



AGENDA

**Regular Meeting of the Calipatria City Council
City Council Chambers
125 North Park Avenue
Calipatria California 92233**

**Tuesday, October 8, 2024
Closed Session at 5:30 pm
Open Session at 6:00 pm**

Sylvia R. Chavez, Mayor
Michael Luellen, Mayor Pro-Tem
Javier Amezcua, Council Member
Fred Beltran, Council Member
Maria Nava-Froelich, Council Member

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Catherine Hoff, City Clerk

Jesse Llanas, Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

NOTICE TO THE PUBLIC

This is a public meeting. Any member of the public is invited to attend. The Calipatria City Council welcomes public input during the **public comment** period of the sessions.

5:30 P.M. CLOSED SESSION

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS: Any member of the public wishing to address the City Council on any items appearing on the closed session agenda may do so at this time. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda. (*Government Code Section 54954.2*) There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

CITY COUNCIL ADJOURNS TO CLOSE SESSION

CONFERENCE WITH LEGAL COUNSEL:

1. POTENTIAL LITIGATION:
2 CASES
2. PROPERTY NEGOTIATIONS
3 CASES:

APN: 023-470-005

APN: 023-485-007

APN: 023-333-004

CITY COUNCIL CONVENES TO OPEN SESSION

6:00 P.M. OPEN SESSION

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE & INVOCATION:

CITY ATTORNEY: REPORT ON CLOSED SESSION ACTION

1)

a)

b)

2)

a)

b)

c)

ADJUSTMENTS TO THE AGENDA: The City Council will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the City Council may take care of these issues by entertaining a formal motion.

MOTION:

SECOND:

ROLL CALL VOTE:

PUBLIC COMMENTS: The City Council welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Council. If there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

For matters not appearing on the agenda: If you wish to address the City Council concerning a matter and or any item not on the agenda but is within the City Council's jurisdiction you may do so now. We ask that you please step to the podium and state your name and address for the record.

The mayor reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

CONSENT AGENDA: The items appearing under the Consent Agenda will be acted upon by the City Council in one motion without discussion. Should any Council member or other person wish to discuss any item, they may request that the item be removed from the Consent Agenda and placed on the REGULAR BUSINESS Agenda.

1. Continued Delta Street Lift Station Emergency

MOTION: SECOND: ROLL CALL VOTE

REGULAR BUSINESS:

1) Approve/disapprove RESOLUTION 24-36 – L. Gutierrez city manager

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA APPROVING THE EXECUTION OF AN AGREEMENT TO RECEIVE FUNDING FROM THE REGIONAL EARLY ACTION PLANNING GRANT PROGRAM OF 2021

WHEREAS, the Regional Early Action Planning Grant Program of 2021 (“REAP 2.0”) program was established by the California state legislature as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis by building and expanding on the success of the REAP 2019 program by integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability;

WHEREAS, REAP 2.0 funded activities must meet the program objectives, which are to accelerate infill development that facilitates housing supply, choice and affordability; affirmatively further fair housing; and reduce vehicle miles traveled. Further, all residential development must be in areas meeting the definition for “In fill” provided in the REAP 2.0 state guidelines;

WHEREAS, the Southern California Association of Governments (“SCAG”) issued a call for application under the Programs to Accelerate Transitional (“PATH”) Program; and

WHEREAS, SCAG intends to award \$1,500,000 to the City of Calipatria to complete and deliver the Delta Street Pump Station Improvement project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calipatria as follows:

A)The City of Calipatria hereby authorizes and directs such actions as are necessary and appropriate to accept the grant award of REAP 2.0 funds in the amount of \$1,500,000 from SCAG.B)That the City Manager or her designee is hereby authorized and directed to:1.Execute an agreement with SCAG and any amendments thereto;2.Take all reasonably necessary and appropriate actions to complete the Delta Street Pump Station project fulfill all obligations required, and seek reimbursement of grant funds awarded, pursuant to the above referenced call for applications and in a manner consistent and in compliance with the REAP 2.0 guidelines and objectives and PATH Program guidelines and all applicable state and federal statutes, rules, regulations, and laws.

MOTION: SECOND: ROLL CALL VOTE:

DISCUSSION/DIRECTION:

- 1) **Creation of an in-house Planning Department-** E. Self -public works director- The city currently outsources our city’s community development. This is split between The Holt Group and Imperial County Building and Planning. The city

has an opportunity to bring in revenue from property owned by the city as it develops. The current base value per lot as previously negotiated was at approximately \$15,000 per lot. The city has 130 available lots that should be put out as subdivisions with the potential of bringing approximately \$1,950,000 of sales from land. In addition to this, bringing in the permitting aspect of this could bring along another \$300,000 plus in fees. This would render the department as self-sustainable and not impacting our General Fund negatively.

- 2) **Purchase of budgeted trucks-** E. Self- public works director- The city's current fleet is passed its useful service life and repairs exceed the values of the vehicles with some parts are no longer available. Public works is down to one fully functioning truck and is used between three staff members. Public works has an approved budgeted purchase for trucks.

STAFF and COUNCIL REPORTS:

ADJOURNMENT:

The next regular scheduled meeting of the City of Calipatria City Council is Tuesday, October 22, 2024, at 6:00 pm

MOTION:

SECOND:

VOTE:

I, CATHERINE J. HOFF, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: *October 4, 2024*



City of Calipatria Report to City Council

To: City of Calipatria City Council
Laura Gutierrez, City Manager

From: George Galvan, City Planner

Prepared By: Alan Molina, Assistant Planner

Date: October 8, 2024

Subject: Regional Early Action Planning Grant Program of 2021 for Delta Street Pump Station Improvement Project located at 440 West Main Street.

Summary:

Proponent: City of Calipatria

Project Location: 440 West Main Street (APN 023-070-007)

Pending Action: Approve the execution of an agreement to receive funding from the Regional Early Action Planning Grant Program of 2021 and delegate the City Manager to execute all documents via Adoption of Resolution No. 24-36.

Grant Amount: \$1,500,000

Scope of Work: Improvements include the installation of an updated electrical control system, new blower system to remove corrosive gasses, upgrade centrifugal pumps, and rehabilitate the wet well concrete and steel support members.

INTRODUCTION AND BACKGROUND

Southern California Association of Governments (SCAG) allocated a total of \$35 million to the Regional Utilities Supporting Housing (RUSH) Pilot Program. RUSH is one of the three Programs to Accelerate Transformative Housing (PATH) programs in the REAP 2.0 Program Framework. RUSH Program is focused on utility infrastructure planning and capital improvements that will support a jurisdiction meet the housing production goals defined in the 6th cycle RHNA and housing elements and that meet REAP 2 Program Goals and Objectives. The City of Calipatria subsequently applied through the RUSH Program

Application for a Capital Project, referred to as Delta Street Pump Station Improvement Project. Capital projects are projects that address current and future utility restrictions in housing development through upgrading infrastructure for sewer, water, stormwater, and dry utility systems. These projects would enable continued infill housing production despite restricted utilities that would otherwise prevent current or future development.

Completing the Delta Street Pump Station Improvement Project will enhance the longevity of equipment, ensure public safety, and boost needed infill housing development by increasing the capacity of households that sewage infrastructure can accommodate and serve. The City identified a few vacant sites within the Eastside Specific Plan with the potential to provide future housing opportunities targeted for extremely, very low-, and low-income households. The sites are considered notable due to their size and opportunity to accommodate the necessary RHNA units needed (151 units) for the 2021-2029 planning period and to further fair housing. On January 4, 2024, SCAG's Regional Council approved recommendation of \$1,500,000 in funding for the Delta Street Pump Station Improvement Project located at 440 West Main Street.

Project Funding

The City has \$1 million through the American Rescue Plan Act (ARPA) and \$200,000 through NADBank to complete improvements to the Delta Street Pump Station. These funds are intended to address current deficiencies at the Pump Station but would only constitute a short-term fix. It is anticipated that these repairs would only extend the life of the Pump Station for a period of 5 years. It is anticipated that the additional \$1,500,000 (\$2.7 million total) would extend the life of the Pump Station to thirty years and provide sewer capacity to encourage affordable housing development.

Project Scope

The project scope of work includes the replacement of the existing electrical and control system. Installation of new single phase load center and transformer. A new flow metering system will also be installed. The project also includes the installation of an Air Blower System to remove corrosive gases from both the pump station wet well and dry well. Existing centrifugal pumps, shafts, piping, valves, and motors will be upgraded and refurbished.

The wet well is to be hydro blasted at 36,000 psi to remove all existing coating and deteriorate concrete from the walls, ceiling, and floor. Spalled concrete will be replaced with a high strength mortar or cement. The interior of the concrete wall will be coated with 80 mils of a 100 percent high solids epoxy designed for wastewater immersion. All steel support members and steel extrusion grating will be sandblasted and then coated.

The work scope also includes design of the electrical, civil, and structural components. Plans, specifications, and final cost estimates will also be prepared to ensure the cost-effectiveness of the project. The cost of bidding is also included in the project scope. This includes the advertisement of the project, contacting the contractors and material suppliers, answering contractor questions, and similar bid-related tasks to further ensure cost effectiveness. A full-time Resident Engineer will be on site during the construction process to inspect all work and manage the construction process on behalf of the City prevent any cost overruns.

AWARDED FUNDING

Funding Program	Agency	Fiscal Year	Grant Amount	Local Match	Total
REAP 2.0	SCAG	2024-2025	RUSH - \$1,500,000	—	\$2,100,000
		2024-2025	ARPA - \$1,000,000	—	
		2024-2025	NADBank - \$200,000	—	

CITY COUNCIL PENDING ACTION

Staff is requesting the City Council to adopt Resolution 24-36 (**Attachment A**) Authorizing the City Manager to execute an agreement with SCAG and any amendments thereto to receive funding from the Regional Early Action Planning Program of 2021.



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: October 4, 2024

Submitted By: Edgar Self, Public Works Director

Council Meeting Date: October 8, 2024

Discussion / Action

Subject: Creation of an in-house Planning Department

Background:

The City currently outsources our City's Community Development. This is split between The Holt Group and Imperial County Building and Planning.

The City has an opportunity to bring in revenue from property owned by the city as it develops. The current base value per lot as previously negotiated was at approximately \$15,000 per lot. The City has 130 available lots that should be put out as subdivisions with the potential of bringing approximately \$1,950,000 of sales from land.

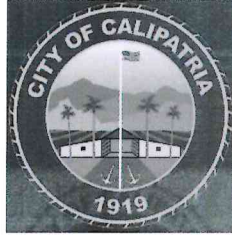
In addition to this, bringing in the Permitting aspect of this could bring along another \$300,000 plus in fees. This would render the department as self-sustainable and not impacting our General Fund Negatively.

Recommendation:

Staff recommends the City Council approve the implementation of a Community Development Department prior to the further development to capture revenue and allow for future growth of our community and improving quality of life.

Fiscal Impact:

General fund growth



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: October 4, 2024

Submitted By: Edgar Self, Public Works Director

Council Meeting Date: October 8, 2024

ERS

Discussion / Action

Subject: purchase of the budgeted trucks

Background:

The Cities current fleet is passed its useful service life and repairs exceed the values of the vehicles with some parts are no longer available. Public works is down to one fully functioning truck and is used between three staff members. Public works has an approved budgeted purchase for trucks.

Recommendation:

Staff recommends the City Council approve the purchase of a budgeted trucks. Trucks will be in used condition.

Fiscal Impact:

Not to Exceed \$50,000



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2004 Chevy Silverado 3500 4X4 4WD CRANE Utility Service Truck 1 Owner Ex-City 1-Ton Dually
\$17,995



Price	\$17,995
Body Style	Truck
Mileage	113,139

Color	White
Fuel Type	Gas
VIN	1GBJK34U24E347680
<p>2004 Chevy Silverado 3500 4X4 4WD CRANE Utility Service Truck 1 Owner Government Owned & Maintained, 1-Ton Dually, Liftmoore Crane Boom Crane Lift 3200REL, 9' Service Bed, Side Compartments & Shevles, Great Hauling & Towing Capability, 4-Wheel Drive! 4X4 4WD Work Truck! ***NEW REAR MAIN SEAL, NEW OIL PAN GASKET. NEW TIMING COVER GASKET. NEW RADIATOR. NEW SERPENTINE BELT. NEW COOLANT. NEW ENGINE OIL & FILTER*** Cloth Seats & Vinyl Flooring for Easy Clean-Up, Dual Rear Wheels, Utility Service, V8 6.0L Vortec Gas Engine and much more. Give us a call at 951 735-6269 or toll free at 1-877-826-7253</p>	

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Fuel Type	Gas
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NEW ENGINE OIL & FILTER. NEW COOLANT*** Utility
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2019 Ford F-350 Regular Cab SRW 4x4, Service Truck

Stock #: 51841



Pricing Details

Price	\$26,995
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Chassis Details

Mileage	138,994	Vehicle Body	Regular Cab Chassis-Cab
Stock Number	51841	Vehicle VIN	1FDRF3F60KEC10778
Stock Type	Used	Interior Color	Medium Earth Gray
Year	2019	Exterior Color Description	White
Make	Ford	Engine Cylinder Count	8
Model	F-350	Transmission Type	Automatic
Class	3	Rear Wheels	Single
Drive Train	4x4	Fuel Type	Flex Fuel
Cab-to-Axle	60	Engine Make	Ford
Wheelbase	145	Engine Size (L)	6.2
Cab Type	Regular	Horsepower	383
Vehicle Trim	XL	Brake Type	Hydraulic

Body Details

Body Type

Service Truck

Vehicle Options

GVWR: 10,900 lb Payload Package	Fully automatic headlights
Power Equipment Group	Advanced Security Pack
4 Speakers	MyKey
AM/FM radio	Front reading lights
AM/FM Stereo	Outside temperature display
Air Conditioning	Passenger vanity mirror
Power Front Side Windows	Telescoping steering wheel
Power Locks	Tilt steering wheel
Power steering	Trip computer
Remote Keyless Entry	HD Vinyl 40/20/40 Split Bench Seat
Traction control	Front Center Armrest w/Storage
4-Wheel Disc Brakes	Trailer Tow Mirrors w/Power Heated Glass
ABS brakes	18" Argent Painted Steel Wheels
Dual front impact airbags	Variably intermittent wipers
Dual front side impact airbags	3.73 Axle Ratio
Front anti-roll bar	**CLEAN CARFAX**
Low tire pressure warning	**4X4**
Overhead airbag	**POWER WINDOWS**
Passenger cancellable airbag	**POWER DOOR LOCKS**
Rear anti-roll bar	**BACK-UP CAMERA**
Brake assist	**TOW PACKAGE**
Electronic Stability Control	**UPFITTER SWITCHES**
Delay-off headlights	**ONE OWNER CARFAX**

Vehicle Notes

CLEAN CARFAX, **ONE OWNER CARFAX**, **8FT CONSTRUCTION TRUCK**, **POWER EQUIPMENT GROUP**, **4X4**, **POWER WINDOWS**, **POWER DOOR LOCKS**, **BACK-UP CAMERA**, **TOW PACKAGE**, **UPFITTER SWITCHES**, ABS brakes, Advanced Security Pack, Electronic Stability Control, Low tire pressure warning, MyKey, Power Equipment Group, Power Front Side Windows, Power Locks, Remote Keyless Entry, Traction control, Trailer Tow Mirrors w/Power Heated Glass. 6.2L V8 EFI SOHC 16V Flex Fuel TorqShift 6-Speed Automatic**PLEASE DO NOT HESITATE TO CONTACT ANY OF OUR WELL QUALIFIED

16416 Valley Blvd, Fontana, CA 92335



2014 Ford F-250 Regular Cab 4x2, Service Truck

Stock #: 52684



Pricing Details

Price	\$21,995
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Chassis Details

Mileage	45,247	Vehicle Trim	XL
Stock Number	52684	Vehicle VIN	1FTBF2A69EEB07905
Stock Type	Used	Interior Color	Steel
Year	2014	Exterior Color Description	White
Make	Ford	Engine Cylinder Count	8
Model	F-250	Transmission Type	Automatic
Class	2	Fuel Type	Flex Fuel
Drive Train	4x2	Engine Make	Ford
Wheelbase	137	Engine Size (L)	6.2
Cab Type	Regular	Horsepower	383
		Brake Type	Hydraulic

Body Details

Body Type	Service Truck
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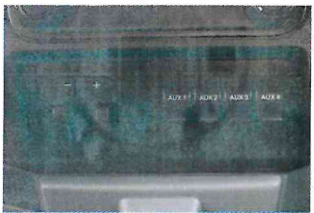
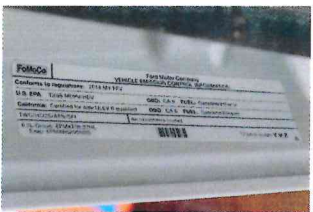
Vehicle Options

GVWR: 10,000 lb Payload Package	Passenger cancellable airbag
2 Speakers	Brake assist
AM/FM radio	Electronic Stability Control
AM/FM Stereo w/Digital Clock	Rear step bumper
Air Conditioning	Front reading lights
Power steering	Outside temperature display
Traction control	Passenger vanity mirror
4-Wheel Disc Brakes	Tachometer
ABS brakes	Telescoping steering wheel
Dual front impact airbags	Tilt steering wheel
Dual front side impact airbags	Heavy Duty Vinyl 40/20/40 Split Bench Seat
Front anti-roll bar	Front Center Armrest w/Storage
Front wheel independent suspension	17" Argent Painted Steel Wheels
Low tire pressure warning	Variably intermittent wipers
Overhead airbag	3.73 Axle Ratio

Vehicle Notes

CARFAX One-Owner. Clean CARFAX. ABS brakes, Electronic Stability Control, GVWR: 10,000 lb Payload Package, Low tire pressure warning, Traction control. 6.2L V8 EFI SOHC 16V Flex Fuel TorqShift 6-Speed Automatic**PLEASE DO NOT HESITATE TO CONTACT ANY OF OUR WELL QUALIFIED SALES ASSOCIATES FOR MORE INFORMATION ON THIS VEHICLE**PACIFIC AUTO CENTER HAS THE LARGEST SELECTION OF TRUCKS IN CALIFORNIA**PLEASE VISIT US AT PACIFICAUTOCENTER.COM. All prices plus government fees and taxes, any finance charges, any dealer document processing charges (\$85), any electronic filing charge, and any emission testing charge. The Advertised Price for any vehicle does not include dealer-installed accessories. These accessories can be purchased for an additional cost; WHEELS, LIFT KITS, LOWERING KITS, TINT, PRE-INSTALLED ETCH THEFT DETERRENT, 3M DOOR EDGE GUARDS, GPS DEVICE. PLEASE CALL TO SPEAK TO A SALES ASSOCIATE FOR MORE INFORMATION! 2014 Ford F-250SD XL 2D Standard Cab

Photos



16416 Valley Blvd, Fontana, CA 92335



2021 Ford F-250 Super Cab 4x2, Service Truck

Stock #: 53659



Pricing Details

Price	\$33,995
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Chassis Details

Mileage	85,689	Vehicle Trim	XL
Stock Number	53659	Vehicle VIN	1FD7X2A6XMED61846
Stock Type	Used	Interior Color	Medium Earth Gray
Year	2021	Exterior Color Description	White
Make	Ford	Engine Cylinder Count	8
Model	F-250	Transmission Type	Automatic
Class	2	Fuel Type	Flex Fuel
Drive Train	4x2	Engine Make	Ford
Cab-to-Axle	56	Engine Size (L)	6.2
Wheelbase	164	Horsepower	383
Cab Type	Super	Brake Type	Hydraulic

Body Details

Body Type	Service Truck
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Vehicle Options

2021 Ford F-250SD XL

GVWR: 10,000 lb Payload Package	Delay-off headlights
4 Speakers	Fully automatic headlights
AM/FM radio	Rear step bumper
AM/FM Stereo w/MP3 Player	Compass
SYNC Communications & Entertainment System	Front reading lights
Air Conditioning	Outside temperature display
Power steering	Overhead console
Steering wheel mounted audio controls	Passenger vanity mirror
Traction control	Tachometer
4-Wheel Disc Brakes	Telescoping steering wheel
ABS brakes	Tilt steering wheel
Dual front impact airbags	Trip computer
Dual front side impact airbags	Front Center Armrest
Emergency communication system	HD Vinyl 40/20/40 Split Bench Seat
Front anti-roll bar	Split folding rear seat
Front wheel independent suspension	17" Argent Painted Steel Wheels
Low tire pressure warning	Variably intermittent wipers
Overhead airbag	3.73 Axle Ratio
Passenger cancellable airbag	**RWD**
Brake assist	**EXTENDED CAB**
Electronic Stability Control	**POWER WINDOWS**
Exterior Parking Camera Rear	**POWER DOOR LOCKS**

Vehicle Notes

2021 Ford F-250SD XL

CARFAX One-Owner. **UTILITY TRUCK**, **RWD**, **EXTENDED CAB**, **POWER WINDOWS**, **POWER DOOR LOCKS**, ABS brakes, Compass, Electronic Stability Control, Emergency communication system, GVWR: 10,000 lb Payload Package, Low tire pressure warning, Traction control. 6.2L V8 EFI SOHC 16V Flex Fuel 6-Speed Automatic**PLEASE DO NOT HESITATE TO CONTACT ANY OF OUR WELL QUALIFIED SALES ASSOCIATES FOR MORE INFORMATION ON THIS VEHICLE**PACIFIC AUTO CENTER HAS THE LARGEST SELECTION OF TRUCKS IN CALIFORNIA**PLEASE VISIT US AT PACIFICAUTOCENTER.COM. All prices plus government fees and taxes, any finance charges, any dealer document processing charges (\$85), any electronic filing charge, and any emission testing charge. The Advertised Price for any vehicle does not include dealer-installed accessories. These accessories can be purchased for an additional cost; WHEELS, LIFT KITS, LOWERING KITS, TINT, PRE-INSTALLED ETCH THEFT DETERRENT, 3M DOOR EDGE GUARDS, GPS DEVICE. PLEASE CALL TO SPEAK TO A SALES ASSOCIATE FOR MORE INFORMATION! 2021 Ford F-250SD XL

Photos

