

**CALL TO ORDER**

Mayor/Chair Krause called the meeting to order 6:00 p.m.

**ROLL CALL**

Councilmember/Director Gabino Aguirre, 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.

**PUBLIC COMMENT**

There was no Public Comment.

**ORDER OF BUSINESS**

A. Housing Authority Commission Interviews

Laurie del Rio stepped up for her interview. She responded to a question regarding her experience as a Tenant Commissioner by stating that her contributions have included reviewing personnel issues, considering housing termination, and participating in the Harvard Place Apartments project.

Harrison Terry stepped up for his interview. He responded to a question regarding what he could bring to the role of Tenant Commissioner by stating that he was unaware of the expectations; however, he supports growth for the City.

Willena G. Sykes stepped up for her interview. She responded to a question regarding what she could bring to the role of Tenant Commissioner by stating that she has been receiving housing assistance for several years and that she would like to be a spokesperson for people with physical disabilities.

Mayor/Chair Krause recessed the City Council/Redevelopment Agency at 6:19 p.m.

**RECONVENE AND CALL TO ORDER**

Mayor/Chair Krause reconvened the City Council/Redevelopment Agency at 6:36 p.m. Father Chris Jubinski offered the invocation, and Mayor/Chair Krause led the Flag Salute

**ROLL CALL**

Councilmember/Director Gabino Aguirre, 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.

Mayor/Chair Krause asked for a moment of silence in memory of Phillip H. Romney, who served as the City Attorney for many years.

**CLOSED SESSION REPORT**

There was no Closed Session.

**PRESENTATIONS**

A. Presentation by Ginger Gherardi of Ventura County Fair Poster

Ginger Gherardi presented the Ventura County Fair Poster and invited everyone to attend the fair.

B. Overview of 38<sup>th</sup> Annual Santa Paula Citrus Festival

Community Services Director Brian J. Yanez reported that the Citrus Festival was very successful. He acknowledged Public Works Department staff, Community Services Department staff, and Kiwanis Club members for their assistance during the festival. The City Council acknowledged Community Services Director Brian J. Yanez for his efforts.

C. Presentation by Southern California Edison on Utility Payment Pilot Project

Southern California Edison Regional Public Affairs Manager Nancy Williams provided a presentation regarding the Utility Payment Assistance program, which would be administered through the United Way and disbursed by the Boys and Girls Club. She stated that the program would assist with energy costs during the summer months.

D. Proclamation Recognizing Recreation and Parks Month and

E. Introduction of Recreation Coordinators and Leaders

Mayor Krause presented a proclamation to Recreation Supervisor Ed Mound in recognition of Recreation and Parks Month. Recreation Supervisor Ed Mount presented the Parks and Recreation Month poster and provided an overview of the City's Summer

Camp Program. He introduced the Recreation Leaders, Recreation Coordinators, and youth volunteers. Andrew Gonzales provided a Power Point® presentation of the Summer Camp's Sports Fun Day.

Sandra Cancino, parent of three Summer Camp participants, thanked the City for providing the Summer Camp Program.

Gus Valdovinos and Michael Garcia, Summer Camp youth volunteers, spoke regarding their experience in participating in the Summer Camp Program.

Megan Benner thanked all of the donors who made contributions toward the Summer Camp Program.

Recreation Supervisor Ed Mount thanked the school district for the use of Glen City and Barbara Webster Schools and for providing free lunches. He also thanked the City Council for their support.

### **PUBLIC COMMENT**

John Franklin, representing MGA Development, spoke regarding Centex Homes' Job Fair, which was held July 14, 2005. He also requested that Centex Homes be allowed to make an applicant presentation regarding the proposed Fagan Canyon development at the August 1, 2005 City Council Meeting.

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

City Manager Wally Bobkiewicz noted that earlier in the evening the City Council observed a moment of silence in memory of Phillip H. Romney, and he read from Mr. Romney's obituary.

Councilmember Procter mentioned that he attended the memorial service for Phillip H. Romney.

Councilmember Luna shared the prize-winning avocado submitted by Robert Rodriguez at the Citrus Festival.

### **APPROVAL OF FINAL AGENDA**

There were no changes to the Final Agenda.

### **CONSENT CALENDAR**

City Attorney Karl H. Berger asked that Item 10B be pulled for discussion.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to approve the Consent Calendar as amended. 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.
- C. Water Softening Facility, P & D Task Order No. 3 – Approved Task Order No. 3 to the current P & D contract for Professional Environmental Services for the amount of \$32,498.60 relating to the Mitigated Negative Declaration (MND) Preparation for the Water Softening Facility. Public Works Director/City Engineer Clifford G. Finley's report dated July 7, 2005.

**CONSENT CALENDAR (SEPARATE ACTION ITEM)**

- B. Second Amendment to Loan Agreement for Harvard Place Apartments Project

City Manager Wally Bobkiewicz's report dated July 8, 2005.

City/Agency Attorney Karl H. Berger noted a proposed change to Section 6 of the amendment, which should have the second sentence deleted.

It was moved by Councilmember/Director Aguirre, seconded by Vice Mayor/Vice Chair Cook, that the Santa Paula Redevelopment Agency approve the Second Amendment to the Loan Agreement between the City of Santa Paula, the Santa Paula Redevelopment Agency, and the Harvard Place Apartments, LP, as amended, in a form approved by the City Attorney. All were in favor, and the motion carried.

**PUBLIC HEARING**

- A. 2004-TM-01, Sparkuhl Ranch Subdivision, Tentative Map 5308 for 21 New Residential Lots

City Manager Wally Bobkiewicz presented Planning Director Janna Minsk's report dated July 13, 2005.

It was moved by Councilmember Luna, seconded by Councilmember Procter, to continue the Public Hearing for 2004-TM-01 Sparkuhl Ranch Subdivision, Tentative Map 5308 for 21 New Residential Lots to the August 1, 2005 Regular City Council Meeting. All were in favor, and the motion carried.

- B. Project No. 2005-MISC-03, City-initiated Application Requesting Local Agency Formation Commission (LAFCO) Initiation of Proceedings to Reorganize

Unincorporated Parcels of Felkins Road, Telegraph Road, and Lindsay Lane  
(County Islands) and April Lane (County Peninsula)

City Manager Wally Bobkiewicz presented Planning Director Janna Minsk's report dated July 13, 2005.

It was moved by Councilmember Procter, seconded by Vice Mayor Cook, to continue the Public Hearing for Project No. 2005-MISC-03, City-initiated application requesting LAFCO initiation of proceedings to reorganize unincorporated parcels of Felkins Road, Telegraph Road, and Lindsay Lane (County Islands) and April Lane (County Peninsula) to the August 1, 2005 Regular City Council Meeting. All were in favor, and the motion carried.

**ORDER OF BUSINESS**

A. Considerations Regarding Proposed Fagan Canyon Development

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 7:25 p.m.

City Manager Wally Bobkiewicz's report dated June 14, 2005.

Maiya Herrera, 775 Ernest Drive, read from her prepared statement regarding the City's need for growth and in support of the proposed Fagan Canyon development project.

Robert Borrego, 524 Fourteenth Street, spoke regarding the City's need for growth, parks, schools, streets, and public safety, and in support of the proposed Fagan Canyon development project.

John Frankin, representing Fagan Canyon Partners and Centex Homes, spoke in support of maintaining a timely review process so that initial entitlement decisions could be managed and deliberated as a total packet, and spoke in support of Option No. 2 for the City Council to provide initial direction on project review. He asked that the City Council be as specific as possible in its direction for issues such as traffic, park maintenance, fiscal benefits, design elements, and the retail village core.

Eric Barragan, 1001 Elderberry Court, spoke in support of the proposed Fagan Canyon development project and asked the City Council to consider the positive elements that could come from this project.

John Wisda, 550 Monte Vista, representing We CARE Santa Paula, stated that members of One Santa Paula and We CARE plan to meet on August 4, 2005. He recommended that the City Council begin to modify the proposed Fagan Canyon

development so that a regional plan could be developed, and he expressed concerns with traffic, noise, pollution, and decreased property values for existing homes.

Roger Brower, 1007 E. Virginia Terrace, expressed concern with available water resources, and that the DEIR did not consider development in East Area One. He asked for a reduction in numbers for Adams Canyon, Fagan Canyon, and East Area One to deal with the amount of water available.

Joanne Wright, 801 McKeveitt Road, spoke in support of the proposed Fagan Canyon development project, and asked the City Council to consider children's future and quality of life.

Angel Escobedo, 739 Yale Street, spoke in support of the proposed Fagan Canyon development project and in support of the Fagan Canyon Charrette Plan.

Dora Crouch, 739 Yale Street, spoke regarding the need for more homes and in support of the proposed Fagan Canyon development project.

#### **RECESS TO A BREAK**

Mayor Krause recessed the City Council to a break at 8:03 p.m.

#### **RECONVENE TO REGULAR MEETING**

Mayor Krause reconvened the City Council at 8:15 p.m.

The City Council commented on the following:

- Concern with impacts to the future expansion of the cemetery.
- More open space in order to allow larger, expensive homes.
- Size of proposed lots.
- Whether mix of dwelling units meets the City's housing needs.
- Placement of affordable housing elsewhere in the City and in-fill development.
- Concerns with the elimination of the retail village core due to downsizing the project.
- Consideration of 450, 1200, or 1500 homes.
- Concerns involving traffic to existing neighborhoods.
- Work together with the Planning Commission and receive their input, with the City Council making the final decision.
- Come to an agreement regarding the findings and mitigation measures in the DEIR.
- Come to an agreement regarding which impacts to reduce such as traffic-related impacts.

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- Support for affordable housing
- Concern with meeting housing targets for 2004 and 2020, and concern with the State mandate for building homes.
- Concern with available water resources.
- Updating and amending the General Plan.
- Concern with downsizing the project in order to mitigate traffic concerns.
- Consider traffic calming measures such as widening parkways, narrowing traffic lanes, planting trees, and installing roundabouts.
- Receive more detail in the architectural types of homes.

During the City Council's comments, it was moved by Councilmember Aguirre, seconded by Vice Mayor Cook, to pursue Option No. 2 as specified in the staff report to provide initial direction on project review.

City Attorney Karl H. Berger noted that one of the foremost areas of concern is traffic and the second area of concern is available water resources. He asked for direction from the City Council regarding identifying broad areas of concern identified in the DEIR with mitigation measures attached in order for staff to inform the applicant to make adjustments to the project.

The City Council commented on including more high end housing in order to meet the General Plan's goals, whether Centex Homes would be responsible for replacing the current undersized utility system, and whether Caltrans has plans for bypassing Highway 150 to Hallock Drive.

City Attorney Karl H. Berger summarized five themes discussed by the City Council: 1) Reducing the effect of traffic mitigation measures in the DEIR for non-environmental effects and quality of life issues associated with existing neighborhoods. 2) Greater product diversity without a reduction in Inclusionary Housing numbers, which involves changing the lot sizes for larger homes and perhaps reducing the number of apartment dwellings. 3) No reduction of public benefits being proposed by the applicant, including school sites, public safety sites, and parks. 4) Greater specificity in the Specific Plan with regard to types of dwelling units being proposed, how they are spread out throughout the development, etc. 5) Maintain retail village core as close as possible as proposed. He suggested that the City Council authorize the City Manager and City Attorney to see whether the applicant is willing to adjust the project based upon the five overall themes.

**VOTE ON MOTION:** In regards to the motion for Option #2, all were in favor, and the motion carried.

It was moved by Councilmember Aguirre, seconded by Vice Mayor Cook, to authorize the City Manager and City Attorney to negotiate the five themes as suggested by the

City Attorney with the applicant for: 1) reducing the effect of traffic mitigation measures, 2) greater product diversity without a reduction in Inclusionary Housing Numbers, 3) no reduction in public benefits, 4) greater specificity in the Specific Plan, and 5) maintain the retail village core in a form sufficient to service the overall project. All were in favor, and the motion carried.

### **RECESS TO A BREAK**

Mayor Krause recessed the City Council to a break at 9:19 p.m.

### **RECONVENE TO REGULAR MEETING**

Mayor Krause reconvened the City Council at 9:22 p.m. Councilmember Procter returned to the Council Chambers.

Mayor Krause suggested that Item 12D be considered at this time in order to accommodate the audience.

#### **D. Review Awarding Contracts for City-owned Vehicle Maintenance**

Public Works Director/City Engineer Clifford G. Finley summarized the City's procedure for vehicle maintenance. He noted that the City's Equipment Maintenance Division performs most vehicle maintenance, and that the City uses a blanket purchase order and list of vendors for some vehicle service and equipment. He also noted that any vendor who wishes to perform work for the City could be added to the blanket purchase order list once the vendor is qualified.

Daniel Marquez, owner of a local vehicle repair facility, asked that the City provide him with the opportunity to service transmissions on city vehicles.

#### **B. Options for Las Piedras Park Police Storefront**

City Manager Wally Bobkiewicz's report dated July 11, 2005. He suggested that the City Council could authorize staff to move forward with the Request for Proposals process to non-profit or other qualified organizations, and describe the service to be provided, go through the selection process, and bring back a recommended organization and funding amount.

It was moved by Councilmember Procter, seconded by Councilmember Aguirre, that staff proceed with a proposal process to staff Las Piedras Park Storefront Monday through Friday during normal business hours, and come back with an award and a funding source. All were in favor, and the motion carried.

C. Santa Paula Beautiful Update

Assistant to the City Manager Melissa Grisales' report dated May 26, 2005.

The report was received and filed.

E. Future Uses of 735 E. Santa Barbara Street

City Manager Wally Bobkiewicz's report dated June 28, 2005.

The City Council discussed the possibility of housing a teen center, a police or fire museum, or a bicycle rental facility at this location.

Building and Safety Director Stephen R. Stuart responded to a question regarding the need to install an elevator at this location by stating that an architectural design was done for this location to have a conference room on the second floor and a small office and accessible restrooms on the first floor. He noted that the original estimate for this project was \$300,000; however, he believes the estimate is now closer to \$500,000. He also noted that the building is a historic building that was given to the City by the County of Ventura after the Northridge Earthquake.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to receive and file the report. All were in favor, and the motion carried.

F. Proposition 172 Issues

City Manager Wally Bobkiewicz's report dated July 11, 2005.

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, to receive the staff report on Proposition 172 issues. All were in favor, and the motion carried.

G. Public Employees' Retirement System Contract Amendment

Assistant to the City Manager Melissa Grisales' report dated July 12, 2005.

It was moved by Vice Mayor Cook, seconded by Councilmember Aguirre, to adopt Urgency Ordinance No. 1140 authorizing an amendment to the contract between the City of Santa Paula and the California Public Employees' Retirement System; and introduce Ordinance No. 1141 with second reading to occur on August 1, 2005. All were in favor, and the motion carried.

**ORDINANCE NO. 1140**

AN URGENCY ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT  
BETWEEN THE CITY OF SANTA PAULA AND THE CALIFORNIA PUBLIC  
EMPLOYEES' RETIREMENT SYSTEM

**ORDINANCE NO. 1141**

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN  
THE CITY OF SANTA PAULA AND THE CALIFORNIA PUBLIC EMPLOYEES'  
RETIREMENT SYSTEM.

H. Appointment to Economic Development Advisory Committee

City Manager Wally Bobkiewicz's report dated July 14, 2005.

It was moved by Councilmember Procter, seconded by Councilmember Aguirre, to appoint Carla Ferrante di Ruffano as a member of the Economic Development Advisory Committee to fill a vacancy for Seat No. 9 for a four-year term that will expire in June 2009. All were in favor, and the motion carried.

I. Appointment to Mobilehome Rent Review Commission

City Manager Wally Bobkiewicz's report dated July 14, 2005.

It was moved by Councilmember Aguirre, seconded by Councilmember Luna, to appoint Carmita Wood to fill Seat No. 2 and Ron Merson to fill Seat No. 3 as Commissioners on the Mobilehome Rent Review Commission for two-year terms that will expire in June 2007. All were in favor, and the motion carried.

J. Appointment to Recreation Commission

City Manager Wally Bobkiewicz's report dated July 14, 2005.

It was moved by Councilmember Procter, seconded by Councilmember Luna, to appoint Karen L. Berry as a Commissioner on the Recreation Commission to fill a vacancy for Seat No. 4 for a three-year term that will expire in July 2008. All were in favor, and the motion carried.

**CITY/AGENCY COMMUNICATIONS**

Mayor/Chair Krause stated that she would adjourn the meeting in memory of Phillip H. Romney.

**FUTURE AGENDA ITEMS**

It was moved by Councilmember Aguirre, seconded by Councilmember Luna, for a review of the fiscal impacts report regarding Fagan Canyon. Councilmember Aguirre, Councilmember Luna, Vice Mayor Cook, and Mayor Krause were in favor. Councilmember Procter abstained. The motion carried.

It was moved by Councilmember Procter, seconded by Councilmember Aguirre, for a presentation by the City Attorney regarding the Supreme Court Case entitled *Kelo versus City of New London*. All were in favor, and the motion carried.

It was moved by Councilmember Luna, seconded by Councilmember Aguirre, for a discussion on whether passports could be issued through Santa Paula City Hall. All were in favor, and the motion carried.

It was moved by Councilmember Luna, seconded by Councilmember Procter, for a discussion on handicap accessibility at the post office. Councilmember Aguirre, Councilmember Luna, Councilmember Procter, and Mayor Krause were in favor. Vice Mayor Cook was opposed. The motion carried.

It was moved by Mayor Krause, seconded by Councilmember Aguirre, that Centex Homes be allowed to make a presentation at the August 1, 2005 City Council Meeting. Councilmember Aguirre, Councilmember Luna, and Mayor Krause were in favor. Vice Mayor Cook was opposed. Councilmember Procter abstained. The motion carried.

It was moved by Mayor Krause, seconded by Councilmember Procter, for a report to review the seats on the Housing Authority Commission, how each seat is restricted, who currently fills the seats, and the length of their terms. All were in favor, and the motion carried.

**ADJOURNMENT**

There being no further business to come before the City Council/Redevelopment Agency, Mayor/Chair Krause adjourned the meeting at 10:28 p.m., in memory of Phillip H. Romney.

ATTEST:

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Josie G. Herrera  
City Clerk/Agency Secretary