

CALL TO ORDER

Mayor/Chair Krause called the meeting to order 6:04 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/Chair Gabino Aguirre was absent.

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 6:04 p.m.

Mayor Krause reconvened the City Council at 6:15 p.m. No reportable action was taken during the Closed Session.

Mayor Krause recessed the City Council at 6:15 p.m.

RECONVENE AND CALL TO ORDER

Mayor/Chair Krause reconvened the City Council/Redevelopment Agency at 6:36 p.m. Margaret Braughton offered the Invocation, and Vice Mayor/Vice Chair Cook 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.

CLOSED SESSION REPORT

No reportable action was taken during the Closed Session.

PRESENTATIONS

A. Presentation to Calavo Growers, Inc.

Mayor Krause presented a "Key to the City" to Lee Cole from Calavo Growers, Inc., in recognition of the recent move of their corporate headquarters to Santa Paula. Mr. Cole thanked the City Council for their consideration.

B. Presentation Regarding Armed Forces Day Dinner

City Manager Wally Bobkiewicz invited everyone to attend the Armed Forces Day Dinner on May 21, 2005, which will honor those currently serving in the Armed Forces.

C. Proclamation Recognizing International Building Safety Week

Councilmember Procter presented a proclamation to Building and Safety Director Stephen R. Stuart recognizing International Building Safety Week. Building and Safety Director Stephen R. Stuart introduced staff members Jack Snyder, Larry Beam, Anita Lopez, and Gladys Izaguirre, and thanked the City Council for their consideration.

D. Proclamation Recognizing Drinking Water Week

Councilmember Luna presented a proclamation to Deputy Public Works Director Rene Salas recognizing Drinking Water Week. Deputy Public Works Director Rene Salas introduced Water Division employees Scott Brown, Jay Barry, and Tim Martinez, and thanked the City Council for their consideration.

PUBLIC COMMENT

Robert Howard, 209 E. Santa Barbara Street, Public Works Department employee, urged the City Council to take action to come to an agreement with the employees' labor union.

John Dunn, 342 S. Borchard Drive, Ventura, representing SEIU employees, addressed concerns with labor negotiations on healthcare and contracting out work, and asked the City Council to consider the modified workweek.

Luisa Blue, 2472 Eastman Avenue, representing SEIU Local 998, expressed her concern with the policy adopted by the City Council that bars SEIU members from discussing labor negotiations with individual Councilmembers. She urged the City Council to be responsive to the employees and withdraw the policy.

Eliseo Hernandez, 229 Atmore Drive, Santa Paula resident and County of Ventura employee, offered support for City employees who have been in labor negotiations for several months.

Suzie Underwood, 133 N. Seventh Street, voiced her support for city employees and urged the City Council to reach a fair agreement.

Nina Remsberger, 138 S. Mill Street, stated that she submitted a letter to the City Council earlier in the year regarding notification of rent increase at her apartment complex. She noted that the residents live on fixed income and have very little left over after paying their rent. She asked the City Council to consider having a rent control law to protect rights of senior citizens. The City Council noted that staff is looking into the details and restrictions of her apartment complex.

City Manager Wally Bobkiewicz responded to a request to summarize the City Council policy on labor negotiations by stating that at the negotiating table, the City Council is represented by a Labor Negotiator and cannot have individual contact with employees regarding labor negotiations.

Laura Flores Espinosa, 233 Corte Linda, member of SEIU 998, stated that she fought for city workers when she served on the City Council, and suggested that the City Council reconsider its policy on labor negotiations.

CITY COUNCIL/REDEVELOPMENT AGENCY, STAFF COMMUNICATIONS

Councilmember/Director Procter stated that the Santa Paula Family Resource Center would be holding a Cinco de Mayo dinner on May 6, 2005, with keynote speaker David Cruz from Channel 4. He also invited everyone to participate in the Relay for Life on May 21 and 22, 2005, at the Santa Paula High School football field.

APPROVAL OF FINAL AGENDA

There were no changes to the Final Agenda.

CONSENT CALENDAR

Councilmember/Director Procter stated that he would not participate in the consideration of Item 10G. It was moved by Vice Mayor/Vice Chair Cook, seconded by Councilmember/Director Luna, to approve the Consent Calendar as presented. All were in favor, and the motion carried.

City/Agency Attorney Karl H. Berger noted that Councilmember/Director Procter had a conflict of interest on Item 10G due to the proximity of his residence to the proposed Fagan Canyon development.

- A. Waiver of Reading of Ordinances and Resolutions – Waived reading of Ordinances and Resolutions appearing on the Agenda.
- B. Warrants and Certifications – - Reviewed, approved, and filed the attached warrants and certifications. Finance Director Alvertina Rivera’s report dated April 27, 2005.

Invoices	03/03/05 – 03/04/05	\$ 471,282.92
Wire Transfers	03/02/05	\$ 35,903.66
Invoices	03/11/05	\$ 62,242.29
Wire Transfers	03/11/05	\$ 6,180.29
Invoices	03/17/05	\$ 773,774.49
Wire Transfers	03/16/05	\$ 38,207.33
Invoices	03/25/05	\$ 194,546.56
Wire Transfers	03/24/05	\$ 5,955.53
Invoices	03/31/05 & 04/08/05	\$ 421,136.96
Wire Transfers	03/31/05 & 04/08/05	\$ 42,433.51
Invoices	04/14/05	\$ 304,394.05
Wire Transfers	04/14/05	\$ 39,114.24
Invoices	04/22/05	\$ 157,294.52
Salaries	03/11/05, 03/25/05, 04.08/05, 04/22/05	<u>\$1,287,265.25</u>
TOTAL		\$3,839,731.60

- C. Minutes – Adopted the Minutes from the Regular City Council Meeting of April 4, 2005.

- D. Approval of Proposed Ventura Council of Governments (VCOG) Legislative Agenda for 2005 – Approved the proposed VCOG Annual Legislative Agenda for 2005.
- E. Revised Homebuyer Program Resolution – Adopted Resolution revising the First Time Homebuyer Program and directing staff to further develop and implement the Program policies and procedures. **RESOLUTION NO. 2005-02(R)**, A RESOLUTION OF THE SANTA PAULA REDEVELOPMENT AGENCY ADOPTING THE REVISED ADMINISTRATIVE POLICIES AND PROCEDURES FOR ITS FIRST TIME HOMEBUYER PROGRAM. City Manager Wally Bobkiewicz's report dated April 22, 2005.
- F. Additional Allocation of Funds to Complete the Las Piedras Park Restroom Upgrade Project – Approved the changes to the original scope of work and reallocate funds totaling \$12,500 to complete the Las Piedras Park Restroom Upgrade Project No. 02.03.236 BAG. Public Works Director/City Engineer Clifford G. Finley's report dated April 27, 2005.
- G. Approval of Second Amendment to the Professional Services Agreement with RBF Consulting for Additional Scope of Work Related to the Review and Coordination of the Proposed Fagan Canyon Project – 1) Approved the Second Amendment to the Professional Services Agreement with RBF Consulting for additional scope of work related to the review and coordination of the proposed Fagan Canyon project; and 2) authorized the City Manager to execute the Amendment, in a form approved by the City Attorney, in an amount not to exceed \$945,000. Public Works Director/City Engineer Clifford G. Finley's report dated April 22, 2005.

PUBLIC HEARING

- A. Participation in the 2005-2006 Benefit Assessment Program for the Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Program and Approve Resolution No. 6173 (continued)

City Manager Wally Bobkiewicz presented Public Works Director/City Engineer Clifford G. Finley's report dated April 7, 2005.

Upon verification of proper notification and posting by the City Clerk, Mayor Krause opened the Public Hearing at 7:10 p.m. There was no Public Comment.

It was moved by Mayor Krause, seconded by Vice Mayor Cook, to adopt Resolution No. 6173 to fund activities related to the Municipal Stormwater NPDES Permit Program. All were in favor, and the motion carried.

RESOLUTION NO. 6173

A RESOLUTION REQUESTING THAT THE COUNTY BOARD OF SUPERVISORS INCLUDE AN ASSESSMENT IN THE 2005-2006 BENEFIT ASSESSMENT PROGRAM FOR SANTA PAULA'S ACTIVITIES RELATED TO THE MUNICIPAL STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM

Mayor Krause closed the Public Hearing at 7:12 p.m.

ORDER OF BUSINESS

A. Fagan Canyon Presentation

Councilmember Procter declared a conflict of interest due to the proximity of his residence to the proposed Fagan Canyon development, and exited the Council Chambers at 7:12 p.m.

City Manager Wally Bobkiewicz provided a Power Point® Presentation.

Sally Knight, 1007 E. Virginia Terrace, expressed her concerns with the possibility of fire hazards in Fagan Canyon and questioned the design for streets.

Delton Lee Johnson, 14 McKeveett Heights, expressed his concern for a balanced housing mix in Fagan Canyon, and stated that one alternative is for voters to place an initiative regarding this issue on the ballot.

Bob Borrego, 524 Fourteenth Street, spoke in support of the proposed Fagan Canyon project and addressed his concerns with current overcrowded living conditions.

Ralph Fernandez, 636 Shasta Drive, expressed his concerns with small lot sizes, limited parking, and high density in the proposed Fagan Canyon project.

City Attorney Karl H. Berger responded to a question regarding development in Adams Canyon by responding that Adams Canyon lies within the City's sphere of influence and the City's General Plan applies to that area. He noted that the developer submitted an application with the County of Ventura to process the development, and the City was processing an application for a General Plan Amendment to reduce the number of homes from 2,250 to 450 in order to satisfy the conditions from the County of Ventura. He further responded to a question regarding whether the developer for Adams Canyon would submit an application to the City by stating that the City would need to go through an election to move the City Urban Restriction Boundary in order to move the canyon into the City's jurisdiction. City Manager Wally Bobkiewicz added that because Adams Canyon is outside of the City's jurisdiction, the City would not receive property taxes, development impact fees, or other financial benefit.

RECESS TO A BREAK

Mayor/Chair Krause recessed the City Council/Redevelopment Agency to a break at 7:56 p.m. City/Agency Attorney Karl H. Berger was excused from the remainder of the meeting.

RECONVENE TO REGULAR MEETING

Mayor/Chair Krause reconvened the City Council/Redevelopment Agency at 8:07 p.m. Councilmember/Director Procter returned to the Council Chambers.

B. FY 2004/05 City Council Goals and Projects Update

City Manager Wally Bobkiewicz provided a Power Point® Presentation.

The City Council rescheduled the Special City Council Meeting to review goals and priority projects to May 14, 2005, at 8:30 a.m., in the Council Chambers.

D. BEGIN Program Funding Resolution

Management Analyst Elisabeth Amador presented City Manager Wally Bobkiewicz's report dated April 22, 2005.

It was moved by Councilmember Procter, seconded by Vice Mayor Cook, to approve Resolution No. 6176, which authorizes and directs staff to apply to HCD and BEGIN grant for funding of down payment assistance loans for first time homebuyers of the Heritage Park Villas Project. All were in favor, and the motion carried.

RESOLUTION NO. 6176

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEES, TO APPLY FOR, RECEIVE, AND APPROPRIATE FUNDS FOR FUNDING FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT THROUGH ITS BEGIN PROGRAM

C. Report on Status of City Council's Housing Creation Goals and Housing Elements Priority Policies Implementation

Management Analyst Elisabeth Amador presented City Manager Wally Bobkiewicz's report dated April 22, 2005, and provided a Power Point® Presentation. She responded to questions regarding housing units in process and the City's Inclusionary Housing Ordinance. She further responded to a question regarding voter approval to annex

property by stating that the public does not have a vote to annex Fagan Canyon. City Manager Wally Bobkiewicz added that East Area One would require a vote because it is in the City's Urban Restriction Boundary, and that annexations are processed through the Local Agency Formation Commission (LAFCO). Ms. Amador further responded to a question regarding the status of the condominium project at the airport by stating that she believes the number of units has been reduced based upon the final redesign of the airport runway. Lastly, she responded to a question regarding the price range of the Heritage Villas project by stating that the price range would be moderate and would also include low-income units.

The report was received and filed.

E. Economic Development/Real Estate Update

Management Analyst Rochelle Margolin provided a Power Point® Presentation.

The City Council commended City employee Scott McKeen for his graffiti abatement efforts.

The report was received and filed.

F. Oil Museum Parking Lot Improvements

City Manager Wally Bobkiewicz presented Public Works Director/City Engineer Clifford G. Finley's report dated April 26, 2005.

It was moved by Councilmember Luna, seconded by Councilmember Procter, to adopt Resolution No. 6178 and allocate up to \$10,000 from the Redevelopment Fund balance to complete the project. All were in favor, and the motion carried.

RESOLUTION NO. 6178

A RESOLUTION APPROVING THE PARKING LOT IMPROVEMENTS AT THE OIL MUSEUM PURSUANT TO GOVERNMENT CODE SECTION 830.6

G. Appointment to Economic Development Advisory Committee

City Manager Wally Bobkiewicz presented his report.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to postpone the appointment to the Economic Development Advisory Committee until Councilmember Aguirre has had the opportunity to meet with the applicant. All were in favor, and the motion carried.

CITY/AGENCY COMMUNICATIONS

City Manager Wally Bobkiewicz noted the following upcoming meetings and events: City Council Goal Setting Session May 14, 2005; Regular City Council Meeting May 16, 2005; Armed Forces Day Dinner May 21, 2005; Community Budget Workshop May 23, 2005; East Area One Workshop May 26, 2005; Special City Council Meeting May 31, 2005; Regular City Council Meeting June 6, 2005; Special City Council Meeting/Budget Presentation June 13, 2005; Regular City Council Meeting/Budget Public Hearing June 20, 2005; and Special City Council Meeting for budget adoption June 27, 2005.

Vice Mayor Cook mentioned that he attended a conference regarding wastewater and water where discussion included disposal of biosolids and water regulations

Mayor Krause noted that she would not have her discussion group at the Whistle Stop on May 14, 2005, due to the City Council's goal setting session.

FUTURE AGENDA ITEMS

It was moved by Councilmember Procter, seconded by Councilmember Luna, for a report on what the City can do for rent control. All were in favor, and the motion carried.

Councilmember Luna asked regarding whether there would be a car show on July 4, 2005. City Manager Wally Bobkiewicz responded that a car show was done the previous year during the Citrus Festival, and that the only event the City has planned for the Fourth of July was the fireworks display.

ADJOURNMENT

There being no further business to come before the City Council/Redevelopment Agency, Mayor/Chair Krause adjourned the meeting at 9:31 p.m.

ATTEST:

Josie G. Herrera
City Clerk/Agency Secretary