

# MINUTES

## City of Guadalupe

### Regular Meeting of the Guadalupe City Council Special Meeting of the Successor Agency to the Guadalupe Redevelopment Agency Board

Tuesday, January 12, 2021 at 6:00 pm  
City Hall, 918 Obispo Street, Council Chambers

**ROLL CALL:** at 6:01 pm

Council Member Liliana Cardenas  
Council Member Gilbert Robles  
Council Member Eugene Costa Jr.  
Mayor Pro Tempore Tony Ramirez  
Mayor Ariston Julian

*Council Member Costa Jr. and Mayor Pro Tem Ramirez Absent*

#### **MOMENT OF SILENCE**

#### **PLEDGE OF ALLEGIANCE**

#### **AGENDA REVIEW**

At this time the City Council will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day.

#### **COMMUNITY PARTICIPATION FORUM**

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. This time is reserved to accept comments from the public on Consent Calendar items, Ceremonial Calendar items, Closed Session items, or matters not otherwise scheduled on this agenda. 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. City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

- *Ms. Jeannie Mello expressed to the City Council, Staff, and Citizens her hope that the City work towards providing an improved platform for communication of city events and other important*

*happenings. Ms. Mello said that City of Grover Beach, California does a nice job using its website (notify me) to inform their citizens of upcoming events, etc.*

## **PROCLAMATION**

### **1. Human Trafficking Awareness Month – January 2021**

- *Mayor Julian read out loud the Proclamation about Human Trafficking Awareness Month.*

## **CONSENT CALENDAR**

The following items are presented for City Council approval without discussion as a single agenda items 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.

*Prior to the approval of the consent agenda, Ms. Shirley Boydston asked about the following consent agenda items:*

*Item 3. Warrants. Page 4. Ms. Boydston asked about the \$420.00 expenditure, under the title of Baker & Hostetler LLP. Staff indicated that they would review the item and follow up with Ms. Boydston and the City Council the following day with an answer. On Page 21 of the warrants, Ms. Boydston asked about the \$3,939.40 expenditure from United Rentals. Public Works Director Ms. Shannon Sweeney replied: These funds were for the rental of a lift to repair corrosion at the top of our tank at 303 Obispo. This corrosion was identified as a system deficiency as part of our sanitary survey inspection that is held every three years.*

*Item 7. Adopt Resolution No. 2021-02 approving Short Range Transit Plan. Ms. Boydston stated her satisfaction with the detail and data driven report authored by Moore & Associates. Ms. Boydston added a recommendation that bathrooms be added to the transit center if it becomes a transit hub and recommended that the ADA door-to-door service be maintained.*

*Item 9a. Police and Fire Department Report for November 2020. Ms. Boydston asked about the 5 vehicles and theft / cost etc. Public Safety Director Mr. Michael Cash responded by stating In Public Safety Monthly Report, stolen vehicle cost is not included in theft cost because they cannot be properly cost evaluated to be included in the reporting.*

*Item 9f. Public Works Department Report for December 2020. Ms. Boydston wondered about the damaged EV station at the City parking lot. Ms. Sweeney indicated that the electrician recommended splitting the 40-amp service into two 40 amp services one for each charger. Ms. Boydston then proceeded to ask about the damaged sign/post apparatus hit by a vehicle at Obispo near the Pasadera development. It was stated that this damage is the responsibility of the Pasadera development to fix. Also discussed was the damaged sign hit by a vehicle near 5<sup>th</sup> street. Ms. Sweeney is submitting a claim.*

- 2. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting, unless City Council indicates otherwise.**
- 3. Ratify payment of warrants for the period ending December 22, 2020.**

4. Approve the Minutes of the City Council Regular Meeting of December 8, 2020 to be ordered filed.
5. Receive the November 2020 Financial Report.
6. Adopt Resolution No. 2021-01 rejecting all proposals for audit services and approve an extension of the contract with Badawi & Associates for auditing services for fiscal year 2020-21.
7. Adopt Resolution No. 2021-02 approving the Short Range Transit Plan.
8. Appoint Amelia M. Villegas to the City Clerk office.
9. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
  - a. Police and Fire Department Report for November 2020
  - b. City Treasurer's Department Report for November 2020
  - c. Parks and Recreation Department Report for November 2020
  - d. Human Resources Department Report for December 2020
  - e. Planning Department Report for December 2020
  - f. Public Works Department Report for December 2020
  - g. Building Department Report for December 2020

***Motion made by Council Member Cardenas and 2<sup>nd</sup> by Council Member Robles to approve the Consent Calendar.***

***3/0 passed***

**CITY ADMINISTRATOR REPORT:** (Information Only)

*City Administrator Todd Bodem called upon the Public Works Director Ms. Shannon Sweeney to provide an update and schedule for the Obispo waterline project. Ms. Sweeney mentioned that: This project is scheduled to begin next week. It involves replacement of a 4- and 6- inch water line in Obispo Street from 9th St. to 11th St. This project was identified in the 2014 Water Master Plan to improve fire flows to the elementary school. On street parking will not be available for the duration of the project, which is expected to last until the first week in March. City Hall will remain open, and the contractor has indicated that they will adjust the schedule to accommodate Thursday food delivery at the Senior Center.*

**DIRECTOR OF PUBLIC SAFETY REPORT:** (Information Only)

*Public Safety Director Mr. Michael Cash talked about the following:*

- *Introduced the new Emergency Manager, Mr. Zach Jones*
- *Jones has been in the emergency preparedness field for the last seven (7) years*

- *Jones spent the last five (5) years as the Emergency Manager of a college in the San Diego area*
- *Jones graduated from the F.E.M.A. Emergency Preparedness Training Academy in Maryland*

*Mr. Jones stepped up to the podium and talked about his background and desire to work of the City of Guadalupe.*

**PUBLIC HEARING**

**10. Public Hearing to consider minor modifications (photo voltaics) to the approved Riverview Apartments, 2020-107-DR, located at 235 Calle Cesar Chavez (APN 113-030-055).**

Written Report: Larry Appel, Contract Planning Director

Recommendation: That the City Council continue this item to the January 26, 2021 meeting.

*City Administrator Todd Bodem stated that the reason this item is recommended to be continued to the January 26, 2021 City Council meeting is because the applicant did not follow proper noticing requirements advising property owners by mailing within 300 feet of the applicant. Hence, the item is recommended to be continued to avoid the cost of publishing a new notice in the newspaper. The applicant is aware and will obtain the radius report labels from the title company and follow the correct procedure for the proposed continued Public Hearing on January 26, 2021 in consideration of the Riverview Apartments minor modifications.*

***Motion made by Council Member Cardenas and 2<sup>nd</sup> by Council Member Robles to continue this item to the January 26, 2021 Council meeting.***

***3/0 passed***

**FUTURE AGENDA ITEMS**

- *To move No Overnight Camping Ordinance item from the January 26<sup>th</sup> agenda to Other Unscheduled Items (Future Agenda Items)*
- *Add City Clerk Oath of Office to the February 9, 2021 agenda*

**ANNOUNCEMENTS - COUNCIL ACTIVITY/COMMITTEE REPORTS**

*Councilmember Liliana Cardenas conveyed the following activities/announcements:*

- 1. The deadline to the Scholarship Foundation of Santa Barbara, which is specific funds for students from Guadalupe, is this Friday, January 15<sup>th</sup>.*
- 2. Veggie Rescue is a non-profit that collects excess produce and delivers it to entities that serve those in need. They are hoping to make a connection with Guadalupe's food distribution sites so*

*Councilmember Cardenas has given Recreation Coordinator Mr. Charlie Guzman's email to make the connection.*

*Mayor Ariston Julian announced that he attended by way of Zoom the Santa Barbara County Association of Governments (SBCAG) and learned:*

- 1. That SBCAG has appropriated over \$300,000 in grant funding to assist the California Department of Transportation (Caltrans) to study Highway 1 and the Union Pacific Railroad intersection, knowing there is a lot of train activity/switch that has the potential for conflict with vehicular and pedestrian traffic.*
- 2. The Mayor continued further to discuss another subject discussed at SBCAG about the Regional Housing Needs Assessment (RHNA) regarding affordable housing mandates around the County including Guadalupe. Mayor Julian said that the City is sitting very good in meeting its RHNA numbers.*
- 3. Lastly, Mayor Julian mentioned that the Food Distribution held every Thursday, started about 39 weeks ago, and the number of recipients for food and other items have grown from 100 to over 300 who accepted the much-needed items.*

*Council Member Robles expressed his concern on why the County 'lumps' the City of Guadalupe into the County's unincorporated COVID-19 database statistical categories knowing that the City is a municipal corporation, solely. Staff will inquire with the County and see if they are willing to separate Guadalupe from the unincorporated areas in Santa Barbara County.*

***Motion made by Council Member Cardenas and 2<sup>nd</sup> by Council Member Robles to adjourn to the Successor Agency Board Meeting at 6:45pm***

***3/0 passed***

### **ADJOURNMENT TO THE SUCCESSOR AGENCY BOARD MEETING**

- 11. Recognized Obligation Payment Schedule for the July 1, 2021 through June 30, 2022 period.**

Written Report: Cheryl Murase, Consultant to the Successor Agency

Recommendation: That the Successor Agency adopt SA Resolution No. 2021-01 entitled "Resolution of the Successor Agency to the Redevelopment Agency of the City of Guadalupe approving the Recognized Payment Schedule for the July 1, 2021 through June 30, 2022 period".

*Cheryl Murase, Consultant to the Successor Agency (SA) was not in attendance to present the Recognized Obligation Payment Schedule (ROPS) for the July 1, 2021 through June 30, 2022. Instead, City Administrator Todd Bodem presented the ROPS payment schedule and provided a summary of the line items within the payment schedule and background below:*

Mr. Bodem stated that the ROPS 21-22 for the SA which covers the period beginning July 2021 through June 20, 2022. The ROPS 21-22 is separated into two annual periods known as ROPS 21-22A (July 1, 2021-December 30, 2021) and ROPS 21-22B (January 1, 2022 – July 30, 2022).

The period shown as 21-22A (July 2021 – December 2021) is requesting funding for the following obligations:

|  |                   |
|--|-------------------|
| Line 10 Property Management – Al’s Union     | \$ 7,500          |
| Line 23 Guadalupe City Admin. Cost Allowance | \$ 70,750         |
| Line 28 2017 Tax Allocation Refunding Bonds  | \$ 359,069        |
| Line 30 Bond Disclosure Services (HdL)       | \$ 0              |
| Line 31 Fiscal Agent Fees – 2017 Bonds       | \$ 2,500          |
| <b>Total Requested RPTTF Funding</b>         | <b>\$ 439,819</b> |
| <b>Total coming from Reserves</b>            | <b>\$ 292,066</b> |
| <b>Total for ROPS 21-22A</b>                 | <b>\$ 731,885</b> |

The period shown as 21-22B (January 2022 – June 2022) is requesting funding for the following obligations:

|  |                   |
|--|-------------------|
| Line 10 Property Management – Al’s Union     | \$ 7,500          |
| Line 23 Guadalupe City Admin. Cost Allowance | \$ 69,807         |
| Line 28 2017 Tax Allocation Refunding Bonds  | \$ 0              |
| Line 30 Bond Disclosure Services (HdL)       | \$ 1,175          |
| Line 31 Fiscal Agent Fees – 2017 Bonds       | \$ 0              |
| <b>Total Requested RPTTF Funding</b>         | <b>\$ 78,482</b>  |
| <b>Total Coming from Reserves</b>            | <b>64,534</b>     |
| <b>Total for ROPS 21-22B</b>                 | <b>\$ 143,016</b> |

**The total being requested for ROPS 21-22 is \$ 874,901**

Line 10 Property Management – Al’s Union – reflects anticipated utility costs not reimbursed from the State Grant program.

Line 23 Guadalupe City Admin Cost Allowance – Administrative Cost for the Guadalupe Successor Agency operations.

Line 28 2017 Tax Allocation Refunding Bonds – The 2017 Tax Allocation Refunding Bonds (the 2017 Bonds) refunded the Guadalupe Redevelopment Agency’s Tax Allocation Refunding Bonds, Series 2003. Pursuant to the 2017 Bond Indenture, the Successor Agency is obligated to request 100% of the debt service due from August 2, 2021 through August 1, 2022 (see Column O). Amounts shown in Columns M and S are amounts reserved from the approved ROPS 20-21 RPTTF Revenues.

*Line 30 Bond Disclosure Services (HdL) – In accordance with the Continuing Disclosure Agreement for the 2017 Bonds, the Successor Agency is obligated to file and Annual Continuing Disclosure Report (the Annual Report). Amount requested if for the preparation and dissemination of the Annual Report for the 2017 Bonds. The Annual Report is due on March 31, 2022.*

*Line 31 Fiscal Agent Fees – 2017 Bonds - Annual fee of the Fiscal Agent to administer the 2017 Bonds in accordance with the 2017 Bonds Indenture.*

*Council Member Cardenas and Robles both asked about how the ROPS are funded. Mr. Bodem stated that after the Dissolution of the Redevelopment Agency (RDA), the California Community Development Law authorized redevelopment agencies to receive that portion of property tax revenue generated by the project area taxable values that are over the above the Base Year value. These expenses are covered from the amount of the current year taxable value that is more than the Base Year value which is referred to as incremental taxable value to cover said costs.*

*If the SA adopts Resolution No. 2021-01, the ROPs resolution is passed on the Santa Barbara Oversight Board (OB), and if passed, it goes to the Department of Finance (DOF) by no later than February 1, 2021.*

*Mayor Ariston Julian stated the reason former Governor Brown dissolved the RDA (which was an extremely good economic development tool for cities), was for the State to redirect RDA revenue to help cover deficits in California educational institutions, leaving cities with a complicated means to address bonded indebtedness, projects, buildings, and properties left behind. He hopes new economic development tools get enacted to help cities like Guadalupe to support business and economic development opportunities.*

***Motion made by Council Member Cardenas and 2<sup>nd</sup> by Council Member Robles to adopt SA Resolution No. 2021-01 approving the Recognized Obligation Payment Schedule for the July 1, 2021 through June 30, 2022 period.***

***3/0 passed***


### **ADJOURNMENT**

***Motion made by Council Member Robles and 2<sup>nd</sup> by Council Member Cardenas to adjourn at 7:03pm 3/0***

**Prepared by:**

  
\_\_\_\_\_  
Todd Bodem, Deputy City Clerk

**Approved by:**

  
\_\_\_\_\_  
Ariston Julian, Mayor