



GUADALUPE OVERSIGHT BOARD – FORMER CITY OF GUADALUPE  
COMMUNITY REDEVELOPMENT AGENCY

---

**AGENDA – SPECIAL BOARD MEETING**

**Wednesday, May 30, 2012**  
**2:00 p.m. – 4:00 p.m.**

Guadalupe City Hall Council Chambers  
918 Obispo Street, Guadalupe, CA 93434 (805/356-3891)

**MEMBERS:**

Chandra Wallar  
Ariston Julian,  
Virginia Ponce, Chair  
Regan M. Candelario, Secretary  
Elizabeth Miller  
Hugo Lara  
Nicholas Gonzales Jr.  
Rob Schultz, Legal Counsel

---

1. **ROLL CALL.** Chandra Wallar, Ariston Julian, Virginia Ponce, Regan M. Candelario, Elizabeth Miller, Hugo Lara, and Nicholas Gonzales Jr.
2. **PLEDGE OF ALLEGIANCE.**
3. **COMMUNITY PARTICIPATION FORUM.** – *Public Comment period is set aside to allow public testimony on items not on today's agenda and that is within the subject matter of the Oversight Board. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 3 minutes.*
4. **ADMINISTRATIVE ACTIONS.**
  - a. Approve Minutes from April 20, 2012 Oversight Board Meeting.
  - b. Election of Vice Chair
  - c. Form 700 Reminder to Oversight Board Members.
  - d. Polanco Redevelopment Act Update.
  - e. JPIA Liability Protection for Successor Agencies and Oversight Boards.
5. **ADMINISTRATIVE DISCUSSION TOPICS.**
  1. Notice of official replacement of Oversight Board Member Lupe Alvarez with Ariston Julian Ponce by Guadalupe City Council.

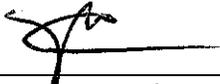
6. **RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF FEBRUARY 1 TO JUNE 30, 2012.** That the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.
  - a. Written Staff Report (Regan M. Candelario)
  - b. Oversight Board discussion and consideration.
  - c. It is recommended that the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.
  
7. **RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF JULY 1 TO DECEMBER 31, 2012.** That the Oversight Board receives report and adopts Resolution No. OB 2012-02 approving the ROPS for the term of July 1 to December 31, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.
  - a. Written Staff Report (Regan M. Candelario)
  - b. Oversight Board discussion and consideration.
  - c. It is recommended that the Oversight Board receives report and adopts Resolution No. OB 2012-02 approving the ROPS for the term of July 1 to December 31, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.
  
8. **FUTURE AGENDA ITEMS.**
  
9. **ADJOURNMENT.**

**TELECONFERENCE LOCATIONS**

County of Santa Barbara, 105 East Anapamu, Santa Barbara, CA 93101 (805) 568-3400

***In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City of Guadalupe at (805) 356-3891 at least 48 hours prior to the meeting to insure that reasonable arrangements can be made to provide accessibility to the meeting.***

***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 24 hours prior to the meeting. Dated this 24<sup>th</sup> day of May 2012.***

  
\_\_\_\_\_  
Regan M. Candelario,  
City Administrator City of Guadalupe

4a.

**GUADALUPE OVERSIGHT BOARD – FORMER CITY OF GUADALUPE COMMUNITY REDEVELOPMENT AGENCY**

**AGENDA – SPECIAL BOARD MEETING**

**Friday, April 20, 2012  
9:00 a.m. – 12:00 p.m.**

**Guadalupe City Hall Council Chambers  
918 Obispo Street, Guadalupe, CA 93434 (805/356-3891)**

Meeting call to order at 9:03p.m.

**I. ROLL CALL.** Chandra Wallar, Lupe Alvarez, Virginia Ponce, Regan M. Candelario, Elizabeth Miller, Hugo Lara and Nicholas Gonzales Jr.

All present

Chandra Wallar, present via telephone call.

**II. PLEDGE OF ALLEGIANCE.**

**III. COMMUNITY PARTICIPATION FORUM.** – *No Comments*

**IV. ADMINISTRATIVE ACTIONS.**

1. Approve Minutes from April 13, 2012 Oversight Board Meeting.
2. Adopted Oversight Board Meeting Schedule.
3. Form 700 Reminder to Oversight Board Members.
4. Approval of Legal Support for Oversight Board Meeting.
5. Polanco Redevelopment Act Approval.
6. Dress Code Discussion – added to the agenda

1. Correction need to be made to reflect Lupe Alvarez abstain from Form A items 9, 10, 11, 20 and 21, and Form B items 2, 4, and 5, as well as, Virginia Ponce abstain from Form 2 item 2 due to conflict of interest (property ownership).

**MOTION TO APPROVE MINUTES FROM APRIL 13, 2012: GONZALES/LARA**

**AYES: 7**

2. Board adopted a regular meeting schedule as the 4<sup>th</sup> Friday of every month from 9 a.m. to 12:00 noon and with the addition of having meeting's called as needed.

**MOTION TO ADOPT OVERSIGHT BOARD MEETING SCHEDULE:  
CALDELARIO/GONZALES**

**AYES: 7**

3. All Oversight Board members were reminded to return Form 700.

4. Rob Schultz was approved for legal support services for the Oversight Board. His rate is \$150 per hour plus mileage. Carolyn Galloway-Copper (Finance Director) stated Martin D. Koczanowicz should be taken into consideration since there is a possibility of sharing cost with Grover Beach.

**MOTION TO APPROVE LEGAL SUPPORT FOR OVERSIGHT BOARD MEETING:  
WALLER/GONZALES**

**AYES: 7**

5. Lupe Alvarez declared conflict of interest (property ownership) and departed the room.

Mr. Candelario motioned to allocate staff time to do research on the Polanco Redevelopment Act. Mr. Gonzales seconded the motion, added that legal aid needed and to bring back the Polanco Redevelopment Act to the Oversight Board.

**MOTION TO APPROVE THE POLANCO REDEVELOPMENT ACT: (Candelario/Gonzales)**

**AYES: 6 (Alvarez abstain)**

**V. ADMINISTRATIVE DISCUSSION TOPICS.**

1. Notice of official replacement of Oversight Board Member John Sabera with Virginia Ponce by Guadalupe City Council.

Legal opinion need by Oversight Board legal support in regards to repercussions on alternate members voting on items (is it legal?). In addition, question remains if other board members can have alternates. Issue was forwarded to Rob Schultz.

**VI. RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF**

**FEBRUARY 1 TO JUNE 30, 2012.** That the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

- a. Written Staff Report (Regan M. Candelario)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of February 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

**ACTION:**

Mrs. Miller bought up concerns about items 4, 6, and 8. These items need to be moved to Administrative Budget.

**MOTION TO APPROVE ITEMS 4, 6, 7, 8, AND \$ 20,000 (LEGAL SUPPORT) TO BE  
MOVED TO THE ADMINISTRATIVE (APPROXIMATELY \$200,000 ADMINISTRATIVE  
BUDGET): (Wallar/Gonzales)**

**AYES: 7**

Guadalupe Library Lease Agreement:

**MOTION TO GET LEGAL OPINION WHETHER IT IS A LEGAL OBLIGATION, TO PAY LEASE UNTIL LEGAL OPINION IS PROVIDED OR UNTIL JUNE 30<sup>TH</sup>.**

**MOTION: GONZALES/CANDELARIO**  
**AYES: 4 CANDELARIO, LARA, PONCE, ALVAREZ)**  
**NOES: 3 WALLAR, MILLER, GONZALES**

**MOTION TO OBTAIN LEGAL OPINION WHETHER OR NOT LIBRARY LEASE PAYMENT IS A LEGAL OBLIGATION, IF PAYMENTS IS NOT A LEGAL OBLIGATION, THEN LEGAL RECOMMENDATION IS NEEDED TO DETERMINE AT WHAT POINT RDA FUNDS ARE NO LONGER RESPONSIBLE FOR LEASE PAYMENT.**

**(MILLER/ALVAREZ)**

**AYES: 7**

Items 9, 10, 11, 20, and 21: Lupe Alvarez declared conflict of interest (property ownership) and departed the room.

**MOTION TO ALLOCATE STAFF RESOURCES TO DO ADDITIONAL ANALYSIS IN ORDER TO IDENTIFY WHAT MAIN COURSE OF ACTION FINANCIALLY SHOULD BE TAKEN FOR ITEMS 9, 10, 11, 20, AND 21. (Candelario/ Wallar)**

**AYES: 6 (Alvarez abstain)**

Item 10: Outstanding Invoice

**MOTION TO PAY INVOICE BUT WITH EXCEPTION INVOICE SHOULD BE VISIBLE ON THE WEBSITE. (Wallar/Candelario)**

**AYES: 6 (Alvarez abstain)**

Items 2 and 3: Pushed off until we get legal recommendation from legal support.

Items 12, 13, and 14: No Issues

Items 16 and 17: Items left on the roster.

**MOTION TO TABLED REST OF ITEM 6. (Candelario/Lara)**

**Ayes: 7**

**VII. RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF JULY 1 TO DECEMBER 31, 2012.** That the Oversight Board receives report and adopts Resolution No. OB 2012-02 approving the ROPS for the term of July 1 to December 31, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

- a. Written Staff Report (Regan M. Candelario)
- b. Oversight Board discussion and consideration.
- c. It is recommended that the Oversight Board receives report and adopts Resolution No. OB 2012-02 approving the ROPS for the term of July 1 to December 31, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller.

**ACTION:**

**MOTION TO TABLED 7 (Candelario/Lara)**

**Ayes: 7**

**VIII. BRAINSTORMING OF KEY ISSUES AND PRIORITIES TO BE ADDRESSED.**

Allocate staff for agenda item VI items 9, 10, 11, 20, and 21.

**IX. FUTURE AGENDA ITEMS.**

- a) Next meeting Friday, May 25<sup>th</sup>, 2012
- b) Secretary will setup a second meeting date prior to regular meeting schedule

**X. ADJOURNMENT.**

*The meeting was adjourned at 11:40 a.m. The next meeting of the Oversight Board will be Friday, May 25 at 9:00 a.m. in the Guadalupe Council Chambers.*

\_\_\_\_\_  
Virginia Ponce, Chair

**ATTEST:**

\_\_\_\_\_  
Regan M. Candelario, Secretary

**REPORT TO THE GUADALUPE OVERSIGHT BOARD**  
**Agenda of May 30, 2012**

  
Prepared by:

Regan M. Candelario

City of Guadalupe – City Administrator

**SUBJECT:**

UPDATE FOR THE PURSUIT OF POLANCO REDEVELOPMENT ACT STATUS IN SUPPORT OF THE ALS UNION AGENCY OWNED PROPERTY.

**RECOMMENDATION:**

That the Oversight Board receives an update regarding the pursuit the Polanco Redevelopment Act in support of the Al's Union Agency owned property disposition project.

**DISCUSSION:**

Staff has met with Lea S. Goldberg of Meyers Nave (Agency Legal Counsel) to discuss the potential for Polanco Act support for the Agency owned Al's Union site. A recommendation will be provided to the Oversight Board by Lea S. Goldberg at the next Oversight meeting.

**BACKGROUND:**

Successor Agencies are responsible for clean-up and disposition of contaminated sites and can continue to use the Polanco Redevelopment Act. It was not one of the sections of the Community Redevelopment Law that was repealed in AB 1X 26. Since use of Polanco will require entering into agreements and spending money to clean up and likely on legal fees, it will require Oversight Board Approval.

**FISCAL IMPACT:**

The consulting fees and legal fees associated with this activity will be covered through existing contracts with Meyers Nave, which is on the ROPS for the term of July 1 to December 31, 2012.

**REPORT TO THE GUADALUPE OVERSIGHT BOARD**  
**Special Meeting Agenda of May 30, 2012**



Prepared by:  
Regan M. Candelario

**SUBJECT:**

**JPIA INSURANCE COVERAGE - STATUS REPORT**

**RECOMMENDATION:**

That the Oversight Board receives a report from Staff regarding the provision of insurance by JPIA for City representatives of the Oversight Board, and the lack of insurance provided for the Oversight Board as a body as part of AB X1 26 for Guadalupe

**BACKGROUND:**

The dissolution of the former Guadalupe Community Redevelopment Agency has caused the insurance coverage provided by JPIA to be somewhat cloudy. This cloudy situation is consistent with most all provision of AB X1 26 and therefore staff has sought clarification from JPIA consistent with the concerns of the many other Successor Entities across the State. Executive Director John Shull has provided the attached information to provide clarification. Staff feels that this information is very timely for the Guadalupe Oversight Board.

**FISCAL IMPACT:**

There is no fiscal impact associated with the JPIA Insurance provisions update.



May 7, 2012

Dear California JPIA Member:

RE: Liability Protection for Successor Agencies and Oversight Boards

Over the past few weeks, the Authority has received a number of questions from members pertaining to the application of the California JPIA's Memorandum of Liability Coverage (MOLC) to redevelopment agency "Successor Agencies" and "Oversight Boards." The purpose of this letter is to explain the coverage the Authority provides and to assist you in finding coverage not available through the Authority.

Under the Authority's MOLC, the City acting as the Successor Agency to the RDA continues to have the same coverage that the City and the RDA had prior to the RDA's dissolution.

As to the Oversight Board, the Oversight Board is created by the statute and it is not clear from the statute if the Oversight Board is to be considered a state agency or a county agency, or is in some undefined area, "neither fish nor fowl." The City does not control it; in fact the statute confirms that the City does not have controlling interest.

Public officials, employees and volunteers of the City acting as the City's representative on an outside board are "Protected Parties" under the Authority's Memorandum of Liability Coverage, because they are acting for or on behalf of the City. However, the entity itself (the Oversight Board) is not a protected party as it is not a Member signatory to the California JPIA's joint powers agreement, and does not pay deposit contributions.

The Authority gave some consideration as to whether Oversight Boards should be endorsed onto the coverage for all Member cities that became Successor Agencies, but there are some issues with this. For one, the Authority would be covering actions of a Board dominated by appointees from other agencies. Second, the most likely plaintiff in a suit against the Oversight Board might be the City itself, over a legal dispute about a decision by the Board regarding winding up the RDA. The MOLC has a "Member vs. Member" exclusion and does not cover suits between members. Finally, since the Oversight Board does not actually employ persons or own property, its main exposure would be to suits over the propriety of legal decisions made by the Board, which is normally considered an uninsurable exposure.

All of this may be more information than you are looking for -- the main point is that if the City appoints a representative, the Authority's coverage follows that representative, including errors and omissions coverage. The City itself, of course, is always a Protected Party.

Following is part of the "Protected Party" definition from the MOC:

**Protected Party** means:

A. The **Member** named on the Cover Page;

B. Persons who are, or were, elected or appointed officials or **Employees** of the **Member**, whether or not compensated, while acting within the scope of their duties or employment as such, including while acting on outside committees, commissions, or boards at the direction of the **Member**, except that the protection so provided does not apply to **Bodily Injury** to another official or employee of the **Member** in the course of and arising out of his or her duties to or employment by the same **Member**;

No person or entity is a **Protected Party** with respect to the conduct of any current or past partnership, joint venture or joint powers authority (including any separate entity created pursuant to a joint powers agreement). However, for any person who is an official or **Employee** of a **Member**, who participates in the activities of a partnership, joint venture, or joint powers authority and is acting for or on behalf of the **Member** at the time of the **Occurrence**, protection is afforded by this **Memorandum**. Such coverage shall be in excess of, and shall not contribute with, any collectible insurance, self-insurance or other coverage provided to the other joint powers authority, agency or entity.

The definition of "Employee" includes citizen volunteers:

**Employee** includes any person falling within the definition of "employee" under section 810.2 of the Government Code. That section provides: "**Employee** includes an officer . . . employee, or servant, whether or not compensated, but does not include an independent contractor." **Employee** also includes any volunteer designated by the **Member** to perform specific functions in the course and scope of authorized activities under the direction and control of the **Member**.

So, to summarize: 1) The City has coverage as it acts as the Successor Agency, 2) your City Officials, employees, and appointed volunteers, have coverage (excess to any other coverage available) as they represent the City on the Oversight Board, 3) the Oversight Board does not have coverage under the Authority's Memorandum of Liability Coverage.

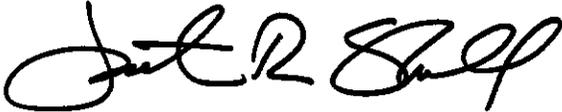
Coverage for the Oversight Board is available through the SLIP program offered by Alliant Insurance Services (the Authority's broker for Property, Special Events, Crime, etc.). The

Successor Agencies and Oversight Boards  
May 7, 2012  
Page 3

contact person there is John Peterson, and he can be reached at [jpeterson@alliantinsurance.com](mailto:jpeterson@alliantinsurance.com) and 949-660-5907.

I hope that this provides answers to questions you may have. Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan R. Shull". The signature is fluid and cursive, with the first name "Jonathan" being the most prominent part.

Jonathan R. Shull  
Chief Executive Officer

**Minutes**  
**Guadalupe City Council**  
**Regular Meeting - Tuesday, April 24, 2012 - 6:00 p.m.**  
**City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434**

Meeting called to order by Mayor Lupe Alvarez at 6:00 p.m.

1. **INVOCATION.** Pastor Raymond Leon, Apostolic Church.
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Council Members John Sabedra, Virginia Ponce, ~~John Lizalde~~, Ariston Julian and Mayor Lupe Alvarez.
4. **PROCLAMATION: JOSH RODRIGUEZ.** Mr. Rodriguez is the 2012 Righetti Wrestling Champion.

***COUNCIL APPROVED THE PROCLAMATION OF JOSH RODRIGUEZ:***

***PONCE/JULIAN***

***AYES: 4 (Four)***

***NAYS: 0 (Zero)***

***ABSTAIN: 0 (Zero)***

***ABSENT: 1 (One) - Lizalde***

5. **CONSENT CALENDAR.** The following items are presented for Council approval without discussion as a single agenda item in order to expedite the meeting. Should a Council Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

**\*\*\*Mayor Lupe Alvarez abstained from items pertaining to**

**Henderson Petroleum and the Laundromat.\*\*\***

***COUNCIL APPROVED ALL NON-PULLED ITEMS ON THE CONSENT CALENDAR:***

***JULIAN/SABEDRA***

***AYES: 4 (Four)***

***NAYS: 0 (Zero)***

***ABSTAIN: 0 (Zero)***

***ABSENT: 1 (One) - Lizalde***

- a. Payment of Warrants for the period ending April 19, 2012 to be approved for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Director.
- b. Minutes for the City Council Regular Meeting of April 10, 2012 to be ordered filed.

- c. Minutes for the City Council Special Meeting of April 10, 2012 to be ordered filed.
- d. Minutes for the City Council Special Meeting of April 18, 2012 to be ordered filed.
- e. Monthly Reports from Department Heads:
  - i. Police Department report for the month of March 2012.
  - ii. Fire Department report for the month of March 2012.
  - iii. Building Department report for the month of March 2012.
  - iv. Planning Department report for the month of March 2012.
  - v. City Treasurer's report for the month of March 2012.
  - vi. City Engineer's report for the month of March 2012.
  - vii. Parks and Recreation Department report for the month of March 2012.
- f. Fire Department Weed Abatement Program Policy.
- g. County of Santa Barbara Local Measures Calendar of Events and Deadlines.

**\*\*\*ITEMS WHICH WERE PULLED BY COUNCIL \*\*\***

**Council Member Ariston Julian** pulled item 5(e) (iii). Mr. Julian wanted to know what changes are taking place in the Building Department. **City Administrator Regan Candelario** explained that there is no significant change to the role of the building department.

**Council Member Virginia Ponce** also asked that **City Administrator Regan Candelario** check into the correct address used in the Quiroga property. On this item, it states the address is 823 Guadalupe Street; however, in other documents it states the address is 829 Guadalupe Street.

**COUNCIL APPROVED ITEM 5 (e) (iii) ON THE CONSENT CALENDAR:**

**JULIAN/SABEDRA**  
**AYES: 4 (Four)**  
**NAYS: 0 (Zero)**  
**ABSTAIN: 0 (Zero)**  
**ABSENT: 1 (One) – Lizalde**

**Council Member Virginia Ponce** pulled item 5(e) (vi). She wanted an update. **Engineer Dennis Delzeit** gave Council an update on the treatment plant. Council also asked Mr. Delzeit to correct the name of the Assembly Member under #4 of this particular item.

**COUNCIL APPROVED ITEM 5 (e) (vi) ON THE CONSENT CALENDAR:**

**PONCE/SABEDRA**  
**AYES: 4 (Four)**  
**NAYS: 0 (Zero)**

**ABSTAIN: 0 (Zero)**  
**ABSENT: 1 (One) – Lizalde**

Council Member Ariston Julian pulled item 5(f).  
**A MOTION WAS MADE TO RECEIVE ITEM 5 (f) ON THE CONSENT CALENDAR:**

**JULIAN/PONCE**  
**AYES: 4 (Four)**  
**NAYS: 0 (Zero)**  
**ABSTAIN: 0 (Zero)**  
**ABSENT: 1 (One) - Lizalde**

**6. COMMUNITY PARTICIPATION FORUM.**

*Guadalupe's Superintendent Ed Cora invited Council to a parent coffee night and also spoke about the THRIVE meeting in which City Administrator Regan Candelario is participating.*

**7. UPDATE FROM CARL KRAEMER AS THE CITY OF GUADALUPE LIBRARY REPRESENTATIVE.** That the City Council receives a brief update from Carl Kraemer as the City Library representative.

- a. Written Staff Report (Regan M. Candelario)
- b. City Council discussion and consideration.
- c. It is recommended that the Guadalupe City Council receive a brief update from Carl Kraemer as the City Library representative.

**Mr. Carl Kraemer** gave Council an update on the Guadalupe Library. He advised that Mary Housel, the Director of the Santa Maria Public Library, has been very cooperative and helpful. He also advised that there is a new person who is overseeing the Guadalupe Library and she's working less so the cost of staffing the library is lower.

Mr. Kraemer would like Council to consider a partial tax; possibly add a dollar to every water bill to help with the costs of the library. He states that the library is only funded for one more year, and the City has to start doing something now to prevent a potential closure.

**8. MEASURE A PROJECT COOPERATIVE AGREEMENT BICYCLE AND PEDESTRIAN AND SAFE ROUTES TO SCHOOL PROGRAM - OLIVERA STREET SIDEWALK INFILL PROJECT.** That the City Council approves the Measure A Project Cooperative Agreement, Bicycle and Pedestrian and Safe Routes to School Program-Olivera Street Sidewalk Infill Project.

*Mayor Lupe Alvarez stepped down because he has property within 500 feet.*

- a. Written Staff Report (Dennis Delzeit, City Engineer)
- b. City Council discussion and consideration.

- c. It is recommended that the City Council approve the Measure A project Cooperative Agreement, Bicycle and Pedestrian and Safe Routes to School Program – Olivera Street Sidewalk Infill Project.

**COUNCIL APPROVED THE MEASURE A PROJECT COOPERATIVE AGREEMENT:**

**SABEDRA/JULIAN**

**AYES: 4 (Four)**

**NAYS: 0 (Zero)**

**ABSTAIN: 0 (Zero)**

**ABSENT: 1 (One) - Lizalde**

**9. BUDGET STUDY SESSION FOR FISCAL YEAR ENDING JUNE 30, 2013.**

That the City Council reviews the budget units for adoption prior to June 30, 2012

- a. Written Staff Report (Carolyn Galloway-Cooper)
- b. City Council discussion and consideration.
- c. It is recommended that the City Council review the budget units for adoption prior to June 30, 2012.

**10. MUNICIPAL CODE AMENDMENT REGARDING ANIMAL REGULATION. That the City Council receives the report and provides staff with direction.**

- a. Written Staff Report (Jack Owen, Fire Chief)
- b. City Council discussion and consideration.
- c. It is recommended that the City Council receives the report and provides staff with direction.

**Guadalupe Resident, Flor del Torro**, spoke about her chickens and rooster. She told Council they are more than just animals to her; they are her family and she would like Council to consider allowing chickens within the City limits.

**Council Member John Sabedra** would like the City to amend the ordinance to allow chickens within the city limits.

Council directed staff to proceed with the ordinance change, with laying chickens being allowed, but not roosters.

**SUCCESSOR ENTITY BUSINESS**

**11. WEST COAST SAFETY INVOICES - INFORMATIONAL ITEM.**

**Mayor Lupe Alvarez** asked if he had to step down for this item because his office is next to the Royal Theater.

**Attorney Dave Fleishman** stated he did not have to leave for this item because this item was strictly informational and no motion or decision is being made.

12. **REPLACEMENT OF GUADALUPE LIGHTING DISTRICT OVERSIGHT COMMITTEE MEMBER DESIGNATION FROM THE CITY OF GUADALUPE.**

That the City Council approves the replacement Lupe Alvarez with Ariston Julian or other City representative as the Guadalupe Lighting District Oversight Board Member designated by the City Council of the City of Guadalupe.

- a. Written Staff Report (Regan M. Candelario)
- b. City Council discussion and consideration.
- c. It is recommended that the City Council approves the replacement Lupe Alvarez with Ariston Julian or other City representative as the Guadalupe Lighting District Oversight Board Member designated by the City Council of the City of Guadalupe.

***COUNCIL APPROVED THE REPLACEMENT OF LUPE ALVAREZ WITH  
ARISTON JULIAN AS THE GUADALUPE LIGHTING DISTRICT OVERSIGHT  
BOARD MEMBER: JULIAN/SABEDRA***

***AYES: 4 (Four)***

***NAYS: 0 (Zero)***

***ABSTAIN: 0 (Zero)***

***ABSENT: 1 (One) – Lizalde***

13. **FUTURE AGENDA ITEMS.**

- a. Recycling Implementation Plan.
- b. Street Sweeping on Private Property.

**COUNCIL MEMBER JOHN SABEDRA** added that he wanted to see something on the agenda regarding the speed limit along 11<sup>th</sup> Street near the school. He says vehicles go through there at a high speed. Council added that the speed limit is already 25 MPH. Council Member Sabedra would like more signs. **MAYOR LUPE ALVAREZ** suggested that Mr. Sabedra speak with the City Administrator and Police Chief.

**MAYOR LUPE ALVAREZ** would like to see an update on DJ Farms. He would like a special meeting just on this project.

14. **ANNOUNCEMENTS / COUNCIL ACTIVITY REPORTS.**

**COUNCIL MEMBER JOHN SABEDRA** would like to give his condolences to the families of: **Rosalie Buentiempo and Howard Melhschau.**

**MAYOR LUPE ALVAREZ** added that he would like to see City Attorney Dave Fleishman be a part of the Oversight Committee meetings. Mr. Fleishman said he would be there if that's the wish of Council and the City; however; he would have to ensure that the Oversight Committee is aware that he is there representing the best interest of the City of Guadalupe.

15. **ADJOURNMENT.**

**COUNCIL ADJOURNED CITY COUNCIL MEETING FOR APRIL 24, 2012 AT 8:21**

**P.M.: JULIAN/SABEDRA**

**AYES: 4 (Four)**

**NAYS: 0 (Zero)**

**ABSTAIN: 0 (Zero)**

**ABSENT: 1 (One) - Lizalde**

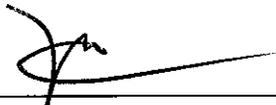


Regan M. Candelario  
Deputy City Clerk



Lupe Alvarez, Mayor

**REPORT TO THE GUADALUPE OVERSIGHT BOARD**  
**Agenda of May 30, 2012**

  
Prepared by:  
**Regan M. Candelario**  
**City of Guadalupe –City Administrator**

**SUBJECT:**

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM OF  
JANUARY 1 TO JUNE 30, 2012

**RECOMMENDATION:**

That the Oversight Board receives report and adopts Resolution No. OB 2012-01 approving the ROPS for the term of January 1 to June 30, 2012, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller

**BACKGROUND:**

As required by ABX1 26, the City of Guadalupe has prepared an ROPS (Recognized Obligation Payment Schedule) for the former Guadalupe Community Redevelopment Agency. This ROPS follows the Enforceable Obligation Payment Schedule prepared in August 2011 and the Draft Recognized Obligation Payment Schedule prepared in September 2011 by the Successor Entity.

Prior drafts of the ROPS were approved by the City Council of the City of Guadalupe serving as the Successor Entity to the former Guadalupe Community Redevelopment Agency on Tuesday April 10, 2012. The ROPS was required to be submitted to the County Auditor Controller by April 15. The deadline of April's has been missed. Upon approval by the Oversight Board, staff will transmit the ROPS electronically to the Auditor Controller. Following approval by the Auditor Controller, the ROPS will be sent to the Department of Finance.

The Oversight Board was concerned that many changes were needed and that contract data needed to be provided to the public in addition to the Oversight Board. Staff has since made the requested adjustments and uploaded contracts data to the City web page.

Based on the Oversight Board input, the attached ROPS has been updated. The Oversight Board should note that Agency URM projects and Environmental cleanup site were removed from this ROPS term. However, these projects will remain for July to December 2012.

**FISCAL IMPACT:**

There are no direct costs associated with approval of the ROPS. However, approval of the ROPS will greatly effect future actions of the Successor Entity and the ability to meet financial obligations.

**RESOLUTION NO. OB 2012-01**

**A RESOLUTION OF THE GUADALUPE OVERSIGHT BOARD ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TERM OF JANUARY 1 TO JUNE 30, 2012**

**WHEREAS**, ABX1 26, which was signed by the Governor on June 28, 2011 calls for the dissolution of redevelopment agencies and transfers all of the redevelopment agencies' assets to successor agencies as of February 1, 2012; and

**WHEREAS**, ABX126 requires the Oversight Board of the Successor Entity to the Community Redevelopment Agency of the City of Guadalupe (Oversight Board) to adopt the Recognized Obligation Payment Schedule (ROPS) by April 15, 2012; and

**WHEREAS**, the Recognized Obligation Payment Schedule (ROPS) has been studied and approved by the Guadalupe Successor Entity on April 10, 2012; and

**WHEREAS**, the Recognized Obligation Payment Schedule (ROPS) has been studied and approved by the Guadalupe Oversight Board on April 20, 2012.

**BE IT RESOLVED**, by the Guadalupe Oversight Board that:

The Recognized Obligation Payment Schedule (ROPS) for the Guadalupe Successor Entity for the Term of January 1 to June 30, 2012 is adopted. (**Attachment A**)

**PASSED, APPROVED AND ADOPTED THIS 30<sup>th</sup> day of May 2012.**

\_\_\_\_\_  
Virginia Ponce, Chair

ATTEST:

\_\_\_\_\_  
Regan M. Candelario, Deputy City Clerk

I Regan M. Candelario, Deputy City Clerk of the City of Guadalupe **DO HEREBY CERTIFY** that the foregoing is a full, and correct copy of **Resolution No. OB 2012-01** which is duly and regularly introduced and adopted by said Oversight Board at a special meeting held May 30, 2012 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Regan M. Candelario, Deputy City Clerk

SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET  
 City of Guadalupe  
 PERIOD ENDING JUNE 30, 2012

**ATTACHMENT A**

**Personnel:**

		Annual Salary X		Amount recorded
		percentage	20% Overhead	on ROPS for period
	allocated	rate *	Jan - June 2012	
City Administrator - FTE	33%	26,409	31,691	
Finance Director - PT 3/4	60%	34,812	41,774	
Business Manager - FTE	20%	12,977	15,572	
Senior Account Clerk - FTE	10%	5,110	6,131	
City Council - Elected	25%	450	540	
Administrative Asst - FTE	60%	29,195	35,034	
Administrative Aide - Temp	100%	14,500	17,400	
Administrative Aide - Temp	50%	7,250	8,700	
City Clerk - Elected	50%	900	1,080	
<b>Total Personnel plus Overhead:</b>		<b>131,603</b>	<b>157,924</b>	<b>78,962</b>

**Services other than Personnel:**

Financial Audit	15,000	18,000	
City Attorney	12,000	14,400	
RDA Attorney	12,000	14,400	
Professional Services	8,000	9,600	
OB Attorney (prorate: 2 months)	3,333	4,000	
<b>Total SA Services plus overhead:</b>		<b>60,400</b>	<b>30,200</b>

**Total Administration - 6 months: 109,162**

**Annual: 218,324**

**\* Overhead Rate Calculation Analysis:**

Supplies	3.00%
IT	2.00%
Equipment	5.00%
Utilities	4.00%
Custodial	3.00%
Safety	1.50%
General Facilities Management	1.50%
	<b>20.00%</b>

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED  
FILED FOR THE JANUARY 2012 to JUNE 2012 PERIOD**

DRAFT

Name of Successor Agency City of Guadalupe

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
<b>Outstanding Debt or Obligation</b>	\$ 12,046,625.67	\$ 914,467.17
	Total Due for Six Month Period	
<b>Outstanding Debt or Obligation</b>	\$ 541,742.30	
Available Revenues other than anticipated funding from RPTTF	\$ 85,000.02	
Enforceable Obligations paid with RPTTF	\$ 149,929.28	
Administrative Cost paid with RPTTF	\$ 109,162.00	
Pass-through Payments paid with RPTTF	\$ 197,651.00	
<b>Administrative Allowance</b> (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 7,496.46	

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(l) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Enforceable Payment Schedule for the above named agency.

_____	_____
Name	Title
_____	_____
Signature	Date

Name of Redevelopment Agency: Guadalupe Redevelopment Agency  
 Project Area(s): RDA Project Area All

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payments by month					Total	
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012		Jun 2012
1) 2003 Tax Allocation Bonds	6/2003	US Bank	Bond issue to fund for non-housing projects	Guadalupe	10,585,865.00	412,118.00	RPTTF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2) Property Investment	6/2010	Garcia, Henry	Note Payable/Assigned - Royal Theatre - Henry Garcia	Guadalupe	30,000.00	4,833.50	RPTTF	404.88	404.88	404.88	404.88	404.88	404.88	2,427.28
3) Property Investment	6/2006	Garcia, Ohio	Note Payable - Royal Theatre - Henry Garcia	Guadalupe	30,000.00	30,000.00	RPTTF	0.00	0.00	0.00	30,000.00	0.00	0.00	30,000.00
4) Guadalupe Library	6/2007	Lesser, Utility Companies	Per Lease Agreement (month to month)	Guadalupe	20,000.00	20,000.00	RPTTF	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	10,000.00
5) Environmental Consulting	6/2008	DMI EMK	Disposition of Agency Property 995 Guadalupe St	Guadalupe	37,000.00	17,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	5,000.00
6) Due to other funds	6/2010	LMHF	Repayment for SEBAF (2011)	Guadalupe	305,502.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	25,000.00
7) Due to other funds	6/2011	LMHF	Repayment for SEBAF (2011)	Guadalupe	83,482.00	15,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	12,500.00
8) Due to other funds	6/2007	Water Capital Fund	Repayment for Capital project	Guadalupe	126,820.00	25,000.00	RPTTF	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	12,500.00
9) Due to other funds	6/1992	LMHF	Housing deferral payment	Guadalupe	121,650.00	10,000.00	RPTTF	833.33	833.33	833.33	833.33	833.33	833.33	5,000.00
10) Property Management & Mice	In progress	City of Guadalupe	Disposition of Agency Property	Guadalupe	46,500.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
11) Planning Services - PDP Disposition	6/2006	Rincon Consultants	Disposition of Agency Property	Guadalupe	45,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
12) Building & Inspection Services	6/2005	JAS Pacific	Disposition of Agency Property	Guadalupe	50,000.00	9,000.00	RPTTF	750.00	750.00	750.00	750.00	750.00	750.00	4,500.00
13) Supplies; Utilities; Insurance	PMAs, various	City of Guadalupe	Property owned by RDA	Guadalupe	20,000.00	3,000.00	RPTTF	833.33	833.33	833.33	833.33	833.33	833.33	5,000.00
14) Lantern Hotel	4/2009	City of Guadalupe	Disposition of Agency Property	Guadalupe	235,317.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	25,000.00
15)														
16)														
17)														
18)														
19)														
20)														
21)														
22)														
23)														
24)														
25)														
26)														
27)														
28)														
29)														
30)														
31)														
32)														
Totals - This Page (RPTTF Funding)					\$ 11,824,135.00	\$ 681,975.50	N/A	\$ 19,988.21	\$ 19,988.21	\$ 19,988.21	\$ 19,988.21	\$ 19,988.21	\$ 19,988.21	\$ 149,972.28
Totals - Page 2 (Other Funding)					\$ 34,166.67	\$ 34,166.67	N/A	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 85,000.02
Totals - Page 3 (Administrative Cost Allowance)					\$ 218,324.00	\$ 218,324.00	N/A	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 109,162.00
Totals - Page 4 (Pass Thru Payments)					\$ 197,651.00	\$ 197,651.00	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,651.00
Grand total - All Pages					\$ 12,046,624.67	\$ 914,467.17		\$ 52,348.55	\$ 52,348.55	\$ 52,348.55	\$ 52,348.55	\$ 52,348.55	\$ 52,348.55	\$ 541,742.30

\*\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance.

\*\*\* All totals due during fiscal year and payment amounts are projected.

\*\*\*\* Funding sources from the successor agency. (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund

LMHF - Low and Moderate Income Housing Fund

Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

Bonds - Bond proceeds

Guadalupe Redevelopment Agency  
RDA Project Area All

Name of Redevelopment Agency:  
Project Area(s)

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
Per AB 26 - Section 94377 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payments by month					Total		
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012		Jun 2012	
1) Housing Project - PSY Purchase	6/2007	Title Company	Affordable Housing Project	Guadalupe	100,000.00	0.00	LMHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
2) Housing Project - Bulk Housing	Contractor Discussions - In progress	Developer/Contractors	Affordable Hsg. 2 parcels purchased in 2007	Guadalupe	825,000.00	0.00	LMHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
3) Housing Project - Rehab PSY	6/2007	Various Contractors	Rehabilitate Existing Property	Guadalupe	100,000.00	0.00	LMHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
4) American Legion Hall Retrofit	6/2009	Various Contractors	Retrofit Program	Guadalupe	576,000.00	50,000.00	BOND/Other	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	25,000.02	\$ 25,000.02
5) Royal Theater Retrofit	2/2012	Various Contractors	Retrofit Program	Guadalupe	450,000.00	120,000.00	BOND/Other	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	60,000.00	\$ 60,000.00
6)															\$ -
7)															\$ -
8)															\$ -
9)															\$ -
10)															\$ -
11)															\$ -
12)															\$ -
13)															\$ -
14)															\$ -
15)															\$ -
16)															\$ -
17)															\$ -
18)															\$ -
19)															\$ -
20)															\$ -
21)															\$ -
22)															\$ -
23)															\$ -
24)															\$ -
25)															\$ -
26)															\$ -
27)															\$ -
28)															\$ -
29)															\$ -
30)															\$ -
31)															\$ -
32)															\$ -
33)															\$ -
Totals - LMHF					\$ 1,025,000.00	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00
Totals - Bond Proceeds					\$ 1,126,000.00	\$ 170,000.00		\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 85,000.02
Totals - Other					\$ 2,151,000.00	\$ 170,000.00		\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 14,166.67	\$ 85,000.02

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance.

\*\* All total due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)  
 RPTTF - Redevelopment Property Tax Trust Fund  
 LMHF - Low and Moderate Income Housing Fund  
 Bonds - Bond proceeds  
 Other - reserves, rents, interest earnings, etc  
 Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Guadalupe Redevelopment Agency  
 Project Area(s): RDA Project Area All

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 36177 (\*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2012**	Funding Source**	Payable from the Administrative Allowance Allocation ****											
							Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total					
1) Cost Allocation Table	City of Guadalupe	Allocation of costs based on percentages	Guadalupe	218,324.00	218,324.00	RPTTF	18,193.67	18,193.67	18,193.67	18,193.67	18,193.67	18,193.67	18,193.67	18,193.67	18,193.67	109,162.00		
2)						RPTTF												
3)						RPTTF												
4)						RPTTF												
5)																		
6)																		
7)																		
8)																		
9)																		
10)																		
11)																		
12)																		
13)																		
14)																		
15)																		
16)																		
17)																		
18)																		
19)																		
20)																		
21)																		
22)																		
23)																		
24)																		
25)																		
26)																		
27)																		
28)																		
Totals - This Page				\$ 218,324.00	\$ 218,324.00		\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 18,193.67	\$ 109,162.00		

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance.

\*\* All total due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund

LMHIF - Low and Moderate Income Housing Fund

\*\*\*\* - Administrative Cost Allowance caps are 5% of Form A, 6-month totals in 2011-12, and 3% of Form A, 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Other - reserves, rents, interest earnings, etc

Admin - Successor Agency Administrative Allowance

Bonds - Bond proceeds

FORM D - Pass-Through Payments

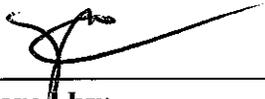
Name of Redevelopment Agency: Guadalupe Redevelopment Agency  
 Project Area(s): RDA Project Area All

OTHER OBLIGATION PAYMENT SCHEDULE  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Source of Funds***	Payments by month					Total	
							Jan. 2012	Feb. 2012	Mar. 2012	Apr. 2012	May 2012		Jun. 2012
1) Statutory Payment	County of Santa Barbara	Payments under H&S 33607.5 & 7	Guadalupe	9,500.00	9,500.00	RPTTF						9,500.00	\$ 9,500.00
2) Statutory Payment	City of Guadalupe	Payments under H&S 33607.5 & 7	Guadalupe	7,000.00	7,000.00	RPTTF						7,000.00	\$ 7,000.00
3) Statutory Payment	SE Co Fire Protection Dist	Payments under H&S 33607.5 & 7	Guadalupe	100.00	100.00	RPTTF						100.00	\$ 100.00
4) Statutory Payment	Guadalupe Flood Zn #3	Payments under H&S 33607.5 & 7	Guadalupe	125.00	125.00	RPTTF						125.00	\$ 125.00
5) Statutory Payment	Santa Maria River Levy	Payments under H&S 33607.5 & 7	Guadalupe	100.00	100.00	RPTTF						100.00	\$ 100.00
6) Statutory Payment	Guadalupe Lighting Dist	Payments under H&S 33607.5 & 7	Guadalupe	2,000.00	2,000.00	RPTTF						2,000.00	\$ 2,000.00
7) Statutory Payment	SE Co Water Agency	Payments under H&S 33607.5 & 7	Guadalupe	175.00	175.00	RPTTF						175.00	\$ 175.00
8) Statutory Payment	Santa Maria Public Airport	Payments under H&S 33607.5 & 7	Guadalupe	550.00	550.00	RPTTF						550.00	\$ 550.00
9) Statutory Payment	Guadalupe Cemetery	Payments under H&S 33607.5 & 7	Guadalupe	1,075.00	1,075.00	RPTTF						1,075.00	\$ 1,075.00
10) Statutory Payment	Cachuma RCD	Payments under H&S 33607.5 & 7	Guadalupe	1.00	1.00	RPTTF						1.00	\$ 1.00
11) Statutory Payment	Santa Maria Vly Wtr Cons	Payments under H&S 33607.5 & 7	Guadalupe	200.00	200.00	RPTTF						200.00	\$ 200.00
12) Statutory Payment	Guadalupe Union Elementary	Payments under H&S 33607.5 & 7	Guadalupe	17,025.00	17,025.00	RPTTF						17,025.00	\$ 17,025.00
13) Statutory Payment	Santa Maria Jr Un HS	Payments under H&S 33607.5 & 7	Guadalupe	9,300.00	9,300.00	RPTTF						9,300.00	\$ 9,300.00
14) Statutory Payment	Allan Hancock Comm College	Payments under H&S 33607.5 & 7	Guadalupe	2,500.00	2,500.00	RPTTF						2,500.00	\$ 2,500.00
15) Statutory Payment	SE County of Education	Payments under H&S 33607.5 & 7	Guadalupe	1,700.00	1,700.00	RPTTF						1,700.00	\$ 1,700.00
16) Statutory Payment	ERAF	Payments under H&S 33607.5 & 7	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	\$ 10,000.00
17) Statutory Payment	ERAF	Payments under H&S 33607.5 & 7	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	\$ 10,000.00
18) Section 33676 - AB 1290	Guadalupe Union Elementary	Payments under H&S 33676	Guadalupe	69,500.00	69,500.00	RPTTF						69,500.00	\$ 69,500.00
19) Section 33676 - AB 1290	Santa Maria Jr Un HS	Payments under H&S 33676	Guadalupe	37,800.00	37,800.00	RPTTF						37,800.00	\$ 37,800.00
20) Section 33676 - AB 1290	Allan Hancock Comm College	Payments under H&S 33676	Guadalupe	10,000.00	10,000.00	RPTTF						10,000.00	\$ 10,000.00
21) Section 33676 - AB 1290	Co School Admin CSF	Payments under H&S 33676	Guadalupe	9,000.00	9,000.00	RPTTF						9,000.00	\$ 9,000.00
Totals - Other Obligations				\$ 197,651.00	\$ 197,651.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,651.00	\$ 197,651.00

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 9/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.  
 \*\* All total due during fiscal year and payment amounts are projected.  
 \*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)  
 - Bonds - Bond proceeds  
 - Other - reserves, rents, interest earnings, etc  
 - Admin - Successor Agency Administrative Allowance  
 - RPTTF - Redevelopment Property Tax Trust Fund  
 - LMIHF - Low and Moderate Income Housing Fund  
 \*\*\*\* - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Standing with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.

**REPORT TO THE GUADALUPE OVERSIGHT BOARD**  
**Agenda of May 30, 2012**



---

**Prepared by:**  
**Regan M. Candelario**  
**City of Guadalupe – City Administrator**

**SUBJECT:**

RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) – FOR THE TERM  
OF JULY 1 TO DECEMBER 31, 2012

**RECOMMENDATION:**

That the Oversight Board receives report and adopts Resolution Number OB 2012-02 approving the ROPS for the term of **July 1 to December 31, 2012**, and directs staff to forward the ROPS to the County of Santa Barbara Auditor Controller

**BACKGROUND:**

As required by ABX1 26, the City of Guadalupe has prepared an ROPS (Recognized Obligation Payment Schedule) for the former Guadalupe Community Redevelopment Agency. This ROPS follows the Enforceable Obligation Payment Schedule prepared in August 2011 and the Draft Recognized Obligation Payment Schedule prepared in September 2011 by the Successor Entity.

This ROPS has *NOT* been approved by the City Council of the City of Guadalupe serving as the Successor Entity to the former Guadalupe Community Redevelopment Agency. Upon approval by the Oversight Board, staff will transmit the ROPS electronically to the Auditor Controller. Following approval by the Auditor Controller, the ROPS will be sent to the Department of Finance

The Oversight Board approved staff to complete a “real estate analysis” to determine the best course of action relating to the completion of URM/cleanup activities that have been in process by the Agency prior to the dissolution of the Agency. The finding of that analysis suggests that the Oversight Board should first complete the projects, then move forward with the disposition of Agency owned property. Consultant Michael Garcia of Tierra West Advisors will be available to provide details and to answer any Oversight Board questions.

**FISCAL IMPACT:**

There are no direct costs associated with approval of the ROPS. However, approval of the ROPS will greatly effect future actions of the Successor Entity and the ability to meet financial obligations.

**RESOLUTION NO. OB 2012-02**

**A RESOLUTION OF THE GUADALUPE OVERSIGHT BOARD ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE TERM OF JULY 1 TO DECEMBER 31, 2012**

**WHEREAS**, ABX1 26, which was signed by the Governor on June 28, 2011 calls for the dissolution of redevelopment agencies and transfers all of the redevelopment agencies' assets to successor agencies as of February 1, 2012; and

**WHEREAS**, ABX126 requires the Oversight Board of the Successor Entity to the Community Redevelopment Agency of the City of Guadalupe (Oversight Board) to adopt the Recognized Obligation Payment Schedule (ROPS) by April 15, 2012; and

**WHEREAS**, the Recognized Obligation Payment Schedule (ROPS) has been studied and approved by the Guadalupe Oversight Board on April 20, 2012.

**BE IT RESOLVED**, by the Guadalupe Oversight Board that:

The Recognized Obligation Payment Schedule (ROPS) for the Guadalupe Successor Entity for the Term of July 1 to December 31, 2012 is adopted. **(Attachment A)**

**PASSED, APPROVED AND ADOPTED THIS 30<sup>th</sup> day of May 2012.**

\_\_\_\_\_  
Virginia Ponce, Chair

ATTEST:

\_\_\_\_\_  
Regan M. Candelario, Deputy City Clerk

I Regan M. Candelario, Deputy City Clerk of the City of Guadalupe **DO HEREBY CERTIFY** that the foregoing is a full, and correct copy of **Resolution No. OB 2012-02** which is duly and regularly introduced and adopted by said Oversight Board at a special meeting held May 30, 2012 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Regan M. Candelario, Deputy City Clerk

SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET  
 City of Guadalupe  
 PERIOD ENDING JUNE 30, 2013

**ATTACHMENT A**

	Annual Salary X		Amount recorded on ROPS for period July - Dec 2012
	percentage allocated (5% increase from 11/12)	20% Overhead rate *	
<b>Personnel:</b>			
City Administrator - FTE	33%	27,730	33,276
Finance Director - PT 3/4	60%	36,553	43,863
Business Manager - FTE	20%	13,626	16,351
Senior Account Clerk - FTE	10%	5,365	6,438
City Council - Elected	25%	450	540
Administrative Asst - FTE	60%	30,655	36,786
Administrative Aide - Temp	100%	14,500	17,400
Administrative Aide - Temp	50%	7,250	8,700
City Clerk - Elected	50%	900	1,080
<b>Total Personnel plus Overhead:</b>		<b>164,434</b>	<b>82,217</b>
<b>Services other than Personnel:</b>			
Financial Audit		15,000	18,000
City Attorney		12,000	14,400
RDA Attorney		12,000	14,400
Professional Services		8,000	9,600
OB Attorney		20,000	24,000
<b>Total SA Services plus overhead:</b>		<b>80,400</b>	<b>40,200</b>
			<b>Total Administration - 6 months: 122,417</b>
			Annual 12/13: 244,834

**\* Overhead Rate Calculation Analysis:**

Supplies	3.00%
IT	2.00%
Equipment	5.00%
Utilities	4.00%
Custodial	3.00%
Safety	1.50%
General Facilities Management	1.50%
	<b>20.00%</b>

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED  
FILED FOR THE JULY 2012 to DECEMBER 2012 PERIOD**

DRAFT

Name of Successor Agency City of Guadalupe

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
<b>Outstanding Debt or Obligation</b>	\$ 13,765,118.00	\$ 1,188,477.19
	<b>Total Due for Six Month Period</b>	
<b>Outstanding Debt or Obligation</b>	\$ 969,047.59	
Available Revenues other than anticipated funding from RPTTF	\$ 177,083.33	
Enforceable Obligations paid with RPTTF	\$ 669,547.28	
Administrative Cost paid with RPTTF	\$ 122,416.98	
Pass-through Payments paid with RPTTF	\$ -	
<b>Administrative Allowance</b> (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 33,477.36	

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(l) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Enforceable Payment Schedule for the above named agency.

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Signature Date

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE  
 Per AB 26 - Section 94177 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2015-2017**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						Total
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	
1) 2008 Tax Allocation Bonds	6/2003	US Bank	Bond issue to fund for non-housing projects	Guadalupe	10,886,865.00	412,118.00	RPTTF	282,118.00	0.00	0.00	0.00	0.00	130,000.00	\$ 412,118.00
2) Property Investment	6/2010	Garcia, Henry	Note Payable/Amended - Royal Theatre - Henry Garcia	Guadalupe	29,000.00	4,858.50	RPTTF	404.88	404.88	404.88	404.88	404.88	404.88	\$ 2,429.28
3) Royal Theater Retrofit	7/2012	Contractors/Engineers	Disposition of Agency Property (848 Guadalupe St)	Guadalupe	90,000.00	150,000.00	RPTTF	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	\$ 90,000.00
4) A/V Union Site Remediation	6/2008	City of Guadalupe	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	1,318,399.00	100,000.00	RPTTF	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	\$ 50,000.00
5) Environmental Consulting	6/2008	DMH ENK	Disposition of Agency Property (995 Guadalupe St)	Guadalupe	37,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
6) Due to other funds	6/2010	LMHF	Repayment for SERAF (2010)	Guadalupe	305,572.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	\$ 25,000.00
7) Due to other funds	6/2011	LMHF	Repayment for SERAF (2011)	Guadalupe	83,486.00	25,000.00	RPTTF	2,083.38	2,083.38	2,083.38	2,083.38	2,083.38	2,083.38	\$ 12,500.00
8) Due to other funds	6/2007	Water Capital Fund	Repayment for Capital Project	Guadalupe	126,880.00	25,000.00	RPTTF	2,083.38	2,083.38	2,083.38	2,083.38	2,083.38	2,083.38	\$ 12,500.00
9) Due to other funds	6/1992	LMHF	Housing deferral payment	Guadalupe	112,654.00	30,000.00	RPTTF	835.33	835.33	835.33	835.33	835.33	835.33	\$ 5,000.00
10) Property Management & Mice	In progress	City of Guadalupe	Disposition of Agency Property	Guadalupe	46,500.00	32,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
11) Planning services - City Disposition	6/2006	Rincon Consultants	Disposition of Agency Property	Guadalupe	45,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00
12) Building & Inspection Services	6/2009	JAS Pacific	Disposition of Agency Property	Guadalupe	35,000.00	9,000.00	RPTTF	750.00	750.00	750.00	750.00	750.00	750.00	\$ 4,500.00
13) Supplies; Utilities; Insurance	PHS, Yehfus	City of Guadalupe	Property owed by RDA	Guadalupe	20,000.00	10,000.00	RPTTF	833.33	833.33	833.33	833.33	833.33	833.33	\$ 5,000.00
14) Royal Theater Retrofit	7/2012	Tommy Martinez & Associates	Disposition of Agency Property (848 Guadalupe St)	Guadalupe	15,000.00	15,000.00	RPTTF	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	\$ 7,500.00
15) Laramie Hotel	4/2009	City of Guadalupe	Disposition of Agency Property	Guadalupe	235,315.00	50,000.00	RPTTF	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	\$ 25,000.00
16)														\$ -
17)														\$ -
18)														\$ -
19)														\$ -
20)														\$ -
21)														\$ -
22)														\$ -
23)														\$ -
24)														\$ -
25)														\$ -
26)														\$ -
27)														\$ -
28)														\$ -
29)														\$ -
30)														\$ -
31)														\$ -
32)														\$ -
Totals - This Page (RPTTF Funding)					\$ 13,426,524.00	\$ 996,976.50	N/A	\$ 925,022.87	\$ 42,904.87	\$ 42,904.87	\$ 42,904.87	\$ 42,904.87	\$ 42,904.87	\$ 177,904.93
Totals - Page 2 (Other Funding)					\$ 93,750.00	\$ 16,666.69	N/A	\$ 93,750.00	\$ 16,666.69	\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 16,666.69
Totals - Page 3 (Administrative Cost Allowance)					\$ 244,834.00	\$ 244,834.00	N/A	\$ 20,402.83	\$ 20,402.83	\$ 20,402.83	\$ 20,402.83	\$ 20,402.83	\$ 20,402.83	\$ 20,402.83
Totals - Page 4 (Pass Thru Payments)					\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total - All Pages					\$ 13,765,118.00	\$ 1,188,471.19		\$ 1,019,175.70	\$ 79,974.39	\$ 79,974.37	\$ 79,974.37	\$ 79,974.37	\$ 79,974.37	\$ 209,974.39

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance.

\*\* All weeks due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency (for fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012).

RPTTF - Redevelopment Property Tax Trust Fund  
 LMHF - Low and Moderate Income Housing Fund  
 Admin - Successor Agency Administrative Allowance  
 Other - reserves, rent, interest earnings, etc

Name of Redevelopment Agency: Guadalupe Redevelopment Agency  
 Project Area(s): RDA Project Area All

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 94377 (\*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources						Total	
								Payments by month							
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012		
1) Housing Project - Ppty Purchase	6/2007	Title Company/Habitat for Humanity	Affordable Housing Project	Guadalupe	100,000.00	100,000.00	LM/HF	8,333.33	8,333.35	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	50,000.00
2) Housing Project - Build Housing	Contractor Discussions - in progress	Developer/Contractors	Affordable Hsg: 2 parcels purchased in 2007	Guadalupe	825,000.00	825,000.00	LM/HF	68,750.00	68,750.00	68,750.00	68,750.00	68,750.00	68,750.00	68,750.00	412,500.00
3) Housing Project - Rehab Ppty	6/2007	Various Contractors	Rehabilitate Existing Property	Guadalupe	100,000.00	100,000.00	LM/HF	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	50,000.00
4) American Legion Hall Renovt	6/2009	Various Contractors	Renovt Program	Guadalupe	675,000.00	50,000.00	BOND/Other	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	25,000.00
5)oyal Theater Renovt	2/2012	Various Contractors	Renovt Program	Guadalupe	150,000.00	50,000.00	BOND/Other	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	25,000.00
6)															
7)															
8)															
9)															
10)															
11)															
12)															
13)															
14)															
15)															
16)															
17)															
18)															
19)															
20)															
21)															
22)															
23)															
24)															
25)															
26)															
27)															
28)															
29)															
30)															
31)															
32)															
33)															
Totals - LM/HF					\$ 1,025,000.00	\$ 1,025,000.00		\$ 85,416.66	\$ 8,333.35	\$ 8,333.33	\$ 8,333.33	\$ 8,333.33	\$ 8,333.33	\$ 8,333.33	\$ 50,000.00
Totals - Bond Proceeds					\$ 825,000.00	\$ 100,000.00		\$ 8,333.34	\$ 8,333.34	\$ 8,333.34	\$ 8,333.34	\$ 8,333.34	\$ 8,333.34	\$ 8,333.34	\$ 50,000.00
Totals - Other					\$ 1,851,000.00	\$ 1,125,000.00		\$ 93,750.00	\$ 16,666.69	\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 16,666.67	\$ 177,000.33

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance.  
 \*\* All total due during fiscal year and payment amounts are projected.  
 \*\*\* Funding sources from the successor agency. (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated in the Agency prior to February 1, 2012.)  
 RPTTF - Redevelopment Property Tax Trust Fund  
 LM/HF - Low and Moderate Income Housing Fund  
 Other - reserves, rents, interest earnings, etc  
 Admin - Successor Agency Administrative Allowance

Name of Redevelopment Agency: Guadalupe Redevelopment Agency  
 Project Area(s): RDA Project Area All

**DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
 Per AB 26 - Section 34177 (\*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from the Administrative Allowance Allocation ****											
							Payments by month											
							Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total					
1) Cost Allocation Table	City of Guadalupe	Allocation of costs based on percentages	Guadalupe	244,834.00	244,834.00	RPTTF	20,402.83	20,402.83	20,402.83	20,402.83	20,402.83	20,402.83	20,402.83	122,416.98				
2)						RPTTF												
3)						RPTTF												
4)						RPTTF												
5)																		
6)																		
7)																		
8)																		
9)																		
10)																		
11)																		
12)																		
13)																		
14)																		
15)																		
16)																		
17)																		
18)																		
19)																		
20)																		
21)																		
22)																		
23)																		
24)																		
25)																		
26)																		
27)																		
28)																		
<b>Totals - This Page</b>							\$	20,402.83	\$	20,402.83	\$	20,402.83	\$	20,402.83	\$	20,402.83	\$	122,416.98

\* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance.

Agreed Upon Procedures: Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

\*\* All total due during fiscal year and payment amounts are projected.

\*\*\* Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)  
 RPTTF - Redevelopment Property Tax Trust Fund  
 LMHF - Low and Moderate Income Housing Fund  
 \*\*\*\* - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 5% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

Other - reserves, rents, interest earnings, etc.  
 Admin - Successor Agency Administrative Allowance

