

CALL TO ORDER

Mayor Krause called the meeting to order 6:10 p.m.

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.

PUBLIC COMMENT

There was no Public Comment.

CLOSED SESSION

Mayor Krause announced that the Closed Session would be to discuss:

- A. 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), Ventura County Professional Firefighters Association, Mid-management, Confidential, Part-time, Temporary, and Seasonal Employees Groups.

Mayor Krause recessed the City Council to a Closed Session at 6:10 p.m.

Mayor Krause reconvened the City Council into Open Session at 6:23 p.m. No reportable action was taken during the Closed Session.

Mayor Krause recessed the City Council at 6:23 p.m.

CALL TO ORDER

Mayor Krause called the meeting to order 6:36 p.m. Margaret Braughton offered the Invocation, and Vice Chair Ornelas led the Flag Salute.

ROLL CALL

Councilmember Ray C. Luna, Vice Mayor Richard C. Cook, and Mayor Mary Ann Krause responded to roll call. Commissioner Jennifer A. Matos, Commissioner John A.

Turturro, and Vice Chair Jesse R. Ornelas responded to roll call. City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, and City Clerk Josie G. Herrera were also present. Councilmember Gabino Aguirre, Councilmember John T. Procter, Commissioner Gary L. Nasalroad, and Chair Michael E. Sommer were absent.

PUBLIC COMMENT

Albert Antunez, 15433 W. Telegraph Road, resident of Santa Paula West Mobile Home Park, expressed his concern with the lack of maintenance done at the park, and asked the City Council to consider an ordinance to protect the park tenants.

Jack Phillips, 742 Foothill Road, representing We Care Santa Paula, invited everyone to sign the petition requesting a majority vote on development in Fagan Canyon. He expressed his concerns with narrow streets, size of parcels, and types of housing proposed, and asked the City Council to review and address the Specific Plan.

Audrey Vincent, 1001 June Court, commended the City Council for adopting a resolution in support of the elimination of nuclear weapons.

Eric Barragan, 1001 Elderberry Court, representing One Santa Paula, invited everyone to join and participate in seeking solutions to issues pertaining to Santa Paula.

Dr. Ernest Carlson, 1323 Say Road, commended the City Council for adopting a resolution in support of the elimination of nuclear weapons, and acknowledged Councilmember Aguirre for his stance on this issue.

Terry Moore, 138 S. Mill Street #19, expressed her concern with the recent rent increase in her apartment building whose tenants are senior residents on a fix-income, and asked the City Council for any assistance they could provide.

Joseph Donohue, 15433 Telegraph Road, submitted a petition signed by residents of Santa Paula West Mobile Home Park asking for the City Council's support regarding current litigation between Santa Paula West LLC and the Santa Paula Mobile Home Rent Review Commission CIV 226635.

CITY COUNCIL, STAFF COMMUNICATIONS

City Attorney Karl H. Berger noted that the reason Councilmember Aguirre, Councilmember Procter, Planning Commission Chair Sommer, and Planning Commissioner Nasalroad were not in attendance was due to their presumed conflict of interest due to the proximity of their residences to the proposed Fagan Canyon development. He also noted that he submitted documentation for an opinion to the Fair Political Practices Commission as requested by the City Council, and that he hoped to receive a response soon.

APPROVAL OF FINAL AGENDA

There were no changes to the Final Agenda.

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 – Waived reading of Ordinances and Resolutions appearing on the Agenda.
- B. Acceptance of Tract Map No. 5525; Heritage Park Villas Project, Located at the Corner of March Street and Dean Drive – Accepted Tract Map No. 5525, and directed the appropriate City officials to sign and record said map. Public Works Director/City Engineer Clifford G. Finley's report dated April 4, 2005.
- C. Approval of an Amendment to Agreement dated February 21, 1991, to Drill Groundwater Monitoring Well in the Public Right-of-way, Allowing Terrible Herbst Oil Company to Drill Three Additional Groundwater Monitoring Wells in the Public Right-of-way Near their Former Facility Located at 706 W. Harvard Boulevard – Approved Amendment No. 1 to Agreement to Drill Groundwater Monitoring Well in the Public Right-of-way with Terrible Herbst Oil Company, and authorized the City Manager to execute the amendment on behalf of the City, in a form approved by the City Attorney. Public Works Director/City Engineer Clifford G. Finley's report dated April 8, 2005.
- D. Approval of a Three-Year On-Call Services Agreement for Katz & Associates – Approved the Three-Year On-Call Services Agreement for professional consulting services related to research and surveying provided by Katz & Associates, Inc. Public Works Director/City Engineer Clifford G. Finley's report dated April 5, 2005.
- E. Main Street Slurry Project No. 03.04.286 STR, Project Acceptance and Notice of Completion – Received and filed. Public Works Director/City Engineer Clifford G. Finley's report dated April 6, 2005.

ORDER OF BUSINESS

- A. Fagan Canyon Workshop #3

City Manager Wally Bobkiewicz noted that this was the third in a series of workshops related to the proposed development in Fagan Canyon.

Margit Allen, representing RBF Consulting, and Will Haynes, representing WHA Architects, presented a Power Point Presentation on the proposed community design.

RECESS TO A BREAK

Mayor Krause recessed the City Council and Planning Commission to a break at 7:58 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the City Council and Planning Commission at 8:10 p.m.

Joanne Wright, 801 McKeveitt Road, spoke in support of the proposed Fagan Canyon development.

Dr. David Gomez, Superintendent of the Santa Paula Union High School District, noted that the high school is full to capacity and has no more room for students or buildings. He asked that the City Council, the Planning Commission, and the public be aware there will be additional students and a need for more schools, especially a new high school, with any future development. Lastly, he noted that the high school is still negotiating with Centex Homes for their fair share for a new high school to meet the needs of their development.

Debbie Johnson, 1475 Cedar Street, spoke in support of the proposed Fagan Canyon development.

Mike Miller, 226 N. Eighth Street, spoke in support of the proposed housing mix for the proposed Fagan Canyon development.

Delton Johnson, 14 McKeveitt Heights, expressed concerns with the number of homes and lot size planned for Fagan Canyon.

Jack Phillips, 742 Foothill Road, questioned Dr. Gomez regarding the collection of school fees for development. Mayor Krause noted that Dr. Gomez indicated that the high school district was still in negotiations, and that it would be more appropriate to discuss this issue with the high school board.

Margit Allen and Ken Bell responded to questions regarding gray water reclamation and percolation, and storm drains.

Will Haynes responded to a question regarding lot coverage.

The City Council and Planning Commission commented on street widths, lot size, housing density, traditional neighborhood design, housing affordability, construction materials, accommodations for “casitas,” drainage, and architecture.

The following written question was submitted during the meeting:

Approximately how many homes can be built in Fagan Canyon each year and how many years will it take before all homes are built? Margit Allen responded that there is a difference between how many homes can be built, how many can be absorbed, and how many can actually be constructed. She also stated that the Specific Plan includes a Phasing Summary, and that the assumption is that construction would begin in 2007, phased in three-year increments. Further, the first phase would be approximately 500 units, and with building out each of the component neighborhoods, it would be approximately 200 homes per year that could be built concurrent.

CITY COMMUNICATIONS

City Manager Wally Bobkiewicz noted that the dedication of the Arnold Vinick for President (NBC® television program, “The West Wing®”) campaign headquarters would be held on April 25, 2005, at 11:00 a.m., at the Train Depot.

FUTURE AGENDA ITEMS

There were no Future Agenda Items.

ADJOURNMENT

There being no further business to come before the City Council/Planning Commission, Mayor Krause adjourned the meeting at 9:14 p.m.

ATTEST:

Josie G. Herrera
City Clerk