

MINUTES

City of Guadalupe
Regular Meeting of the Guadalupe City Council
Tuesday, October 11, 2022, at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers
and
Hilton San Diego Mission Valley
901 Camino del Rio South
San Diego, CA 92108
(room number will be available at the front desk upon request)

1. ROLL CALL:

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

The meeting was called to order at 6:00 p.m. All members were in attendance with Council Member Ramirez on zoom. (The abbreviation, "CM", will be used for "Council Member" in these minutes.)

2. PLEDGE OF ALLEGIANCE

3. AGENDA REVIEW

There were no requests to change the agenda.

4. CEREMONIAL CALENDAR

- Hispanic Heritage Month (September 15th through October 15th)

CM Cardenas read the proclamation stating September 15th through October 15th as "Hispanic Heritage Month". The observance of Hispanic Heritage Week started in 1968 under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988 to cover a 30-day period. It was enacted into law on August 17, 1988. Mayor Julian then commented that in the mornings, you can see a large number of cars, in the hundreds, going out to Nipomo, coming in from Santa Maria, etc. and then in afternoons, the reverse traffic. These are Hispanics, farmworkers going to work in the mornings and coming back in the afternoons. We owe them our gratitude for what they do each and every day.

- Filipino American History Month – October 2022

CM Robles read the proclamation citing October 2022 as “Filipino American History Month”. This month was established in 1988 to commemorate the arrival of the first Filipinos who landed in what is now Morro Bay, California on October 18, 1587. The California Department of Education first recognized October as Filipino American History Month in 2006, while the 111th Congress of the United States and the California State Legislature also gave recognition.

He mentioned the display in the glass case at City Hall with pictures and artifacts representing the first generation, the “Manong (older brother) Generation”, that came here in the 1920s and 1930s. This was the first labor force on the West Coast. They came here as U.S. nationals, worked hard and made their footing here in the states. The big picture in the glass case was taken at Le Roy Park in 1937 and 1938.” He encouraged all to come to City Hall to view the display.

5. PRESENTATION

- **Guadalupe Community Air Monitoring Project – Alhan Diaz-Correa**

Mr. Diaz-Correa, a Climate Justice Associate with the Community Environmental Council (CEC), gave the presentation. He started by saying that the Community Environmental Council was founded in 1970. (Because Mr. Diaz-Correa had been at a prior City Council meeting giving a presentation on FRESA, he made clear that the subject tonight focusing on air quality was completely separate.) He is working with the Little House by the Park, Community Changers as well as multiple partners on large projects, such as Blue Tomorrow, an environmental consulting group out of Santa Barbara, and California Air Resources Board (CARB), the lead agency in the state for cleaning up the air and fighting climate change.

Guadalupe ranks high with air quality issues. The Air Pollution Control District is one of the local partners providing monitors. “Rooted Language Justice”, provides interpretation to improve language access for CEC’s events and programs so more people can participate in solutions to the climate crisis across multiple languages.

Project partners cited were the Guadalupe School District, Dr. Handel, Family Service Agency, LADG, Dunes Center, etc. Mr. Diaz-Correa stated that the Dunes Center has a history on our climate and educates students, providing tools and materials. Dr. Dina Montague, researcher at UCSB, interviewed volunteers in Guadalupe and farms around the area. It was clear to see that there was a lack of monitors and sensors.

This is a multi-year project. Air monitors will be provided for three (3) years. In March 2022, CEC and Blue Tomorrow were awarded \$300,000 for the Guadalupe Community Air Project by CARB. In development now are the website, educational materials and community workshops. It is anticipated that by December 2022, their website will go public, and CEC will begin their outreach. Updates will be given at schools. The project end date is March 2025.

Half of the budget is to go towards actual sensors. The other half is for outreach, interpretation, feedback, etc. By the end of three (3) years, issues and concerns are to be summarized in a Community Air-Quality Action Plan. The sensors are focused on everyday living, not commercial. Air quality is dynamic...it changes. The intent of this program is not to say what the problem is but to

give space for individuals to highlight their concerns. The website will provide FAQs on how to use the tools provided on the website. It will be bilingual and can be used on a tablet and other formats. Tools will be clear and educational.

Mr. Diaz-Correa said that there aren't any sensors now to determine air quality. Four (4) monitors will be provided for Guadalupe schools and parks. Maintenance on the actual boxes will occur every two (2) weeks. Data will be made available through their website for community members to easily access current and past air quality data. During this project, CEC will recruit a part-time fellow to assist in developing technical skills and putting on workshops on air quality education and outreach processes. They will be involved in schools, educating students, providing benefits to young students, etc. The website's data will also be helpful to reduce the community's exposure to harmful air pollution. Budget is available for limited pesticide testing.

To summarize, there is no cost to Guadalupe. This project (air monitor sensors) will provide a baseline to measure impact on air quality. There will be much data collection, outreach and education. Mr. Diaz-Correa said, "Our presentation here tonight at your meeting is the first step in informing the City's leadership of this major project."

CM Cardenas asked, "How will the internship (fellow) opening being promoted? How will it be advertised?" Mr. Diaz-Correa said, "Details are being finalized now. We'll be pushing it in the next month or so. I have a short list myself of people we know and some local teachers who are good advocates. For me, I want to get a young person interested in science or maybe just in educating people. Probably up to 15 hours per week, with some flexibility. Hoping to get a local person who is bilingual."

Mayor Julian asked, "How many monitors will be here and where?" Mr. Diaz-Correa said, "Four (4) monitors were purchased for the community. They will be located at Mary Buren School, McKenzie, Central Park and O'Connell Park. The monitors are not on loan...they'll stay here."

The mayor made some comments about CalVans passenger vans. He said, "These vans pick up farm workers. There are about 200 cars that cross the bridge to Division Road. There are about 100 cars going to Santa Maria in the morning. No CalVans. There are 158 CalVans vans; 53 in Santa Maria and eight (8) here in Guadalupe. Farmers that create 1,000 acres of produce have their workers drive to work. If you are on 11th Street in the morning, there's just traffic to San Luis Obispo and around 2:30 p.m. to 3:00 p.m., they're coming back. That's pollution. This area's the highest polluted area in the County. So, it's good to have a monitor at Mary Buren. The carbon monoxide is pushed into our community with all the cars. CM Robles added, "Most of the vans are used for lettuce workers. About 7-9 years ago, traffic came our way when the huge strawberry crop took over...more labor intensive."

Dr. Montague was in the audience but declined to speak. Mr. Diaz-Correa said, "I live across the street from Romo's Market. One question Dr. Handal had was what were the health impacts? We don't want to be prejudiced on what data we find. This is a first step. We don't know what pollution there is here in Guadalupe. But our goal, as I said before, is not to make an issue but to give the community a voice. We're providing an infrastructure, education on what air quality is."

Mayor Julian added, "The APCD provided about 100 air purifiers to Guadalupe and about 38-40 were distributed at the Food Bank. Why do we have air purifiers? This is an issue that will get worse if nothing happens to address and provide corrective action."

6. COMMUNITY PARTICIPATION FORUM

There were no requests to speak.

7. CONSENT CALENDAR

The following items are presented for City 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.

- A.** 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.
- B.** Approve payment of warrants for the period ending October 3, 2022.
- C.** Approve the Minutes of the City Council regular meeting of September 13, 2022.
- D.** Approve the Minutes of the City Council regular meeting of September 27, 2022.
- E.** Adopt Resolution No. 2022-84 authorizing the Guadalupe Public Safety Department to accept the Cal Fire, Rural Fire Capacity (RFC) grant in the amount of \$3,500 for structural turnouts.
- F.** Adopt Resolution No. 2022-85 approving a restatement and continuation of a lease between the City of Guadalupe and Charles A. Pasquini, Jr. for land used by the City for wastewater effluent disposal for an additional 30 years, with an annual lease payment of \$5,923.30 the first year and adjusted by CPI each remaining year.
- G.** Adopt Resolution No. 2022-86 authorizing the Mayor, on behalf of the City, to execute a construction contract with Souza Construction for the 2022 Pavement Rehabilitation Project, and to execute a contract with Filippin Engineering for inspection services on this project.
- H.** Adopt Resolution No. 2022-87 approving Amendment No. 2 to the agreement for consultant services between City of Guadalupe and Labor Consultants of California for completion of the labor compliance requirements for the Le Roy Park phase 1 project.
- I.** Adopt Resolution No. 2022-88 approving a partnership agreement with the Regional Climate Collaboratives (RCC), authorizing the City Administrator to execute the partnership agreement, submit a letter of commitment and any other necessary documents to implement the grant.

J. Adopt Resolution No. 2022-89 authorizing the City to enter into a new agreement for planning services with Mr. William (Bill) Scott.

K. MONTHLY REPORTS FROM DEPARTMENT HEADS

1. Planning Department report for September 2022
2. Building Department report for September 2022
3. Public Works/Engineering report for September 2022

There were no items pulled. Motion made by Council Member Costa, Jr. and seconded by Council Member Robles to approve the full Consent Calendar. 5-0 Motion passed.

8. CITY ADMINISTRATOR REPORT: (Information Only)

Todd Bodem reported on two items: 1) Teg Butler, new Human Resources Manager, will be starting Monday, October 31, 2022. He most recently was with Curation Foods in Santa Maria. His focus has been primarily human resources and payroll. Amelia Villegas, who has been acting as Interim Human Resources Manager, will stay on for a period of time to help acclimate Teg to the City, and 2) an offer has been made and verbally accepted for the new Lead Maintenance Worker position for facilities and parks. The post-offer processes are now underway.

9. DIRECTOR OF PUBLIC SAFETY REPORT: (Information Only)

Chief reported on the success of the "Kids Day at the Park" which was Saturday, October 8th, held at O'Connell Park. He said, "The park was beautiful. The parking situation was professional. Hannah (Sanchez) did a great job. A lot of money was raised. There were officers from Santa Maria PD, Arroyo Grande PD and the CHP. The event was very successful." Mayor Julian commented, "The El Folklorico dance group, especially the little kids...was really neat to see them dancing. Thank you, Hannah and Public Safety."

10. MAYOR'S REPORT- UPDATES

CM Cardenas commented on the Recreation & Parks Commission having two (2) open, unfilled seats, whether termed out or resigned. Mayor Julian said that Emily Dreiling is still on the Commission. A notice requesting applicants for these two (2) open seats will be posted by Human Resources. Applicants will go before the City Council for appointment at a set meeting. The mayor also said that a mural is being painted at Le Roy Park.

REGULAR BUSINESS

11. Facility & Parks Use Fee Schedule Changes.

Written report: Hannah Sanchez, Recreation Services Manager

Recommendation: That the City Council adopt Resolution No. 2022-90 establishing new fees for the City Facility and Parks Use Schedule.

Ms. Sanchez clarified that what she was looking for at this meeting now was not approval of the fees but rather input and discussion from the Council to bring back to another meeting. What was presented in the staff report were current approved rental fees and proposed fees for: 1) City Auditorium; 2) Senior Center; 3) Council Chambers; 4) Veterans Hall; 5) Le Roy Park; 6) O'Connell Park, and (7) Veterans Memorial Plaza (downtown parking lot).

Discussion centered around proposed changes for:

- *City Auditorium: include fee for kitchen use in with cleaning deposit; increase flat fee for "Non-Profit Special Event/Memorial Service". (Memorial service is new.) Add "Long Term Recreation Rentals" for flat monthly fee.*
- *Veterans Hall: decrease hourly fee schedule for both residents and non-residents; increase/create flat fee for "Non-Profit Special Event/Memorial Service. (Memorial service is new.)*
- *O'Connell & Le Roy Parks: eliminate hourly fee for both residents and non-residents; add flat rate for both; increase flat fee for non-profits schools, approved organizations. (Current fees were higher than those for Waller Park and Orcutt Community Park.)*
- *Veterans Memorial Plaza: eliminate refundable amount for cleaning deposit.*

There were no recommended changes for current fees charged for renting either or both sections of the City Council chambers or the Senior Center. Ms. Sanchez also stated that the \$150.00 flat fee charged for a building attendant did not always cover the cost for events in the City auditorium which would run from 10-12+ hours. It is proposed to use an hourly rate.

CM Cardenas asked, "How many hours for a building attendant?" Ms. Sanchez said, "Typically, for weddings and quincineras, there's 3-4 hours on Friday, then on Saturday, between 8-10 hours. We're trying to recruit two (2) now, to split up event hours."

CM Robles asked, "Are we getting a lot of interest more in the auditorium versus the Veterans Hall?" Ms. Sanchez said, "The auditorium has the most requests for sure. There have been a lot of requests for Le Roy Community Center. I haven't put in anything yet for that as I'm not sure where the Council stands on that. Also, I didn't want to put anything yet because of issues with the Boys & Girls Club not yet finalized, whether we will be charging them or not, etc." The mayor said that we're moving on an MOU for the Boys & Girls Club which gives Guadalupe control who goes in.

There was further discussion on various attachments to the staff report relating to youth and school activities as well as non-profits. Examples were shown to highlight the difference for the past practice of waiving fees versus charging specific fees for use of the City's parks and facilities.

The mayor stressed the need to get monies upfront. He said, "One time, after renters cleaned the auditorium, there were puddles. We need to get monies from the rentals and not just break even. Ms. Sanchez said, "If we increase the cleaning deposit to \$600, there's the potential for refundable amount of \$350." The mayor added, "We can't refund any part of the cleaning deposit. It costs the City to make us whole again."

The discussion then shifted to the barbecue pit at O'Connell Park. The mayor said, "There are no locks on the barbecue there. If you go to Santa Maria, the pits are locked, unless reserved. If people see they're unlocked, they'll just use the pit and leave it dirty. We need to charge for use of the pit. Staff needs to clean it."

Ms. Sanchez mentioned that fees had been waived in the past for non-profits. She said, "A lot of non-profits want to request to speak before the City Council to justify not having to pay a fee." Mayor Julian said, "Go to the Vets Hall in Santa Maria – it's not free. Go to Mussell Senior Center in Santa Maria – it's not free. Probably the same in Lompoc. In the past, there were no fees charged, but that's long in the past. There's wear-and-tear that we need to think about." Ms. Sanchez added, "Regular rates had been charged for memorial services. Fees should be lowered which is the recommendation of the Recreation & Parks Commission. Have the rate as non-profits."

Mr. Bodem added, "The Veterans Hall is for any veteran or veterans' group to use." The mayor said, "Veterans have free use of that building...the Vets Hall." He added, "We don't have a lot of resources. City Hall's façade needs repair. We need to generate funds on our rentals. People just have to pay more." Ms. Michaud said, "Our community will go to Santa Maria and Nipomo to pay the rent for barbecues. And now we have nice facilities. I'll pay to rent the ones here. I don't feel that non-profits, if they're not totally supporting the monies going to the City to support youth activities, should think about going to Santa Maria...but they won't because they'll have to pay."

CM Cardenas asked if the City had a study on the cost for building upkeep. Ms. Sweeney said that she had done a study for Le Roy Park and the Vets Hall but had not done one for City Hall. CM Cardenas said, It would be good to show non-profits how much it costs to maintain the auditorium which justifies the fees charged." Ms. Sweeney commented that it would be difficult to parse out 'rental' versus 'City Hall business'. CM Cardenas suggested creating two (2) separate accounts. Ms. Sanchez added, "Just ordering supplies would be hard because the supplies are for all."

Ms. Mahoney, LADG, said that she has a large yard at her home which is rented out for a flat \$2,000 with a maximum capacity of 150. She felt that the fees charged for the City auditorium were too low for all that comes with this venue and suggested raising them.

CM Ramirez suggested that Ms. Sanchez come back with updated information on the fees. Ms. Mahoney suggested people come in and talk about the fees. The mayor said, "Look at some specifics. We need to be ironclad when we make commitments. You have our backing."

CM Costa, Jr. said, "Prior to being on the City Council, the prior city administrator sat with non-profits to discuss fees. If you go to Santa Maria, it's \$75 per hour for non-profits now. For two hours, that's \$150. That gives me an attendant. I don't have to open...I don't have to close...I don't have to carry keys. That was my issue back then. If you rent a facility in Santa Maria, the people don't have to set up tables, set up chairs, etc. So, the more you charge, the more you can offer. The City Council should have dealt with this in the past. If I'm going to rent, I just want to come in, have my party, do my clean up, etc. When you go to certain places, an attendant takes the garbage out, puts a new bag so there's no trash overflow." Ms. Sanchez responded, "For all private events, we do have a building attendant who does all that. Checks the restrooms, does walk-throughs and checks the trash for possible overflow. We can't set up tables and chairs because we don't have enough staff. That's why we put the set-up on the renters. Also, Santa Maria offers 20 tables and 200 chairs which are nice."

CM Costa, Jr. suggested, "Step up the fees gradually. Set a goal. We want to be able to charge more so we can offer more. If I have to pay whatever the fee, what do I get for my money?" The mayor said we have ARPA funds to purchase tables. Ms. Sanchez said, "I can go to the Commission for approval. The ARPA funds were for recreation programs."

Mayor Julian said, "We need to have information cleaned up. There aren't any objections to what you've recommended." CM Cardenas added, "We do need to do a gradual increase. This is a cultural change. It's good to have numbers to show how to make money but also to show our cost for upkeep." The mayor said, "Bring back to Council. Say to non-profits that this is what we're doing and why."

CM Robles commented, "I'd like to see a workshop. Put it all on paper and show everything. Lock in fees with understanding with staff. There are five (5) locations to manage/rent. We want people to use the barbecue...people can use but should not abuse it. It's baby steps now." The mayor suggested maybe a joint meeting with the Recreation & Parks Commission to discuss all of this. CM Costa, Jr. further suggested making a chart to show Santa Maria fees versus Guadalupe's so everyone can see the differences. CM Robles added, "Compare us with a community that more closely mirrors us, like Arroyo Grande, Oceano, Grover Beach, etc. Santa Maria may be too large to compare."

Ms. Mahoney had additional comments. She said, "I've been gone a long time but am back now. The City auditorium is amazing...historical and should be valued for what it is. People from outside will come; It has a stage, bands can play. It's a great venue. Get people to be proud of what the City has. We have to charge more for total upkeep."

Mayor Julian concluded saying, "This was complex. Good job, Hannah1"

12. FUTURE AGENDA ITEMS

There were no new items added for future agendas.

13. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

CM Cardenas: currently in the process of reviewing applications for micro-enterprise funds.

Shannon Sweeney: there will be public meeting for Central Park, Thursday, October 13th, from 6:00 p.m. to 8:00 p.m.

Hannah Sanchez: tomorrow, Wednesday, 10/12, is the first day of Danza Azteca, free class outside the Cultural Center, from 6:00 p.m. to 8:00 p.m.

Mayor Julian: There was a kick-off project management conference on 9/29/22, Economic Development Administration, with EDA staff, Mayor Julian, Todd Bodem, LADG, etc. on zoom. Discussion was on the process to move forward with the federal grant. The EDA funds are \$4,889,121, and City funds from the former RDA, of \$262,379, for a total of \$5,151,500. These monies are the Royal Theatre. Plan is to combine the \$5,151,500 Phase I with \$5M for Phase II Visual Arts 3-story building. The City cannot submit an invoice for reimbursement from a vendor/contractor after the deadline of September 28, 2027. It is anticipated that the project will be done before the deadline date.

On October 3, 2022, SBCAG & APCD held meetings via zoom.

On October 2, 2022, there was a visit by Senator Monique Limon, for Santa Barbara and San Luis Obispo Counties, 19th District:

- there was a presentation at Escalante Meadows of \$3M for the Community Center, plus Representative Carbajal's commitment of \$3M. There is \$9M for construction of a 23,000 sq. ft. center for childcare. Fifty-two single family units will be replaced with 80 affordable rental units;*
- a check for \$5M was presented for the Royal Theatre Phase II Visual Arts Building, and*
- there was a question-and-answer session at the Senior Center with meals provided by LADG Chef and helper. Senator Limon committed her support to Guadalupe.*

The Mayors' Ball was held on Saturday, October 8, 2022, in support of Northern Santa Barbara County which provided funding assistance to the Guadalupe School District.

At the October 6th Food Bank distribution, there were 200+ families served totaling 302 individuals.

Alejandra Mahoney, Executive Director of Los Amigos de Guadalupe, commented that the Senior Center has been serving about 40 meals on a daily basis.

14. ADJOURNMENT TO CLOSED SESSION MEETING

The meeting was adjourned to closed session. Item to be discussed: Public Employment (Pursuant to Government Code Section 54957(b)): Title: City Administrator.

Motion was made by Council Member Costa, Jr. and seconded by Council Member Cardenas to adjourn to closed session. 5-0 Motion passed. Meeting adjourned to closed session at 7:44 p.m.

CLOSED SESSION

15. Public Employment

(Pursuant to Government Code Section 54957(b)):

Title: City Administrator

16. ADJOURNMENT TO OPEN SESSION MEETING

Motion was made by Council Member Costa, Jr. and seconded by Council Member Cardenas to adjourn to open session. 4-0 Absent: Ramirez Motion passed. Meeting adjourned to open session at 8:33 p.m.

17. CLOSED SESSION ANNOUNCEMENTS

"No reportable action."

18. ADJOURNMENT

Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to adjourn meeting. 4-0 Absent: Ramirez Motion passed. Meeting adjourned at 8:34 p.m.

Prepared by:


Amelia M. Villegas, City Clerk

Approved by:


Ariston Julian, Mayor