

**CALL TO ORDER**

Vice Mayor/Vice Chair Cook called the meeting to order 6:02 p.m.

**ROLL CALL**

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

**CLOSED SESSION**

City Attorney Karl H. Berger announced that the Closed Session would be to discuss:

- A. Conference with Legal Counsel, Existing Litigation – Pursuant to *Government Code §54956.9 (a)*. *SP West LLC v. City of Santa Paula: City of Santa Paula Mobilehome Rent Review Commission, and Does 1 through 50*. United States District Court Case No. CIV050159; and *SP West LLC v. Santa Paula Mobilehome Rent Review Commission, and Does 1 through 50*. Ventura County Superior Court Case No. CIV226635.

Vice Mayor Cook recessed the City Council to a Closed Session at 6:03 p.m.

Vice Mayor Cook reconvened the City Council at 6:31 p.m. No action was taken during the Closed Session.

Vice Mayor Cook recessed the City Council at 6:31 p.m.

**RECONVENE AND CALL TO ORDER**

Vice Mayor/Vice Chair Cook reconvened the City Council/Redevelopment Agency at 6:40 p.m. Margaret Braughton offered the Invocation, and Vice Mayor/Vice Chair Cook led the Flag Salute.

**ROLL CALL**

Councilmember/Director Gabino Aguirre, Councilmember/Director Ray C. Luna, Councilmember/Director John T. Procter, and Vice Mayor/Vice Chair Richard C. Cook, 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. Mayor/Chair Mary Ann Krause was absent. City Manager Wally Bobkiewicz noted that Mayor Krause was absent due to her attending the National Planning Conference in San Francisco.

### **CLOSED SESSION REPORT**

No reportable action was taken during the Closed Session.

### **PRESENTATIONS**

A. **Presentation by Recreation Supervisor Ed Mount Regarding Earth Day/Easter Egg Hunt/Outreach to Spanish-speaking Community**

Recreation Supervisor invited everyone to attend 20<sup>th</sup> Annual Easter Egg Hunt/Earth Day/Santa Paula Information Booth on March 26, 2005, at 11:00 a.m. at Glen City School. He noted that activities would include an Easter Egg Hunt, City Department Information Booths, Earth Day activities, arts and crafts, carnival games, photo opportunity with the Easter Bunny, entertainment, K-9 demonstration, food, and a live remote broadcast by radio station 96.7 La Mejor. He also noted that other community groups participating in the event would include the Child Development Resources, Keiloha Expressions of Polynesia Dance, Santa Paula Optimist Club, Girls Scouts of Heritage Valley, Santa Paula Community Center Preschool, and the Santa Clara Valley Boys and Girls Club. He acknowledged Latino Town Hall for their generous candy donation and ECO Resources for Easter baskets.

### **CITY COUNCIL/REDEVELOPMENT AGENCY, STAFF COMMUNICATIONS**

There were no City Council/Redevelopment Agency, staff communications.

### **APPROVAL OF FINAL AGENDA**

Councilmember Aguirre pulled Item 10E from the Consent Calendar. It was moved by Councilmember Luna, seconded by Councilmember Procter, to approve the Final Agenda as amended. All were in favor, and the motion carried.

### **PUBLIC COMMENT**

Andrew Castaneda, 432 Sycamore Street, expressed his concern with issues in his neighborhood: 1) excessive and unbearable noise; 2) speeding vehicles; 3) unlawful use of dwellings; 4) unlawful draining of motor oil, radiator fluid, and washing machine water onto streets and storm drains; and 5) absentee landlords whose units are sublet by tenants causing overcrowding, dilapidated, and unsanitary conditions. City Manager Wally Bobkiewicz responded to Mr. Castaneda's concerns by stating that staff would follow-up on gray water draining onto streets and storm drains. He also mentioned that

the City Attorney's office was in the process of training the Police Department regarding the new noise ordinance.

Kathi Hann, 300 Esplanade Drive, Oxnard, representing BHP Billiton, spoke regarding their proposed project to provide natural gas to Ventura County and Southern California. She noted that the Cabrillo Port project is a floating, offshore, liquefied natural gas barge that would unload liquefied natural gas offshore to be sent through underwater pipelines as natural gas in the Southern California Gas pipeline system. She stated that for more information, she could be reached at (805) 604-2790, or access their website [www.lngsolutions.com](http://www.lngsolutions.com).

### **CONSENT CALENDAR**

It was moved by Councilmember/Director Luna, seconded by Councilmember/Director Procter, to adopt the Consent Calendar as amended by pulling Item 10E for discussion. 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 February 22, 2005 Regular City Council/Redevelopment Agency Meeting.
- C. Minutes – Adopted the Minutes of the February 26, 2005 Special City Council Meeting.
- D. Salary at Appointment - Senior Building Inspector – Authorized the City Manager to fill the Senior Building Inspector position at Step E. Assistant to the City Manager Melissa Grisales' report dated March 15, 2005.
- F. Council Expense and City Manager Travel Monthly Report of Transactions – Reviewed and filed the monthly transactions report for February 2005. Finance Director Alvertina Rivera's report dated March 11, 2005.
- G. Update of Development Code Annexation – Introduced and waived first reading of Ordinance No. 1133, which would lift the moratorium and regulate annexations. **ORDINANCE NO. 1133**, AN ORDINANCE REPEALING THE ANNEXATION MORATORIUM AND REPLACING CHAPTER 16.236 OF TITLE 16 TO REGULATE ANNEXATIONS WITHIN THE CITY OF SANTA PAULA; 2) schedule a second reading and adoption of Ordinance No. 1133 for the next regular meeting; and 3) take such additional, related, action as may be appropriate. Planning Director Janna Minsk's report dated February 28, 2005.

- H. Police Vehicle Purchase – Approved the purchase of one 2005 Dodge Stratus sedan from H. W. Hunter, Inc., of Lancaster, California, in the amount of \$13,012.43, as a replacement Detective vehicle. Police Chief Robert S. Gonzales' report dated March 8, 2005.
  
- I. Approval of Three-year On-call Agreement for Services for Kimley-Horn and Associates, Inc. – Approved the Three-year On-call Services Agreement for professional consulting design services related to civil engineering, flood control, transportation, and public infrastructure/utilities with Kimley-Horn Associates, Inc. Public Works Director/City Engineer Clifford G. Finley's report dated March 15, 2005.
  
- J. Street Tree Program, Project No. 02.03.250 STR; Project Budget Approval and Award of Contract – 1) Approved a project budget of \$106,000 which includes a 20% project contingency, for the construction of the Street Tree Program, Project No. 02.03.250 STR; and 2) awarded the contract for construction of this project to the apparent low bidder, Pro West Landscaping, Inc., in the amount of \$88,566. Public Works Director/City Engineer Clifford G. Finley's report dated March 15, 2005.

**CONSENT CALENDAR – SEPARATE ACTION ITEM**

- E. Agreement with Economic Development Collaborative-Ventura County (EDC-VC) for Administration of Business Loan to Glen Tavern Inn

John Chamberlain, 930 La Vuelta Place, spoke in support of the Community Development Block Grant (CDBG) funded loan to the Glen Tavern Inn.

Laura Espinosa, 233 Corte Linda, representing the League of United Latin American Citizens, expressed concern with the loan of CDBG funds and questioned whether there could be alternative funds available, such as redevelopment agency funds. She questioned the lack of information regarding the terms and conditions and the purpose of the loan, and stated that under CDBG guidelines, funding should be used to aid low-income people, services, and projects. She also expressed concern that the process of allocating CDBG funds requires a public hearing.

City Manager Wally Bobkiewicz responded to a question regarding whether the CDBG funds were from the annual allocation by stating that the funds were from a previous allocation which was loaned to a local business and has since been repaid.

Kay Wilson-Bolton, 123 N. Tenth Street, spoke in support of the CDBG funded loan to the Glen Tavern Inn. She also spoke in support of the use of revolving loan funds because funding is repaid and recycled to assist another business.

Tom Jennett, 4774 Encinal Canyon Road, Malibu, owner of the Glen Tavern Inn, expressed his gratitude for the opportunity to receive a loan of CDBG funds. He stated that at one time the Glen Tavern Inn was a source of blight and that the new restaurant would generate approximately 25 new jobs.

Economic Development Director Charmaine Stouder presented her report dated March 8, 2005. She stated that staff worked with EDC-VC staff and County staff to determine and ensure that it would be appropriate to use CDBG revolving loan funds for this purpose. She also stated that staff spoke with Mr. Jennett regarding the number of jobs that could be created and determined that the amount of low-income jobs that would be created would meet the CDBG program requirements. She also noted that although the terms of the loan had not been finalized, the proposed terms could be 5.25% interest for 10 years plus administration fees to ensure compliance with CDBG program requirements.

Building and Safety Director Stephen R. Stuart responded to a question regarding whether the CDBG loan funds would be lost if not used within 18 months by stating that these funds were considered program income and were expended once for a business purpose. He also explained that the funds would go back to the City's allocation pool, and the City would have an additional 18 months to spend the funds on a project-type program.

The City Council discussed documenting the number of jobs that would be created by the CDBG funded loan to the Glen Tavern Inn.

Economic Development Director Charmaine Stouder responded to a question regarding the previous loan of CDBG funds by stating that a loan in the amount of \$31,250 was made to Hot Section Technologies in 1998, which has since been repaid.

City Manager Wally Bobkiewicz responded to a question regarding whether a public hearing was required to grant a loan of CDBG funds by stating that the process of loaning CDBG funds is a reprogramming of funds, and that the City Council had previously reprogrammed CDBG funds for the skate park, Las Piedras Park, and Teague Park projects.

It was moved by Councilmember/Director Luna, seconded by Councilmember/Director Procter, that the City Council and Redevelopment Agency Board of Directors authorize the City Manager and Redevelopment Agency Executive Director to execute documents, in a form approved by the City Attorney, needed to administer a Community Development Block Grant (CDBG) funded loan to the Glen Tavern Inn with the terms and conditions as discussed. All were in favor, and the motion carried.

**PUBLIC HEARING**

A. Proposed Fee Increases for City Services (continued)

Police Chief Robert S. Gonzales' report dated March 13, 2005. He responded to questions regarding the process of tracking false alarms for billing purposes.

The City Council questioned how false alarms are tracked and whether there would be an appeal process. City Attorney Karl H. Berger responded that he would follow-up.

It was moved by Councilmember Aguirre, seconded by Councilmember Procter, to adopt Resolution No. 6162 establishing new fees scheduled for the Santa Paula Police Department to recover costs incurred from providing various public services. All were in favor, and the motion carried.

**RESOLUTION NO. 6162**

A RESOLUTION ADOPTING NEW FEE SCHEDULES FOR THE SANTA PAULA  
POLICE DEPARTMENT TO RECOVER COSTS INCURRED FROM PROVIDING  
VARIOUS PUBLIC SERVICES

Vice Mayor Cook closed the Public Hearing at 7:49 p.m.

B. Extension of Interim Moratorium on Condominium Conversions

Vice Mayor Cook opened the Public Hearing at 7:49 p.m.

City Manager Wally Bobkiewicz presented Planning Director Janna Minsk's report dated March 14, 2005.

There was no Public comment.

It was moved by Vice Mayor Cook, seconded by Councilmember Aguirre, to adopt Ordinance No. 1134. Under roll call vote, Councilmember Aguirre, Councilmember Luna, Councilmember Procter, and Vice Mayor Cook were in favor. Mayor Krause was absent. The motion carried.

**ORDINANCE NO. 1134**

AN ORDINANCE EXTENDING ORDINANCE NO. 1132 PROHIBITING THE PERMIT  
ISSUANCE FOR CONVERSION TO CONDOMINIUMS WITHIN THE CITY ON AN  
INTERIM BASIS PENDING CONSIDERATION OF AMENDING TITLE 15 OF THE  
SANTA PAULA MUNICIPAL CODE

Vice Mayor Cook closed the Public Hearing at 7:51 p.m.

City Attorney Karl H. Berger was excused from the remainder of the meeting at 7:52 p.m.

**ORDER OF BUSINESS**

A. Update on the Las Piedras Park Neighborhood Center

Building and Safety Director Stephen R. Stuart's report dated March 14, 2005.

The report was received and filed.

B. Grant Update

Finance Director Alvertina Rivera's report dated March 14, 2005.

The report was received and filed.

**RECESS TO A BREAK**

Vice Mayor/Vice Chair Cook recessed the City Council/Redevelopment Agency to a break at 8:03 p.m.

**RECONVENE TO REGULAR MEETING**

Vice Mayor/Vice Chair Cook reconvened the City Council/Redevelopment Agency at 8:11 p.m.

C. 2004 Crime Statistics

Oral report from Police Chief Robert S. Gonzales and Power Point Presentation.

The report was received and filed.

D. All Terrain Vehicles South of Montebello

Police Chief Robert S. Gonzales provided an oral report on efforts to fence off the area to deter people from riding all-terrain vehicles. He noted that with the recent rains and flooding, the fencing was removed in order to bring in heavy equipment, and that staff was in the process of notifying property owners to secure the area with chain link fencing to keep people from accessing the property.

The report was received and filed.

**CITY/AGENCY COMMUNICATIONS**

City Manager Wally Bobkiewicz mentioned that the Regular City Council Meeting of April 4, 2005 would be held at the Santa Paula High School Auditorium for a Town Hall type meeting.

Councilmember Procter invited everyone to participate in the American Cancer Society's Relay for Life on May 21 and 22, 2005.

Councilmember Aguirre invited everyone to attend the De Colores Art Show and Festival on April 2, 2005 at the California Oil Museum.

**FUTURE AGENDA ITEMS**

It was moved by Councilmember Aguirre, seconded by Councilmember Procter, for a report on how the City handles absentee or negligent landlords that sublet residences and lead to overcrowding conditions. All were in favor, and the motion carried.

It was moved by Councilmember Procter, seconded by Councilmember Aguirre, for a report regarding the ordinance regulating false alarms. All were in favor, and the motion carried.

It was moved by Vice Mayor Cook, seconded by Councilmember Procter, for a report on sending notification to residents regarding beautifying Santa Paula. All were in favor, and the motion carried.

**ADJOURNMENT**

There being no further business to come before the City Council/Redevelopment Agency, Vice Mayor/Vice Chair Cook adjourned the meeting at 8:34 p.m.

ATTEST:

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Josie G. Herrera  
City Clerk/Agency Secretary