



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

**EXECUTIVE DIRECTOR:** REGAN M. CANDELARIO  
**AGENCY COUNSEL:** DAVID FLEISHMAN  
**RECORDING SEC.:** ROSA NAREZ  
**CITY TREASURER:** PETRONA AMIDO

## AGENDA

### GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

**Regular Meeting**  
**Tuesday, May 10, 2011**

**(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, 8:30 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 Regular Agency Meeting of April 26, 2011 to be ordered filed.

**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.**

**7. ANNOUNCEMENTS.**

- a. Business Attraction.
- b. Royal Theater.
- c. Ball/ Obispo Mud Issue.
- d. Katayama Clock Estimates.
- e. Market Study RFP.

**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 6<sup>th</sup> day of May 2011.*

By:



\_\_\_\_\_  
Regan M. Candelario  
Executive Director

4a.

**MINUTES**  
**GUADALUPE COMMUNITY REDEVELOPMENT AGENCY**  
**Regular Meeting - Tuesday, April 26, 2011**  
**(Immediately Following Regular City Council Meeting)**  
**City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434**

1. **CALL TO ORDER.** Chairman Ariston Julian called the meeting to order at 7:30 p.m.
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, John Sabedra, and Chairman Ariston Julian.
3. **PLEDGE OF ALLEGIANCE.** *Done.*

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 Regular Agency Meeting of March 12, 2011 to be ordered filed.

**ALL AGENCY MEMBERS APPROVE ITEM (a): ALVAREZ/SABEDRA**

**AYES: 5**

5. **COMMUNITY PARTICIPATION FORUM.** *None.*

6. **BALL HORTICULTURE OWNERS PARTICIPATION AGREEMENT (OPA) UPDATE.** That the Agency Board receives presentation from staff regarding the status of the Owners Participation Agreement (OPA) with Ball Horticulture.

- a. Written Staff Report. (Regan M. Candelario)
- b. Agency discussion and consideration.
- c. It is recommended that the Agency Board receives presentation from staff regarding the status of the Owners Participation Agreement (OPA) with Ball Horticulture.

*Per City Administrator, Regan M. Candelario, at this time the City is not moving forward with the participation agreement, however, the project is continuing.*

*Agency Member Lupe Alvarez also suggests that the ditch along the area of Obispo Street be cleaned and fenced off. Mr. Candelario advised he will add that to the project plan to address the issue of mud build-up in the area.*

7. **MAIN STREET AND GUADALUPE STREET MARKET STUDY.** That the Agency Board reviews the draft RFP letter, discusses the project, and approves distribution of the RFP letter.

- a. Written Staff Report. (Regan N. Candelario)
- b. Agency discussion and consideration.
- c. It is recommended that the Agency Board reviews the draft RFP letter, discusses the project, and approves distribution of the RFP letter.

Per City Administrator, Regan M. Candelario, there are several developer firms that are being looked at to have a market study conducted.

Agency Member Lupe Alvarez expressed his concern over the cost of this project and does not believe it is the best use of the Agency's money.

Agency Member Virginia Ponce would like to know about the underutilized space on the

southeast of the City. Mr. Candelario expressed that this study would look into that area of town as well.

Agency Member Ponce expressed that at this point, having an RFP conducted is a bit premature and cannot see the Agency spending its money on it at this time.

Chairman Ariston Julian asked about what the RFP would entail. Per City Administrator, Regan Candelario, it would be up to the consultant, but definitely would like to check out the areas of the Puritan Ice Plant and DJ Farms. Mr. Candelario also add the cost of the consultant is unknown at this time.

Resident Shirley Boydston added that something needs to be done to alleviate the 17% unemployment rate. While bringing in a consultant may help figure out how business can improve in the City, she would like to see the cost of having an RFP before moving forward.

**AGENCY MEMBERS APPROVE THE DISTRIBUTION OF THE RFP LETTER AND OBTAIN PRICING:**

**SABEDRA/LIZALDE**

**AYES: 5**

**8. KATAYAMA CLOCK MAINTENANCE.** That the Agency Board receives a presentation from staff, discusses the status of clock maintenance, and provides direction to staff.

*Agency Member Lupe Alvarez stepped down from agenda item (8) at 7:50 p.m. due to conflict of interest.*

- a. Written Staff Report. (Regan M. Candelario)
- b. Agency discussion and consideration.
- c. It is recommended that the Agency Board receives a presentation from staff, discusses the status of clock maintenance, and provides direction to staff.

City Administrator, Regan Candelario, informed the agency board that staff time is regularly expended to wind the internal mechanisms that display the correct time of day. Road vibrations and other factors regularly contribute to the time being displayed incorrectly. The internal mechanisms of the Katayama Clock are wearing out. Staff would like to pursue the cost to install a new electric mechanism for running the Katayama Clock. Staff would also like to pursue an estimate to repair the non-working clock at the train station. An actual estimate on the cost to repair either clock has not been looked at pending the direction of the agency.

Agency Board Member John Sabedra suggested that the police department should give warnings out to truck drivers who drive down Guadalupe Street too fast and cause the vibrations that ruin the clock's ability to work properly.

Agency Board Chairman, Ariston Julian, directed staff to look into the cost of converting the Katayama Clock to electric, as well as looking into having a "Friends of the Clock" Group as suggested by resident Shirley Boydston.

**9. FUTURE AGENDA ITEMS:**

Agency Board Member John Lizalde would like to add an update on the Royal Theatre as a future agenda item.

**10. ANNOUNCEMENTS.**

- a. Business Attraction.  
*In response to Resident Shirley Boydston's inquiry in regards to the business attraction project*

*and to update the Agency Board on the topic, City Administrator Regan Candelario advised that the developer has approached at least two businesses in Guadalupe about acquiring property. Staff has provided the developer with information regarding development and application fees.*

**11. ADJOURNMENT.** 8:00 p.m.

***MOTION TO ADJOURN: PONCE/SABEDRA***

***AYES: 4***

***Agency Board Member, Lupe Alvarez, stepped away at 7:50 p.m.***