

City Hall
City of Calipatria
February 9, 2010
6 PM

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF CALIPATRIA

MINUTES

CALL TO ORDER: *6:02pm*

PLEDGE OF ALLEGIANCE: *IPC Mara*

INVOCATION: *City attorney Smerdon*

ROLL CALL: *Mayor Peter Fuentes, Mayor Pro Tem Raul Navarro, Brian Smith, Fred Beltran, Trevor Green*

PRESENT: *Fuentes, Navarro*, Smith, Green*

ABSENT: *Beltran*

ALSO PRESENT: *IPC Mara, K. Lopez, R. Medina*

MAYOR'S MESSAGE/PUBLIC COMMENT

At this time the Council will hear comments on any agenda item and on any item not on this agenda. Personal attacks on individuals, slanderous comments or comments that may invade an individual's privacy are prohibited. If you wish to be heard, please stand and address yourself to the Mayor, we request that you limit your remarks to no more than three (3) minutes. *William Lales Alexandria Street has leased Main Street Bargains; inquiring about the Larry Floyd project. Jesus Amial; Calipatria Little League; requesting help, they operate on "donations" and would appreciate any help.*

INFORMATION REPORTS- *None given*

MOTION: *Smith* SECOND: *Green* VOTE: *Carried*

CONSENT AGENDA

1. Warrants
2. Minutes- Jan. 26th

NEW BUSINESS

MOTION: *Navarro* SECOND: *Smith* VOTE: *Carried*

RESOLUTION 10-09 C. Hoff city clerk

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
APPOINTING AN IMPERIAL COUNTY TRANSPORTATION COMMISSION
REPRESENTATIVE AND ALTERNATE

**left at 6:42 pm*

WHEREAS, the City of Calipatria is a member of Imperial County Transportation Commission (formally Imperial Valley Agencies of Government (IVAG)); **and WHEREAS**, ICTC has and supports transportation advisory committee; **and WHEREAS**, the city needs to have an representative and alternate for this organization; **THEREFORE BE IT RESOVED** that the city council of the City of Calipatria appoints **Brian Smith** as representative and **Raul Navarro** to fill this position as alternative for the remaining term.

MOTION: *Navarro* SECOND: *Smith* VOTE: *Carried*

RESOLUTION 10-10 R. Medina city manager

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
CONSENTING TO THE FUNDING OF PUBLIC IMPROVEMENTS LOCATED
WITHIN THE CALIPATRIA IMPROVEMENT PROJECT AREA BY THE
CALIPATRIA CITY COUNCIL AND AUTHORIZING ADOPTION OF A
PUBLIC IMPROVEMENTS ASSISTANCE AGREEMENT IMPLEMENTING
SAME**

(Block 23, portion of Townsite of Calipatria, located on Alexandria Street)

WHEREAS, the City Council of the City of Calipatria (the "City Council" and the "City" respectively) has by its Ordinance No. 282 adopted on July 23, 1991 approved the Redevelopment Plan for the Calipatria Improvement Project Area (the "Redevelopment Plan" and "Project Area" respectively); **and WHEREAS**, there exists a need to provide infrastructure improvements for residents of the Project Area and to partially address this need, the City Council has before it a Public Improvements Assistance Agreement (the "Agreement") by and between City and East Alexandria 6 Holdings, LLC and East Alexandria 9 Properties, LLC. (the "Developer") to Loan Developer for its expenses in completing certain public improvements more specifically identified in Section 100 of the Agreement up to a maximum amount of FORTY-FOUR THOUSAND SIX HUNDRED DOLLARS AND 00/100 (\$44,600.00), (The "infrastructure Improvements"), which Infrastructure Improvements are an integral part of Developer's development of the two single family homes (the "Project") and are required as a condition of completion of the Project; **and WHEREAS**, the Project is completely located within the Project Area; **and WHEREAS**, the construction of said Infrastructure Improvements, in conjunction with and as an integral part of the development of the Project, will provide a benefit to the Project Area by assisting in the elimination of one or more blighting conditions inside the Project Area such as depreciated or stagnant property values and inadequate public improvements as identified in Table 1 of the 2005-09 Implementation Plan adopted by the Calipatria City Council (the "city"); **and WHEREAS**, Section 33445 of the California Health and Safety Code (the "Code") provides that a redevelopment agency may use its funds for publicly awarded projects with the consent of the legislative body if provided for in the redevelopment plan and if the legislative body determines all of the following:

1. That the buildings, facilities, structures or other improvements are of benefit to the project area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another

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project area, or in the case of a project area in which substantially all of the land is publicly owned that the improvement is of benefit to an adjacent project area of the agency.

2. That the developer has requested loan financing for the buildings, facilities, structures or other improvements available to the community.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project area and is consistent with the agency's implementation plan; and

WHEREAS, the City Council is the legislative body of the City as provided for in the Code. **WHEREAS**, there are insufficient funds in the General Fund, or any other special fund of the City, to provide the assistance of Infrastructure Improvements. **NOW, THEREFORE**, the City Council of the City of Calipatria does hereby resolve as follows:

Section 1. The use of Loaning Agency funds for construction of the Infrastructure Improvements as set forth in the Agreement is of benefit to the Project Area or the immediate neighborhood in which the Project is located.

Section 2. Because of continued negative economic, social and physical conditions both within the Project Area and other parts of the City, and constraints on the City budget, no other reasonable means of financing such public improvements are available to the community. In fact, the City has consistently identified the Block 23, portion of Townsite of Calipatria, located on Alexandria Street in the City of Calipatria but has been unable to improve due to continued lack of funding.

Section 3. The loan assistance of funds for the construction of the Infrastructure Improvements will assist in the elimination of one or more blighting conditions inside the Project Area such as depreciated or stagnant property values and inadequate public improvements.

Section 4. The use of funds for the Infrastructure Improvements is provided for in the programs and projects list of the Redevelopment Plan.

Section 5. Pursuant to Section 33445 of the Code, the City Council hereby consents to the use of Agency funds in an amount not to exceed FORTY-FOUR THOUSAND SIX HUNDRED DOLLARS AND 00/100 (\$44,600.00), the Infrastructure Improvements.

Section 6. The Agency's funding of the Infrastructure Improvements is consistent with

Goal No. 2 of the Agency's FY 2005-09 Implementation Plan and specifically Objective (a) Implementation a program for upgrading infrastructure within the downtown area and in other parts of the project area as necessary.

Section 7. The City Council hereby authorizes and directs the Mayor to execute the Public Improvements Assistance Agreement substantially in the form presented to it.

Section 8. The City Council hereby authorizes and requests the Agency to expend not to exceed \$44,600.00 in compliance with the terms and conditions of the Agreement.

MOTION: *Navarro* SECOND: *Smith* VOTE: *Carried*

ADJOURN TO REDEVELOPMENT AGENCY

Potential Projects 2010-2014 (*see attached list*)

Council member Smith stated he wanted to amend the minutes to read from "Low Income to low interest" also signs stating that our RDA is working for the city with projects.

MOTION: *Navarro* SECOND: *Smith* VOTE: *Carried*

RESOLUTION 10-11RDA- R Medina agency director

A RESOLUTION OF THE CITY OF CALIPATRIA REDEVELOPMENT AGENCY CONSENTING TO THE FUNDING OF PUBLIC IMPROVEMENTS LOCATED WITHIN THE CALIPATRIA IMPROVEMENT PROJECT AREA BY THE CALIPATRIA REDEVELOPMENT AGENCY AND AUTHORIZING ADOPTION OF A PUBLIC IMPROVEMENTS ASSISTANCE AGREEMENT IMPLEMENTING SAME

(Block 23, portion of Townsite of Calipatria, located on Alexandria Street)

WHEREAS, the Calipatria Redevelopment Agency of the City of Calipatria (the "Redevelopment Agency" and the "City" respectively) has by its Ordinance No. 282 adopted on July 23, 1991 approved the Redevelopment Plan for the Calipatria Improvement Project Area (the "Redevelopment Plan" and "Project Area" respectively); *and* **WHEREAS**, there exists a need to provide infrastructure improvements for residents of the Project Area and to partially address this need, the Redevelopment Agency has before it a Public Improvements Assistance Agreement (the "Agreement") by and between City and East Alexandria 6 Holdings, LLC and East Alexandria 9 Properties, LLC. (the "Developer") to Loan Developer for its expenses in completing certain public improvements more specifically identified in Section 100 of the Agreement up to a maximum amount of FORTY-FOUR THOUSAND SIX HUNDRED DOLLARS AND 00/100 (\$44,600.00), (The "infrastructure Improvements"), which Infrastructure Improvements are an integral part of Developer's development of the two single family homes (the "Project") and are required as a condition of completion of the Project; *and* **WHEREAS**, the Project is completely located within the Project Area; *and* **WHEREAS**, the construction of said Infrastructure Improvements, in conjunction with and as an integral part of the development of the Project, will provide a benefit to the Project Area by assisting in the elimination of one or more blighting conditions inside the Project Area such as depreciated or stagnant property values and inadequate public improvements as identified in Table 1 of the 2005-09 Implementation Plan adopted by the Calipatria Redevelopment Agency (the "Agency"); *and* **WHEREAS**, Section 33445 of the California Health and Safety Code (the "Code") provides that a redevelopment agency may use its funds for publicly awarded projects with the consent of the legislative body if provided for in the redevelopment plan and if the legislative body determines all of the following:

1. That the buildings, facilities, structures or other improvements are of

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benefit to the project area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or in the case of a project area in which substantially all of the land is publicly owned that the improvement is of benefit to an adjacent project area of the agency.

2. That the developer has requested loan financing for the buildings, facilities, structures or other improvements available to the community.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project area and is consistent with the agency's implementation plan; and

WHEREAS, the Redevelopment Agency is the legislative body of the City as provided for in the Code. **WHEREAS**, there are insufficient funds in the General Fund, or any other special fund of the City, to provide the assistance of Infrastructure Improvements.

NOW, THEREFORE, the Redevelopment Agency of the City of Calipatria does hereby resolve as follows:

Section 1. The use of Loaning Agency funds for construction of the Infrastructure Improvements as set forth in the Agreement is of benefit to the Project Area or the immediate neighborhood in which the Project is located.

Section 2. Because of continued negative economic, social and physical conditions both within the Project Area and other parts of the City, and constraints on the City budget, no other reasonable means of financing such public improvements are available to the community. In fact, the City has consistently identified the Block 23, portion of Townsite of Calipatria, located on Alexandria Street in the City of Calipatria but has been unable to improve due to continued lack of funding.

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Section 6. The Agency's funding of the Infrastructure Improvements is consistent with Goal No. 2 of the Agency's FY 2005-09 Implementation Plan and specifically Objective (a) Implementation a program for upgrading infrastructure within the downtown area and in other parts of the project area as necessary.

Section 7. The Redevelopment Agency hereby authorizes and directs the Mayor to execute the Public Improvements Assistance Agreement substantially in the form presented to it.

Section 8. The Redevelopment Agency hereby authorizes and requests the Agency to not exceed \$44,600.00 in compliance with the terms and conditions of the Agreement.

MOTION: *Green* SECOND: *Smith* VOTE: *Carried*
RECONVENE TO OPEN SESSION

DISCUSSION/DIRECTION

Zoning for rear yard storage
The mayor directed staff to research connex boxes to what standards are; if any?

COUNCIL REPORTS:

Beltran: *Absent*

Smith: *7-8 kids on bikes, kids riding trails in old packing shed; can we create a riding trail? Can we notice RDA loans on billing?*

Green: *getting more active with meetings*

Navarro: *left at 6:42pm*

Fuentes: *None*

Smerdon: *county gave contract to buy house; got an injunction to Calipat Growers; need someone to serve; all deceased*

Hoff: *reminded council of League Dinner on February 25th*

MOTION: *Smith* SECOND: *Green* VOTE: *Carried*

ADJOURN: *7:07pm*

Potential Projects 2010-2014

Redevelopment Agency Board to prioritize future projects within the project area:

1. Infrastructure- replacement of sewer lines for Delta St, California St, Barbara St, Alexandria St., Alamo St, Bonita St, Church St, and Date St. from Railroad Ave to International Blvd.
2. Infrastructure- of sewer lines at East Side unimproved areas with multiple owners.
3. Infrastructure- Installation of water main on 100 blk of W. Main St.
4. Infrastructure- Assist in the completion of the Street Rehabilitation Plan.
5. Community Facility- Installation of Athletic field lights at Hernandez Park.
6. Community Facility-Modernization of Community Center
7. Community Facility- New Community Aquatic Facility
8. Community Facility- New Community Swimming Pool
9. Beautification- City Entrance Signs
10. Other