

CALL TO ORDER

Mayor/Chair Krause called the meeting to order in the Council Chambers at 5:31 p.m.

ROLL CALL

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

PUBLIC COMMENT

There was no Public Comment.

CLOSED SESSION

Mayor/Chair Krause recessed the City Council/Redevelopment Agency to a Closed Session at 5:32 p.m. to discuss:

- A. 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.
- B. 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.
- C. 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/Chair Krause reconvened the City Council/Redevelopment Agency into Open Session at 6:40 p.m. No reportable action was taken during the Closed Session.

Mayor/Chair Krause recessed the City Council/Redevelopment Agency at 6:40 p.m.

RECONVENE AND CALL TO ORDER

Mayor/Chair Krause reconvened the City Council at 6:49 p.m. Deacon Al Guilin from St. Sebastian Church offered the Invocation, and Councilmember/Director Luna led the Flag Salute.

ROLL CALL

Councilmember/Director Ray C. Luna, Councilmember/Director John T. Procter, Vice Mayor/Vice Chair Richard C. Cook, and Mayor/Chair Mary Ann Krause responded to roll call. City Manager/Executive Director Wally Bobkiewicz, City/Agency Attorney Karl H. Berger, and City Clerk/Agency Secretary Josie G. Herrera were also present. Councilmember/Director Gabino Aguirre was absent due to his attending the National Conference of Mayors in Washington, D.C.

CLOSED SESSION REPORT

City Attorney Karl H. Berger stated that there was no reportable action taken during the Closed Session.

PRESENTATIONS

A. **Present a Proclamation to Jim Garfield**

Mayor Krause presented a proclamation to Jim Garfield for his efforts on the Heritage Valley Tourism Bureau. Mr. Garfield thanked the City Council for their consideration.

County Supervisor Kathy Long presented Mr. Garfield with a Certificate of Recognition signed the County Board of Supervisors for his efforts on the Heritage Valley Tourism Bureau.

Shirley Spitler, President of the Heritage Valley Tourism Bureau, presented Mr. Garfield with a gift in recognition of his efforts.

City Manager Wally Bobkiewicz stated that Public Works Director/City Engineer Clifford G. Finley would provide a presentation regarding his meeting with the U.S. Army Corps of Engineers and the Ventura County Watershed Protection Agency regarding recent flooding issues.

Public Works Director/City Engineer Clifford G. Finley reported that he met with representatives from the U.S. Army Corps of Engineers (Corps) to discuss improvements to Santa Paula Creek from the convergence to the Santa Clara River up to the fish ladder, which is the improved channel that they completed approximately four years ago. He noted that the Corps is evaluating survey data and they expect to have

an emergency contract in place to clean the lower portion of the channel. He also mentioned that he contacted the California Department of Fish and Game, who will allow emergency maintenance within the creek to protect private property within the creek. Lastly, he mentioned that the City is coordinating with the Ventura County Watershed Protection Agency to assess the detention basin and areas within their system. He responded to a question regarding any discussion on prevention of future damage by stating that there was discussion with the Corps, who might explore the possibility of constructing a levy or retention basin upstream. He further responded to a question regarding whether the storm was considered a 25 or 50-year storm by stating that he had not yet seen the storm intensity data; however, it was not as intense a storm as might be expected with a 25 or 50-year storm.

County Supervisor Kathy Long stated that the County believes the storm was a 50-year flood due to the intense rains. She also stated that a request has been made to the Corps, who has verbally agreed to do a pilot channel in Santa Paula Creek that would clear up the creek and prepare for future rains. She also noted that the County has experienced up to \$100 million in losses to private property and agriculture, and that the County is expecting to receive word of a federal declaration of emergency by the end of the week.

PUBLIC COMMENT

Mike Karayan, 3710 Ojai Road, distributed photographs showing damage to his property due to the recent storm and erosion of the creek. He expressed his concerns for potential danger to residents near the creek, Mupu School, Bedell School, residents of The Oaks, and the downtown area. He also stated that nothing has been done to the creek since the last cleanout in 1995, and that heavy equipment is needed to clean debris from the creek. He asked the City Council to take a more active role in the current emergency situation.

CITY COUNCIL, STAFF COMMUNICATIONS

City Manager Wally Bobkiewicz reminded the City Council to provide the names of their appointees for the Community Development Block Grant Advisory Committee.

APPROVAL OF FINAL AGENDA

City Manager Wally Bobkiewicz suggested that an item be added to the end of Order of Business as Item 12E regarding the City Selection Committee. He noted that this item came up after the agenda was posted and distributed.

City Attorney Karl H. Berger stated that in order to add an item the City Council would need to make a number of findings: 1) City Council needs to find that the item arose

after the posting of the agenda; 2) that immediate action is required; and 3) the inclusion of the item requires a two-thirds vote of the City Council.

It was moved by Councilmember Luna, seconded by Councilmember Procter, to add Item 12E, City Selection Committee, to the agenda. All were in favor. Councilmember Aguirre was absent. The motion carried.

City Manager Wally Bobkiewicz suggested that Item 12B be moved to prior to the Public Hearing in order to accommodate the audience.

It was moved by Vice Mayor Cook, seconded by Mayor Krause, to move up Item 12B. All were in favor, and the motion carried.

CONSENT CALENDAR

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, 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. Continue Second Reading and Adoption of Ordinance No. 1131 – Continued second reading and adoption of Ordinance No. 1131 to approve a zone change to change the zoning classification on approximately 16 acres of the 29-acre Santa Paula Memorial Hospital property from Institutional/Civic (IN) to Medium Density Residential (R-2) with a Planned Development (PD) overlay to the February 22, 2005 Regular City Council Meeting. **ORDINANCE NO. 1131**, AN ORDINANCE APPROVING A ZONE CHANGE FOR APPROXIMATELY 16 ACRES OF THE 29-ACRE SANTA PAULA MEMORIAL HOSPITAL PROPERTY LOCATED AT THE NORTHERN TERMINUS OF TENTH STREET, APNs 100-0-010-31, -32, -42, AND -48, PROJECT NO. 2004-CDP-12. City Manager Wally Bobkiewicz's report dated January 10, 2005.

ORDER OF BUSINESS

- A. Senior Nutrition Program

Community Services Director Brian J. Yanez's report dated January 10, 2005.

Victoria Jump, Director of the Ventura County Area Agency on Aging, responded to a question regarding the reason for the difference in the projected cost and number of congregate meals between Fillmore and Santa Paula by explaining that not all cities

have a home delivery program, and that the calculation of how much funding each city receives was based on the percentage of the total meals served. She also noted that this would be revised in the future as cities increase their number of participants.

Paul Smith, three-year boardmember of the Ventura County Area Agency of Aging, spoke in support of the Senior Nutrition Program.

It was moved by Vice Mayor Cook, seconded by Councilmember Procter, to authorize the City Manager to enter into an agreement, in a form approved by the City Attorney, with Ventura County to manage and administer operations of the Senior Nutrition Program beginning April 1, 2005, through June 30, 2005. All were in favor, and the motion carried.

It was moved by Vice Mayor Cook, seconded by Councilmember Procter, to accept \$2,682.77 from Ventura County to hire a Senior Nutrition Site Coordinator until June 2005, and that the Council take such additional, related, action that may be desirable. All were in favor, and the motion carried.

PUBLIC HEARING

- A. Update of Development Code and Zoning Map, Ordinance No. 1103 Regulating Grading and Mining (continued)

Planning Director Janna Minsk's report dated January 11, 2005.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to continue the Public Hearing for Ordinance No. 1103 regulating grading and mining to February 22, 2005. All were in favor, and the motion carried.

- B. Project No. 2004-CDP-01, Santa Paula Family Apartments, 622 E. Main Street (continued)

Planning Director Janna Minsk's report dated January 6, 2005. Associate Planner Heather Davis provided a Power Point Presentation.

RECESS TO A BREAK

Mayor Krause recess the City Council to a break at 7:46 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the City Council at 7:50 p.m.

Ben Lingo, representing Corporation for Better Housing, provided details regarding their development alternatives for unit mix and composition, density, open space, recreational amenities, parking, and funding options. He stated that he would prefer to see four-bedroom units in a suburban setting; however, the project could provide for some four-bedroom units. He also stated that he believed the project would be feasible with 45 units and that he did not feel the project would be feasible with 35 units.

Dora Crouch, 739 Yale Street, Apt. 6B, representing the Farmworker Housing Task Force, stated that a project is needed in Santa Paula with as many units as the developer could build.

Mr. Lingo responded to a question regarding the lack of block wall on the west side of the project by stating that a wall was not proposed due to the common drive for fire access and due to an access easement that has been in place for 30 years. Tom Lingo added that access agreements are in place.

The City Council expressed concerns with traffic, design, building materials and stucco application, appearance of the wheelchair lift, appearance of the front windows, and lack of permanent awnings on other sides of the building,

RECESS TO A BREAK

Mayor Krause recessed the City Council to a break at 8:50 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the City Council at 9:01 p.m.

The City Council discussed concerns with density on Main Street, the building design that deviates from the Craftsman style, interior corridors, adequate parking, and the fact that this project would set the benchmark for future projects. The City Council also expressed their desire to have the building blend in with the architecture of Main Street or the Masonic Temple building.

COUNCIL CONSENSUS TO EXTEND THE MEETING

As business had not concluded at 9:29 p.m., and pursuant to Section 11 of the City Council's Rules of Procedure, it was moved by Councilmember Procter, seconded by Mayor Krause, to extend the meeting for one hour. All were in favor, and the motion carried.

The City Council noted their lack of interest for four-bedroom units; their preference whether or not they were each in favor of a block wall; their architecture preferences; investigating the easement and width of the fire access road; their desire to have

screening for the wheelchair lift in the front of the building; their desire to see proposals for additional awnings; their desire to see proposals for wrought iron rails in the interior hallways; concerns with security issues in the hallways; their a desire to build approximately 40 units; their desire for satellite laundry facilities on each floor; their desire to see a sample of the roofing materials; and their desire to see architecture similar to the Ebell Club or the Glen Tavern Inn.

Dora Crouch responded to a question regarding the design of the building by asking the developer to consider the detailing of the Masonic Temple and to continue the wood-like treatment up to the second floor in order to give the building more unity.

The City Council discussed having a design with brick brought back and dressing up the second story of the building.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to continue the hearing to February 22, 2005, and have the developer bring back the following:

1. Project with approximately 40 units, leaving same mix of 1, 2, and 3-bedrooms as previously discussed.
2. Look at the easements around Main Street to see that there is sufficient space for future potential widening of Main Street.
3. Rework architecture to blend in better with Main Street. Use buildings on Santa Paula Street, Main Street, and Masonic Temple as a guide.
4. Better construction materials (i.e., stone siding or brick facing, and not so much stucco).
5. Look at making ADA chair lift more attractive.
6. Place awnings on other sides of building, and not just one side as currently proposed.
7. Satellite laundry facilities on other floors.
8. Bring back sample of roof tiles.

All were in favor, and the motion carried.

RECESS TO A BREAK

Mayor Krause recessed the City Council to a break at 10:22 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the City Council at 10:31 p.m.

C. Redevelopment Agency Five-Year Implementation Plan

Chair Krause opened the Public Hearing at 10:31 p.m.

Economic Development Director Charmaine Stouder's report dated January 6, 2005.

Rebecca Hudkins, representing Management Partners, Inc., provided a Power Point Presentation.

Mayor Krause closed the Public Hearing at 10:44 p.m.

It was moved by Vice Chair Cook, seconded by Director Procter, to adopt revised Resolution No. 2005-01(R) adopting the "2005-2009 Implementation Plan" for the redevelopment project area, and authorize the City Manager/Executive Director to complete the Plan and submit to the State of California Controller's Office. All were in favor, and the motion carried.

RESOLUTION NO. 2005-01(R)

A RESOLUTION OF THE REDEVELOPMENT AGENCY ADOPTING THE 2005-2009 IMPLEMENTATION PLAN FOR THE REDEVELOPMENT PROJECT AREA

ORDER OF BUSINESS

A. Amendments to the Citywide Vision Implementation Plan

City Manager Wally Bobkiewicz's report dated January 11, 2005. He suggested that the item be laid over because members of the Vision Implementation Committee were unable to be present at the meeting.

It was moved by Vice Mayor Cook, seconded by Councilmember Procter, to lay over this item. All were in favor, and the motion carried.

C. Appointment of Commissioner to the Santa Paula Commission on Aging

City Manager Wally Bobkiewicz's report dated January 10, 2005.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to appoint Carmita Wood as Commissioner to the Commission on Aging to fill Seat No. 2 for a two-year term, with term to expire August 31, 2006. All were in favor, and the motion carried.

D. Appointment Commissioner to the Santa Paula Housing Authority Commission

City Manager Wally Bobkiewicz's report dated January 10, 2005.

It was moved by Councilmember Luna, seconded by Mayor Krause, to appoint Heidiann Ramirez Cobos as Commissioner to the Housing Authority Commission to fill an

unscheduled vacancy for Seat No. 2, with term to expire in November 2007. All were in favor, and the motion carried.

E. City Selection Committee

City Manager Wally Bobkiewicz stated that a notice was received from the Clerk of the Board of Supervisors regarding a Special Meeting of the City Selection Committee scheduled for February 4, 2005, to consider appointments to various commissions, boards, and committees.

It was moved by Vice Mayor Cook, seconded by Councilmember Procter, for Mayor Krause to ask Councilmember Aguirre whether he is interested in serving on the Community Commission for Ventura County; no recommendation for nomination for the Air Pollution Control District Board; support the nomination to reappoint Councilmember Aguirre to the Association of Water Agencies of California; and support the nomination to appoint Keith Millhouse to the California State University Channel Islands Site and Financing Authorities. All were in favor, and the motion carried.

CITY COMMUNICATIONS

There were no City Communications.

FUTURE AGENDA ITEMS

Mayor Krause asked the City Manager to arrange a tour of interested Councilmembers of Santa Paula Creek, damaged homes, and Hwy. 150 to view the storm damage and areas that may require future action. The City Council discussed the possibility of asking the County of Ventura or Santa Paula Airport for an aerial tour.

Mayor Krause reminded the City Manager to contact Limoneira Company to arrange a tour of East Area One for herself, Councilmember Aguirre, and any other interested Councilmembers.

ADJOURNMENT

There being no further business to come before the City Council/Redevelopment Agency, Mayor/Chair Krause adjourned the meeting at 10:59 p.m.

ATTEST:

Josie G. Herrera
City Clerk/Agency Secretary