



CHAIRMAN: ARISTON JULIAN
AGENCY MEMBER: VIRGINIA PONCE
AGENCY MEMBER: LUPE ALVAREZ
AGENCY MEMBER: JOHN LIZALDE
AGENCY MEMBER: JOHN SABEDRA

CITY ADMINISTRATOR: REGAN M. CANDELARIO
AGENCY COUNSEL: DAVID FLEISHMAN
RECORDING SEC.: BRENDA HOFF
CITY TREASURER: PETRONA AMIDO

AGENDA

GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting
Tuesday, July 13, 2010

(Immediately Following Regular City Council Meeting)

City Hall, Council Chambers
918 Obispo Street, Guadalupe, California 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers and hand the form to the Recording Secretary. **Note:** Staff Reports, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **CALL TO ORDER.** Chairman Ariston Julian
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, John Sabedra and Chairman Ariston Julian.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the RDA Regular Meeting of June 22, 2010 to be ordered filed.
 - b. Stillman Enterprises, Inc. Invoice # 09-23-5City – URM.

5. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The RDA may direct Staff to investigate and / or schedule certain matters for consideration at a future RDA Agenda

6. **FUTURE AGENDA ITEMS.**

- a. URM Individual Project Extensions (July)
- b. Discussion item regarding potential development sites. (August)
- c. AB1290 Payment to Taxing Entities for 2007/2008, 2008/2009, 2009/2010. (August)

7. **ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.**

8. **ADJOURNMENT.**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's Office and Rabobank not less than 72 hours prior to the meeting. Dated this 9th day of July 2010.

By:



for RC.

Regan M. Candelario
City Administrator

MINUTES
GUADALUPE COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting - Tuesday, June 22, 2010
(Immediately Following Regular City Council Meeting)
City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434

- 1. **CALL TO ORDER.** Chairman Ariston Julian at 6:49 pm
- 2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, John Sabedra and Chairman Ariston Julian.
- 3. **PLEDGE OF ALLEGIANCE.**
- 4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the RDA Regular Meeting of June 8, 2010 to be ordered filed.
 - b. BEC Associates, Inc. Invoice # I935PD; I935PE – URM.
 - c. Stillman Enterprises, Inc. Invoice # 09-19-5City – URM.

MOTION TO APPROVE CONSENT CALENDAR: LIZALDE/SABEDRA
AYES: 5 {Alvarez abstains on 4(b) & c}

5. **COMMUNITY PARTICIPATION FORUM.**

There were no requests to speak.

- 6. **2010/2011 FINAL CRA BUDGET- CRA RESOLUTION NO. 2010-03.** That the Agency Board receive report and approve CRA Resolution No. 2010-03 adopting 2010-2011 CRA Budget.
 - a. Written Staff Report (Regan M. Candelario)
 - b. Redevelopment Agency discussion and consideration.
 - c. It is Recommended that the Agency Board receive report and approve CRA Resolution No. 2010-03 adopting 2010-2011 CRA Budget.

Mr. Candelario: there are no changes from the proposed budget that was previously presented.

MOTION TO APPROVE RESOLUTION 2010-03: SABEDRA/PONCE

Discussion on motion:
Alvarez: question on fence grants. Noted that the budget has increased to \$50,000 acct #3167. I think it should be going down, not up. I would support \$25,000, I think \$50,000 is too much. Mr. Candelario: regarding that item, staff has gotten a great deal of interest in that program, and it's easy to administer. We can definitely adjust that and bring it down. Alvarez: I agree that it's needed, but it doesn't generate sales tax. I would prefer to see activities that generate business, not just eliminate blight. Candelario noted that last year we were within just a few hundred dollars of \$25,000.

SABEDRA WITHDRAWS HIS MOTION.

MOTION TO APPROVE CRA RESOLUTION 2010-03 WITH AMENDING BUDGET OF ACCOUNT #3167 TO \$25,000: SABEDRA/PONCE
AYES: 5 {Alvarez abstains on #'s 3120-3141; 3159; & 3166}

With respect to the following item #7: Alvarez declares a conflict {property ownership} and departs the room. Sabedra declares a conflict {property ownership within 500 ft of project area} and departs the room.

7. **URM PROGRAM DEADLINE EXTENSION.** That the Agency Board approve an extension to July 30, 2010 for all existing program participants so that staff can analyze the URM Program Guidelines and make recommendations for improvements.
 - a. Written Staff Report (Regan M. Candelario)
 - b. Agency discussion and consideration.
 - c. It is recommended that the Agency Board approve an extension to July 30, 2010 for all existing program participants so that staff can analyze the URM Program Guidelines and make recommendations for improvements.

Mr. Candelario: staff has been working on this program to take a look at all of the existing projects, how many completed, in the works, and yet to begin. Some of the property owners are running up against the deadline. We're not necessarily going to extend deadlines for property owners, we want to look at the deadline for the program. There's another significant consideration which is the State deadline. So this proposal is to look at the program, in order to be able to give the participants the time to finish their projects, and to provide them direction on how they can move forward and get done by the state deadline of December 31, 2012. Julian asked if July 31 would be enough time, and would it create a problem down the road with meeting deadlines. Mr. Candelario: I think it is enough time – staff has made this a priority. The key is to give the property owners an accommodation that makes sense, but also encourage them to get going so that they make the State deadline. Ponce: I think staff needs the opportunity to be able to grant extensions on a case by case basis.

Comments from public:

Ms. Beverly Chapman: Distributed report of projected timelines on my projects. In the letter, basically, they're all saying the same thing. Excessive rain we had this year is an issue. When you open these old buildings sometimes you find things you don't expect which can extend project timeline and increase costs. Start and end times were set before permits were pulled. Qualified contractors, was a difficult thing. We put it out to bid, we thought we had a contractor but he wasn't qualified so we had to bid again. Of the clients on the report, 7 are complete, 4 will be done by the middle to end of July, and then we're going to be starting the other projects right now with the roofs. This is what we're hoping will work and we appreciate your time. One other thing I'll be talking to Regan about is we need to get the certificates of completion for the seismic safety so that my clients can take advantage of the earthquake and ADA exclusion from reassessment for 15 years.

Mr. Basseri: engineer and contractor for retrofits here in Guadalupe. We have finished 7 projects, we are finishing 4 more by July. We only have 4 left, those will be done by December. The reason I'm asking for extension is this. One problem we faced was excessive rain from November of 2009 to February of 2010. We were not able to open up roofs. It took a little longer than it should have because of additional safety work required by the City of Guadalupe. Third reason for extension is that additional work was required after I opened up the projects. Some of the buildings had excessive settling. Water table here is very high, and soil is sandy. Channels wash away the sandy soil from under the foundation. I had to install piles {sic} so we could hold up the building. And some of the floors were completely rotted away from water damage. The last thing was the payment, the way the City paid sometime the payment was delayed.

Mr. Peter DeGroot. I just want to address this as one of the building owners, besides the delays in the winter I'm not going to repeat any of that, those are things that just happen. I want to compliment BEC engineering they literally dug a trench in our basement using a 5 gallon bucket. I've paid more for the retrofit now than I paid for the building. And it's not something that you can go to the banks and get a loan on. I'd like to see an extension of at least a year on this. It's very difficult to find someone you need when you find something you don't expect, you can't get it here locally, and it takes time. We're very grateful for the program, I live in San Luis Obispo and they aren't giving any help over there. But

it is a slow process. We've paid the price for it but we're hoping to finish soon and move on. I don't see in thirty days or even 60 or 90 that we'll be done.

Mr. Gustavo Alvarez. I too am for the extension of 30 days but what I'm really looking for is a year. We've finished the first retrofit. But we've just started the second retrofit and are adding a second story to the building. Our third project we haven't commenced yet.

Back to staff:

Mr. Candelario, just to clarify, the 30 days is for staff to review projects and recommend on a case by case basis a new deadline. We're not going to give every project a year, but some projects may need that. We just want to meet the state deadline. Some additional discussion about modifications/improvements that are made either as a result of City inspections or by owner choice.

**MOTION TO APPROVE DEADLINE EXTENSION TO JULY 30, 2010: PONCE/LIZALDE
AYES: 3**

Alvarez & Sabedra return.

8. FUTURE AGENDA ITEMS.

- a. Proposed schedule for implementation of Commercial Façade Loan Program. (August)
- b. Discussion item regarding potential development sites. (August)
- c. AB1290 Payment to Taxing Entities for 2007/2008, 2008/2009, 2009/2010. (August)

9. ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.

Alvarez: merchants group & City Administrator and others were at the Trade Expo at the fairgrounds pushing the City, the Salad Bowl festival, and promoting city businesses. Good event, good contacts, good exposure for the City.

Sabedra: condolences to Hernandez family, Ramos family.

10. ADJOURNMENT. at 7:26 pm

**MOTION TO ADJOURN: PONCE/ALVAREZ
AYES: 5**

Submitted by:

Affirmed by:



Brenda Hoff
City Clerk

Ariston Julian
Chairman

4b.

Invoice

Stillman Enterprises, Inc.

P.O. Box 3915

San Luis Obispo, Ca 93403-3915

Date	Invoice #
6/17/10	09-23-5City

Bill To
City of Guadalupe 918 Obispo St. Guadalupe, CA 93434

RECEIVED

JUN 28 2010

CITY OF GUADALUPE
City Clerk or Deputy City Clerk

Terms

813 Guadalupe St.

Item	Description	Rate	Prior Amt	Curr %	Amount
150 Misc. Gene...	Billing# 5: Job Address: 813 Guadalupe St. Guadalupe, CA 93434				
150 Misc. Gene...	Install Wall Straps to Trusses	1,500.00			1,500.00
150 Misc. Gene...	Steel Framing Sidewall Anchors	3,213.40			3,213.40
150 Misc. Gene...	Structural Steel Frame	10,300.00			10,300.00
150 Misc. Gene...	Structural Steel Frame to Wall Anchors	1,404.90			1,404.90
150 Misc. Gene...	OH&P	1,000.00			1,000.00
Retention	Retention Held 10%=\$1,741.83	-1,741.83			17,418.30 -1,741.83

sent
6/18/10

URM INVOICE

Date Recvd. _____

Please Sign and Date

Bldg. Dept. _____

Admin _____

Finance _____

Acct# 91-4542-3125

Payments/Credits

\$0.00

Total

\$15,676.47

Balance Due

\$15,676.47

WORK COMPLETE OK TO PAY 6/23/10

TO JOANA 6/28/10