is available in the category needed for The Mill building.

The City Council moved to the Administration Conference Room to consider Order of Business Items and to hold the Closed Session.

ORDER OF BUSINESS

B. Interviews for Commission on Aging

Carmita Wood stepped up for her interview. She expressed her desire to serve the City. She noted that some of the important issues facing senior citizens are poverty and a sense of not being needed. She stated that she has work toward motivating people to participate in activities.

A. Interview for Santa Paula Housing Authority Commission

Vice Mayor Cook stated that he would recuse himself from the interview for Linda Reyes due to a previous contact with her regarding a Housing Authority issue.

Heidiann Ramirez Cobos stepped up for her interview. She expressed her interest in being involved in the community and improving the city. She stated that one problem the Housing Authority faces is landlords not wanting to rent through Section 8 due to their fear that residents might not take care of the property.

Linda Reyes stepped up for her interview. She stated that she believes that the duties of the Housing Authority Commission are to listen to complaints from clients regarding regulations or complaints against the Housing Authority. She shared a personal experience she had dealing with the Housing Authority. She also noted that there is a desperate need for housing.

CLOSED SESSION

Mayor Krause recessed the City Council to a Closed Session at 6:16 p.m. to discuss:

- A. Conference with Legal Counsel, Liability Claims – *Government Code §54956.95*.
Name of Insurance JPA: Central Coast Cities Self Insurance Fund. Claimants:
Workers Compensation Cases: Vivian Aguilera; Cynthia Chapek; Kenneth Cott;

Gary Marshall; Louis Medina; Manuel Ruiz; Noah Sharp; and Edward Vasquez.
Agency Claimed Against: City of Santa Paula.

- B. Conference with Labor Negotiator - Government Code §54957.6. City Negotiator: City Manager Wally Bobkiewicz and Assistant to the City Manager Melissa Grisales. Employee Organizations: Santa Paula Police Commanders Unit, Santa Paula Community Service Officers Unit, Santa Paula Police Officers Association, Santa Paula Public Employees Association (SEIU Local 998), Santa Paula Fire Fighters Association, Ventura County Professional Firefighters Association, Mid-management, Confidential, Part-time, Temporary, and Seasonal Employees Groups.
- C. Conference with Legal Counsel, Existing Litigation – Pursuant to *Government Code §54956.9 (a). City of Santa Paula v. The Mill, Inc.* VCSC Case No. CIV183178.

Mayor Krause reconvened the City Council into Open Session at 7:04 p.m.

Mayor Krause recessed the City Council at 7:04 p.m.

RECONVENE AND CALL TO ORDER

Mayor Krause reconvened the City Council at 7:10 p.m. Vice Mayor Cook led the Flag Salute.

ROLL CALL

Councilmember Gabino Aguirre, Councilmember Ray C. Luna, Councilmember John T. Procter, Vice Mayor Richard C. Cook, and Mayor Mary Ann Krause responded to roll call. City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, and City Clerk Josie G. Herrera were also present.

CLOSED SESSION REPORT

City Attorney Karl H. Berger reported that during the Closed Session regarding *City of Santa Paula v. The Mill, Inc.*, the City Council directed him to take no action regarding the December 22, 2004 writ for an additional 30 days until further direction from the City Council.

PRESENTATIONS

- A. Presentation by Building and Safety Director Stephen R. Stuart Regarding New Hours at the Community Development Building

Building and Safety Director Stephen R. Stuart distributed a handout listing the new hours at the Community Development Building for Building and Safety, Fire, and Planning Departments.

B. Introduction of New Employees

Assistant to the City Manager Melissa Grisales introduced newly hired Human Resource Specialist Lynrose Dimalanta. Ms. Dimalanta stated that it was an honor to work for the City of Santa Paula.

Fire Chief Paul L. Skeels introduced newly promoted Fire Captains Milo Bustillos, Dustin Lazenby, and Phillip Viramontes, and presented them with their Fire Captains badges. Fire Chief Paul L. Skeels noted that the new Fire Captains will put together the Reserve Firefighters Program at Fire Station 2.

Fire Chief Paul L. Skeels introduced newly hired Full-time Firefighters Austin Macias and Jesse Phillips, and presented them with their Firefighter badges.

Police Chief Robert S. Gonzales introduced newly hired Police Officer Ryan Smith. Officer Smith thanked the City Council for the opportunity to serve Santa Paula.

Police Chief Robert S. Gonzales introduced newly hired Police Officer Scott Varner. Officer Varner stated that he looks forward to many years of service.

C. Presentation by Finance Director Alvertina Rivera Regarding Utility Payments Autopay Program

Finance Director Alvertina Rivera announced that the new Autopay Program would be available for utility customers, which would allow utility payments to be automatically deducted from a customer's checking account on the tenth of each month. She noted that this program was suggested by Mike Kaplan, who passed away before seeing the program implemented. City Manager Wally Bobkiewicz added that the City was able to offer this new service with the help of Santa Barbara Bank and Trust.

D. Presentation by Jim Gilmer Regarding "City Impact" Program

Jim Gilmer, Vice President of City Impact, provided a Power Point Presentation regarding City Impact, which targets high-risk youth. He thanked the City, the Santa Paula Police Department, and the Santa Paula Elementary School District for their support.

E. Presentation by Economic Development Director Charmaine Stouder Regarding Fair Housing Workshops

Economic Development Director Charmaine Stouder announced that the City would hold a Fair Housing Workshop on January 26, 2005, at 6:00 p.m. at the Community Center. She noted that the workshop would be to inform and educate residents on the Fair Housing Rights Act of 1968.

PUBLIC COMMENT

Sylvia Munoz-Schnopp, representing the Women's Economic Ventures (WEV), explained that WEV is a non-profit organization that offers self-employment and career development programs and funding opportunities. She noted that the organization would be holding a series of workshops for people interested in starting or building a business. She also noted that workshops would be held on January 13 in Spanish and on January 20 in English at the Community Center at 6:00 p.m.

Don Tello, member of the Women's Economic Ventures Advisory Board, thanked the City Council for their commitment of Community Development Block Grant funds, and stated that they look forward to continuing a relationship in order to develop viable businesses.

CITY COUNCIL, STAFF COMMUNICATIONS

City Manager Wally Bobkiewicz mentioned that replays of City Council Meetings would now occur the same week of the meeting on Tuesdays at 4:00 p.m. and Thursdays at 6:00 p.m.

Councilmember Procter commended the Chamber of Commerce and all those involved on the successful the New Year's Eve celebration.

Councilmember Aguirre commended the Chamber of Commerce, Connie Tushla, and Peggy Higgins on the New Year's Eve celebration. He also noted that he was invited to attend the National Conference of Mayors from January 17 through 19, 2005, in Washington, D.C., and asked whether he might be designated to represent the City at this conference. City Manager Wally Bobkiewicz suggested that the Mayor could write a letter designating Councilmember Aguirre as the City's representative.

Councilmember Luna wished everyone a Happy New Year. He commended everyone involved in the successful New Year's Eve event, and he stated that he looks forward to working with Mayor Krause.

Vice Mayor Cook stated that he enjoyed the New Year's Eve celebration.

Mayor Krause stated that she enjoyed the New Year's Eve celebration.

APPROVAL OF FINAL AGENDA

City Manager Wally Bobkiewicz suggested that Closed Session Item 4B be moved to the conclusion of the agenda prior to adjournment, and Item 10F be removed from the agenda.

It was moved by Councilmember Luna, seconded by Councilmember Aguirre, to approve the final agenda as amended. All were in favor, and the motion carried.

CONSENT CALENDAR

It was moved by Vice Mayor Cook, seconded by Councilmember Aguirre, to adopt 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 of the December 8, 2004 Special City Council Meeting.
- C. Minutes – Adopted the Minutes of the December 20, 2004 Special City Council Meeting.
- D. Minutes – Adopted the Minutes of the December 20, 2004 Regular City Council/Redevelopment Agency/Community Healthcare Authority Meeting.
- E. Warrants and Certifications - Reviewed, approved, and filed the attached warrants and certifications. Finance Director Alvertina Rivera's report dated December 22, 2004.

Invoices	12/03/04	\$ 27,880.05
Wire Transfers	12/02/04	\$ 6,266.12
Invoices	12/06/04	\$ 343,362.88
Wire Transfers	12/08/04	\$ 39,777.72
Invoices	12/17/04	\$ 90,809.89
Wire Transfers	12/17/04	\$ 6,840.86
Invoices	12/22/04	\$ 364,217.26
Wire Transfers	12/22/04	\$ 36,430.26
Salaries	12/03/04 & 12/17/04	\$ 659,777.30
TOTAL		\$1,575,362.34

- F. Accepting Public City Streets and Public City Alleys into the City Street System – This item was removed from the agenda.

PUBLIC HEARING

A. Ordinance No. 1103 Grading and Mining (continued)

Planning Director Janna Minsk's report dated December 27, 2004.

It was moved by Councilmember Luna, seconded by Councilmember Aguirre, to continue the Public Hearing for Ordinance No. 1103 regulating grading and mining to January 18, 2005. All were in favor, and the motion carried.

ORDER OF BUSINESS

A. Creation of "The Mill Preservation Advisory Committee"

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

It was moved by Mayor Krause, seconded by Councilmember Aguirre, to continue the item to the January 10, 2005 Special City Council Meeting.

City Manager Wally Bobkiewicz summarized the comments made earlier in the evening.

All were in favor, and the motion carried.

B. Mayor's Standing Committees

Mayor Krause's report dated December 28, 2004. She appointed herself as the Liaison to the Economic Development Advisory Committee, and appointed herself as the second Member to the Ventura Community College/Joint Powers Agreement Committee. Councilmember Procter noted that there was no Alternate Member position for the Ventura County Transportation Commission.

As there were no other changes made to the Mayor's Standing Committees, the appointments were made and received.

C. Council Policy on Labor Negotiations

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

It was moved by Vice Mayor Cook, seconded by Councilmember Aguirre, to implement Council Policy No. 10 – Guidelines for City Council/Labor Discussions. Councilmember Aguirre, Councilmember Luna, Vice Mayor Cook, and Mayor Krause were in favor. Councilmember Procter was opposed. The motion carried.

D. State Legislation Regarding Signage for Santa Paula Freeway

City Manager Wally Bobkiewicz's report dated December 28, 2004. He noted that he spoke with Assemblymember Strickland's staff, who expressed an interest in writing the State legislation regarding this issue.

Ginger Gherardi, Executive Director of the Ventura County Transportation Commission (VCTC), noted that VCTC staff has been assigned to work with Caltrans District 7 to work on this issue. She also offered the assistance of their lobbyist in Sacramento.

It was moved by Councilmember Aguirre, seconded by Councilmember Procter, to author legislation in the California Legislation to amend the California Streets and Highways Code to require more extensive highway signage recognizing the designation of State Highway 126 as the "Santa Paula Freeway." All were in favor, and the motion carried.

E. Update on McKeveitt Road Neighborhood Pilot Traffic Planning Program

City Manager Wally Bobkiewicz stated that staff had hoped to move this project forward, however, due to recent reductions in the Public Works Department, this project was not feasible at this time.

The City Council discussed the possibility of discussing this item during the next budget process and including this project in the upcoming traffic study.

F. City Council Team-Building Workshop

Mayor Krause's report dated December 28, 2004.

It was moved by Vice Mayor Cook, seconded by Councilmember Aguirre, to schedule a team-building workshop on February 26, 2005, at 9:00 a.m. All were in favor, and the motion carried.

G. Revised Schedule - Fagan Canyon Workshops with Planning Commission

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

Vice Mayor Cook stepped out of the Council Chambers at 8:30 p.m.

City Attorney Karl H. Berger responded to a question regarding whether Councilmember Aguirre should recuse himself from this item by stating that the item was a scheduling issue with no substantive discussion regarding Fagan Canyon.

Vice Mayor Cook returned to the Council Chambers at 8:41 p.m.

It was moved by Vice Mayor Cook, seconded by Mayor Krause, to approve the changes to the schedule of joint workshops with the Planning Commission on the proposed Fagan Canyon Development. All were in favor, and the motion carried.

CITY COMMUNICATIONS

Councilmember Luna noted that he was not present at the December 20, 2004 Regular City Council Meeting because he was on vacation.

FUTURE AGENDA ITEMS

Councilmember Luna inquired about excessive speeds on Eighth and Pleasant Streets. City Manager Wally Bobkiewicz noted that this has been referred to the Traffic Safety Committee, who would consider the item in January or February.

RECESS TO A CLOSED SESSION

Mayor Krause recessed the City Council to a Closed Session in the Administration Conference Room at 8:46 p.m. to discuss:

- B. Conference with Labor Negotiator - *Government Code §54957.6*. City Negotiator: City Manager Wally Bobkiewicz and Assistant to the City Manager Melissa Grisales. Employee Organizations: Santa Paula Police Commanders Unit, Santa Paula Community Service Officers Unit, Santa Paula Police Officers Association, Santa Paula Public Employees Association (SEIU Local 998), Santa Paula Fire Fighters Association, Ventura County Professional Firefighters Association, Mid-management, Confidential, Part-time, Temporary, and Seasonal Employees Groups.

Mayor Krause reconvened the City Council into Open Session at 9:50 p.m. No reportable action was taken during the Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Krause adjourned the meeting at 9:50 p.m.

ATTEST:

Josie G. Herrera
City Clerk