

City Hall  
City of Calipatria  
March 9, 2010  
6 PM

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF CALIPATRIA

*MINUTES*

CALL TO ORDER: *6 pm*

PLEDGE OF ALLEGIANCE: *IPC Mara*

INVOCATION: *B. Smerdon*

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

PRESENT: *Beltran, Smith, Navarro, Fuentes*

ABSENT: *Green*

ALSO PRESENT: *B. Smerdon, K. Lopez, IPC Mara, 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. *Ms. Josefina Coronado gave council a letter stating she would like to see ADA improvements to the city parks. (Spoke only Spanish). Glen Sampson representing the CHS board stated they are going for a bond measure in June and would like the city to endorse it.*

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

CONSENT AGENDA

1. Warrants
2. Minutes- Feb 23<sup>rd</sup>

NEW BUSINESS

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

RESOLUTION 10- 14 R. Medina

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA  
AWARDING THE BID FOR HERNANDEZ PARK LIGHTING**

***WHEREAS***, the City of Calipatria needs to utilize Prop 40 park funds; *and*  
***WHEREAS***, Hernandez Park is in need of lighting; *and* ***WHEREAS***, the city has received 1 (one) estimate of \$128,000.00 from MUSCO Lighting; *and* ***THEREFORE***  
***BE IT RESOLVED*** the city council of the City of Calipatria approve the lighting project

for Hernandez Park award the bid to MUSCO.

MOTION: *Smith* SECOND: *Navarro* VOTE: *Carried*  
RESOLUTION 10-16 R. Medina City Manager

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAIPATRIA  
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 IMPROVMENTS 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 #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 Cal Pat Alexandria, Inc. (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 SIXTY-SIX THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$66,900.00), (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 Projects; *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 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 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, structure or other improvements available to the community.

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3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structure, or other improvements will assist in the elimination of one
4. 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; *and*

**WHEREAS**, there are insufficient funds in the General Fund, or any other special fund of the City, to provide the assistance of Infrastructure Improvements; *and*

**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 indentified 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 program 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 SIXTY-SIX THOUSAND NINE HUDRED DOLLARS AND 00/100 (\$66,900.00), the Infrastructure Improvements.

Section 6. the Agency's funding of the Infrastructure Improvements is consistent with Goals 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 \$66,900.00 in compliance with the terms and conditions of the Agreement.

MOTION: *Smith* SECOND: *Beltran* VOTE: *Carried*  
ADJOURN TO REDEVELOPMENT AGENCY

#### INFORMATION REPORTS

Five Year Implementation Plan 2009/10-2013/14

*Bring back next agenda*

MOTION: *Smith* SECOND: *Beltran* VOTE: *Carried*  
RESOLUTION 10-15 R. Medina Redevelopment Agency Director

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 REDEVELOPMENT AGENCY AT GARRET FIELD

**WHEREAS**, the City of Calipatria Redevelopment Agency has established a set of programs to be implemented during the 2005-2009 planning cycle of the Implementation Plan, specifically identified as section 3.0 Agency Five year Goals and Objectives, Goal # 2 , Make improvements to the Project Area Infrastructure and the local circulation system, subsection b., on-going rehabilitation of existing community facilities and the development of new community facilities within the downtown area and in other parts of the Project Area, **and WHEREAS**, the agency will participate with the City of Calipatria Community Facilities “Garret Field” (Project) within the RDA Project Area, **and WHEREAS**, the projected amount of RDA funds are not to exceed \$5,000.00 of the Total project cost, Project to consist of materials only for concrete, fencing, irrigation and roofing as part of agency’s plan to implement its five year goals and objectives, **NOW THEREFORE BE IT RESOLVED**, the Redevelopment Agency Board authorize the RDA director to use RDA funds not to exceed \$5,000.00 of total project cost to assist project and complete the necessary community facilities improvements.

MOTION: *Navarro* SECOND: *Smith* VOTE: *Carried*  
RESOLUTION 10-17 RDA 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 #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 Cal Pat Alexandria, Inc. (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 SIXTY-SIX THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$66,900.00), (the “infrastructure Improvements”), which

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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 Projects; *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 if the legislative body determines all of the following:

5. 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 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.
6. That the developer has requested loan financing for the buildings, facilities, structure or other improvements available to the community.
7. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structure, 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; *and*

**WHEREAS**, there are insufficient funds in the General Fund, or any other special fund of the City, to provide the assistance of Infrastructure Improvements; *and*

**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 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 SIXTY-SIX THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$66,900.00), the Infrastructure Improvements.

Section 6. the Agency's funding of the Infrastructure Improvements is consistent with Goals 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 expend not to exceed \$66,900.00 in compliance with the terms and conditions of the Agreement.

MOTION: *Navarro* SECOND: *Smith* VOTE: *Carried*  
RECONVENE OPEN SESSION

#### COUNCIL REPORTS:

Beltran: *Nothing to report*

Smith: *Event Committee? What is happening? Economic development? IVEDC; this can be on the next agenda; Tim Kelly said he would give a presentation about this. Hernandez Park; do we have any dirt? City Manager stated he would report on this next agenda.*

Green: *Absent*

Navarro: *In reference to the CHS bond; do your homework. The EPA at the airport; what is going on? City Manager said he would report on the next agenda. I would like to reserve the van to take the Calipatria Little League Basketball team to 29 palms.*

Fuentes: *Attended the city select meeting and Trevor Green is the alternate for the LAFCO board.*

Medina: *working on a 4.8 million dollar grant application. Received a state grant award of seventy thousand for the water plant.*

Smerdon: *will not be able to attend the next council meeting.*

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

ADJOURN: *6:52 pm*