

# MINUTES

## City of Guadalupe

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

Tuesday, June 13, 2023, at 6:00 pm  
City Hall, 918 Obispo Street, Council Chambers

1. **ROLL CALL:**

Council Member Christina Hernandez  
Council Member Gilbert Robles  
Council Member Megan Lizalde  
Mayor Pro Tempore Eugene Costa Jr.  
Mayor Ariston Julian

*The meeting was called to order at 6:01 p.m. by Mayor Pro Temp Costa, Jr. Mayor Julian was absent. (Note: The abbreviations, "CM" for "Council Member" and "MPT" for "Mayor Pro Temp" will be used in these minutes.)*

2. **PLEDGE OF ALLEGIANCE**

3. **MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.**

*There were no comments from either the council members or staff.*

4. **AGENDA REVIEW**

*There were no changes made to the agenda.*

5. **CEREMONIAL CALENDAR**

A. Juneteenth – Proclamation

*CM Lizalde read the proclamation which said, in part: "...the Emancipation Proclamation was signed on January 1, 1863 by President Abraham Lincoln, declaring the slaves in Confederate territory free, paving the way for the passage of the 13<sup>th</sup> Amendment which formally abolished slavery in the United States...the signing of the Emancipation Proclamation was delayed in reaching authorities and African-Americans in the South and Southwestern United States to June 19, 1865...June 19<sup>th</sup> has a special meaning to African-Americans, and is called "JUNETEENTH" combining the words June and Nineteenth...a Senate bill was approved on June 15, 2021, making Juneteenth, the date commemorating the end of chattel slavery in the United States, a federal holiday."*

## B. Expressing Appreciation to Shannon Sweeney – Proclamation

*Mr. Todd Bodem read the proclamation expressing appreciation to Shannon Sweeney, which said in part: "...Shannon Sweeney has served the City and residents of Guadalupe well since she was hired as Public Works Director/City Engineer on July 15, 2019...[She] has dedicated most of her career to public service...has exhibited her strong sense of civil service, dedication providing excellent customer service and professional expertise...helping generate a commitment to continuous improvement and many operational changes in the Public Works Department that will continue well into the future...the City has benefited from [her] commitment of time, energy, knowledge, and intelligence in numerous projects, initiatives and matters...take this opportunity to express sincere appreciation and recognition to Shannon Sweeney for her dedication, commitment, and valued contribution to the citizens of Guadalupe."*

*Mr. Bodem presented Ms. Sweeney with the proclamation and a Guadalupe historical blanket. He asked her if she had a few words. Ms. Sweeney said, "Just a few. I've been honored to work here for the City. I've come to love this place. It's very, very bittersweet that I leave. I'm going to another agency that is just closer to home. And if it weren't for that, I'd still be here. I want to thank everybody for being so dang supportive. I'm happy that we got a lot of stuff done. We made a lot of infrastructure. So, Guadalupe can be whatever it wants to be. I'm going to be watching from afar. As I keep telling everybody, I'm not dying. I think I've given my phone number out to everybody. You're welcome to call. I don't want to see things fail. I want to see that things continue. I'll be keeping an eye out and keeping in touch. So, thank you."*

*CM Lizalde said, "On behalf of myself and coming on being one of the newer members on the Council, I just immensely appreciate Shannon and her knowledge and her view on how things are running...her vision and what she's done for the City. I'm so impressed in the short period of time just to see how much her hand has touched so many positive things. I'm so grateful. Also, as a mom with a family, I don't want to hold you back...having that balance of work life, we'd want the best for you. So glad you gave us your number. We are definitely going to stay in touch. We are so grateful."*

*CM Robles said, "It's been great working with you. A lot of professionalism and expertise. You came up with many solutions and got a lot done. You'll be remembered for these past four (4) years."*

*CM Hernandez said, "So appreciative of your time. Bummed that we're losing you."*

*Mr. Bodem said, "In the mayor's absence, he asked me to read the following: Please give my thanks and appreciation to Shannon for her commitment to the City of Guadalupe. Her technical leadership on her many projects is appreciated."*

*MPT Costa, Jr. then said, "The next person coming in has big shoes to fill. Thank you for your vision with moving us forward. You took a lot of pride in your work. You don't live here but you've taken on the City as your own. Thank you."*

## 6. PRESENTATION

A. Long-Term Financial Planning Presentation by Cameron Weist –The Weist Law Firm and Andrew Flynn – California Municipal Advisors LLC

*Mr. Cameron Weist, of The Weist Law Firm, gave a presentation on ways for the City to look at dealing with its Unfunded Accrued Liability, or “UAL”. (Mr. Andrew Flynn, Managing Director with California Municipal Advisors LLC and co-presenter was not able to attend the meeting.)*

*In summary, the presentation dealt with CalPERS pension costs and UAL. In simple terms, UAL is the amortized amount needed to fund already earned or accrued benefits. In some respects, it is like an unpaid mortgage that is accruing interest at a specified rate. The “normal cost” that must be paid is the annual cost of the incremental benefit that active participants are earning for the upcoming fiscal year. The Required Contribution is the sum of the employer’s normal cost rate (expressed as a percentage of payroll) plus the employer’s UAL contribution amounts (billed monthly in dollars.)*

*Mr. Weist spoke about the need for a long-term financial plan to address UAL. The process he suggested was as follows: 1) Establish goals and priorities; 2) Review past performance; 3) Develop policies; 4) Long-Term Financial Plan, and 5) Implement and monitor. He briefly addressed revenue analysis and some common revenue sources, such as impact fees, user fees, grants, etc. He addressed common expenses such as operational expenses, capital expenses, and pension liabilities. With pension liabilities, he discussed various financing and debt service options. Mr. Weist presented information that showed the City’s current UAL is 75.5% and recommended that it not go higher than 90.0%.*

*He concluded his presentation showing the steps to consider using when developing a long-term financial plan, starting with information gathering through to financial plan and project implementation. This whole process would take between a three-to-six-month period to have developed policies on investments, debt, reserves, and full policy development. Mr. Weist said that his firm could manage the entire process for the City.*

*Ms. Janice Davis, Finance Director, said, “UAL for CalPERS. We were wanting more of an explanation of options. We really don’t want to go into debt to address this.” Mr. Weist then spoke about a “115 Trust”, which is a way to set aside extra monies to pay anticipated (larger) Required Contributions. He said, “6.8% must be earned on CalPERS funds. If not, the City has to pay in the UAL. Annually commit to reserves. Show what your return on our investment would be if debt was paid down. Tell CalPERS not to ramp up amortization as you want to pay down the principal right away. Again, you’re at 75% now and you want to get up to 90%. With a 115 Trust, which is an IRS vehicle, you’d earn 6.8% interest. There’d be a buffer and can stabilize the UAL at the recommended 90%.”*

*Ms. Davis said, “The purpose of this presentation is to get a picture of where we are in terms of our UAL. We’re about \$1.0M behind. We could use The Weist Law Firm to help us develop a financial policy to cover the unfunded liability.”*

*Mr. Bodem added, “Pay it down now. You’d gain a lot more and have a lot in reserves later. Maybe look at a ‘Mello Roos’, parcel tax to go before the voters at ¾ votes. Use those monies to fund recreation, public safety or the general fund to be used elsewhere. I’d personally like to look*

at a 'Mello Roos'. We'd bring it before the Council. The Weist Law Firm would be helpful to look at our overall finances."

CM Lizalde asked, "Are you looking for direction or is this just a presentation? It's important and a lot of information." Mr. Bodem said, "A 115 Trust...putting into that...long-term savings. Little pieces here and there to offset UAL debt, such as grants." Mr. Weist added, "This is a very complex issue. I'd will be willing to come back with more information." The Council thanked Mr. Weist for his presentation.

**B. Central Park Renovation Project Presentation by Pacific Coast Land Design**  
(Guadalupe's New Central Park) YouTube Video <https://www.youtube.com/watch?v=fQ4bFrFD9Hg>

Ms. Brooke McDonall and Mr. Eric Berg from Pacific Cost Land Design gave a presentation showing the current status of the Central Park renovation. There was public outreach to gain insight as to the community's needs for the park. Their presentation included pictures of the current layout of the park and the proposed renovation which will include such plans for a dog park, skate park, picnic and barbecue areas, adult exercise area, kid swings, and a restroom. There is a section proposed in the park with a design paying homage to the dunes.

Ms. McDonall said, "We want to show you the grant scope...where the monies are going, like the picnic and barbecue areas. The grant doesn't include the parking lot, but we have to bring the parking lot up to code. It wasn't originally part of the plan. Also, we asked the Recreation & Parks Commission about the dog park surfacing...we'll go with loose gravel for that surfacing. A slide was shown with overall cost estimates. Ms. McDonall said, "We are always updating these figures based on inflation...everything is going up. We are being as conservative as we can.

The next steps were briefly discussed. The project timeline showed that after having gone through the preliminary investigations, project management, conceptual design and design development, the next steps would be construction documents through 2/13/2024 and construction support, early 2024 to early 2025.

CM Lizalde asked about the skatepark. She said, "There's no gate. It's open?" Mr. Berg said, "There are two (2) points of entry. We did look at fencing it, but it comes down to cost. Also, the dog park and the water tower are both fenced. We didn't want to have a lot of fenced in areas at the park." CM Lizalde then asked, "Maybe looking at some controlled barrier to the skate park?" Mr. Berg said, "Putting a barrier could become a nuisance. And, unfortunately, people will find ways to get over the barrier."

CM Hernandez asked, "On the landscaping, will there be any native plants?" Ms. McDonall said, "Yes, there'll be regionally adapted tolerant plants. Low maintenance plants."

CM Lizalde commented, "The whole town is extremely excited about this project."

Ms. McDonall also said, "The existing sidewalk at the park will be used. We're asking part of it be salvaged. The initial plan was to have a 10-foot sidewalk running through the park, but it will

actually be 8 feet.” CM Robles asked, “What is the footage of the skate park?” Ms. McDonall said, “Around 5,600 square feet.” CM Robles then asked about the level design of the park. Mr. Berg said that the skate park will be designed with varying levels of expertise.

Mr. Bodem asked about the start date. Ms. McDonall said, “February 2024 – plans to the City. Then by Spring 2024, RFPs (Request for Proposal) should be going out to contractors.” Mr. Berg added, “I just want to say that it’s been a joy to work with Shannon. It’s sad that we’re losing her.”

Ms. Sweeney said, “One of the challenges is painting the water tower at the park. I’ve met with the lessees to have the cell cables moved. This must happen before anything at the park can take place. The park will be closed when the water tower is being painted. I just want to make sure everyone knows that.”

## **7. COMMUNITY PARTICIPATION FORUM**

Mr. Nathan Sutter had some comments regarding the renovation of Central Park. He said, “The wall design facing Pacheco. The wall stops at the dog park and the skate park. I had communicated before about the noise factor and asked for a sound wall. I don’t see it in the design. I encourage the City to consider this, not only for me but for other properties on 9<sup>th</sup> Street. I appreciate the design team. They’re easy to speak with.”

## **8. 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 June 1, 2023.
- C.** Approve the Minutes of the City Council regular meeting of May 23, 2023.
- D.** Adopt Resolution No. 2023-41 directing staff to forward to the Auditor Controller’s Office of the County of Santa Barbara the Water Standby Charges for vacant parcels within the City of Guadalupe for fiscal year 2023-24.
- E.** Adopt Resolution No. 2023-42 authorizing submission of corrections to a previously submitted application and conditionally approved grant for funding of wastewater collection system improvements from the State of California Community Development Block Grant Program (CDBG) and authorize the Mayor or designee to sign the corrected resolution, application, grant agreement, and supporting documents.
- F.** Adopt Resolution No. 2023-43 approving a contract with Standard Demolition, Inc. in the amount of \$37,721.00 for demolition of the Bonita Tank.

- G. Adopt Resolution No. 2023-44 authorizing the City to enter into an agreement with JAS Pacific for building official and plan check services.
- H. Adopt Resolution No. 2023-45 authorizing the City to enter into an agreement with David R. Rose for independent professional building inspector services.
- I. Approve the Annual Fiestas Patrias Celebration in Guadalupe to be held on Saturday and Sunday, September 16 and 17, 2023.
- J. Adopt Resolution No. 2023-46 initiating proceedings for the annual levy of assessments for the Pasadera Landscape and Lighting District for fiscal year 2023-2024; and adopt Resolution No. 2023-47 approving the Engineer's Report for the Pasadera Landscape and Lighting District and declaring the City Council intent to levy assessments.
- K. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
  - 1. Planning Department report for May 2023
  - 2. Building Department report for May 2023
  - 3. Public Works/Engineering report for May 2023

*Mr. Bodem pulled Item #8.E. "until further notice". CM Lizalde pulled Item #8.J. Motion was made by Council Member Lizalde and seconded by Council Member Robles to approve the remainder of the Consent Calendar. 4-0 Absent: 1 Julian. Motion passed.*

*Item #8.J. Motion was made by Council Member Hernandez and seconded by Mayor Pro Temp Costa, Jr. to approve Resolution No. 2023-46 initiating proceedings for the annual levy of assessments for the Pasadera Landscape and Lighting District for fiscal year 2023-2024; and adopt Resolution No. 2023-47 approving the Engineer's Report for the Pasadera Landscape and Lighting District and declaring the City Council intent to levy assessments. Roll Call: Ayes: 3 Nos: 0 Abstain: 1 Lizalde Absent: 1 Julian. Motion passed.*

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

*Mr. Bodem said, "Aside from what's in my written report, I have nothing more to add at this time."*

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

*Chief Cash did not have a report.*

**PUBLIC HEARING**

**11. Guadalupe Benefit Assessment District No. 1 (FY 2023-24) – Public Hearing.**

Written report: Shannon Sweeney, Public Works Director/City Engineer

**Recommendation:** That the City Council conduct the public hearing to provide all present with an opportunity to speak regarding the assessment for the Guadalupe Benefit District No. 1 and adopt Resolution No. 2023-48 setting the proposed assessments.

*Prior to Ms. Sweeney discussing this item, City Attorney Sinco said, "Two (2) of the four (4) members on the Council live in the area affected by this assessment district, CMs Hernandez and Robles. Both would normally be required to step down. But with only two (2) members remaining, a coin toss will be made for one (1) to stay. CM Hernandez had called 'tails'." A coin was tossed, landing on 'heads', witnessed by City Attorney Sinco and Mr. Bodem, resulting in CM Hernandez recusing herself.*

*Ms. Sweeney gave a brief background on this item saying, "This is a public hearing held annually to allow anyone to speak on the matter. The City Council is responsible for levying assessments based upon prior year costs and estimated future costs for lighting and landscaping in the Point Sal Dunes and Riverview subdivisions of the Guadalupe Benefit Assessment District No. 1. We are not changing parcel assessments. The anticipated FT 2023-24 costs are \$17,726.66 for Point Sal Dunes (254 parcels) and \$6,020.00 for Riverview (50 parcels).*

**Public Hearing opened at 7:13 p.m. Public Hearing closed at 7:14 p.m.**

**Motion was made by Council Member Lizalde and seconded by Mayor Pro Temp Costa, Jr. to approve Resolution No. 2023-48 confirming lighting and landscaping charges for the Guadalupe Benefit Assessment District No. 1 and authorizing the Santa Barbara County Auditor's Office to collect said benefit assessments for the 2023-2024 Tax Year. Roll Call: Ayes: 3 Nos: 0 Abstain: 0 Recused: 1 Hernandez Absent: 1 Julian. Motion passed.**

**12. Guadalupe Lighting District (FY 2023-24) – Public Hearing.**

Written report: Shannon Sweeney, Public Works Director/City Engineer

**Recommendation:** That the City Council conduct a public hearing to provide all present with an opportunity to speak regarding the assessments for the Guadalupe Lighting District and adopt Resolution No. 2023-49 setting the proposed assessments.

*City Attorney Sinco said, "This is the older district which doesn't include Point Sal Dunes and Pasadera." Ms. Sweeney gave a brief background saying, "This hearing is for the Guadalupe Lighting District. Point Sal Dunes and Riverview are not included here as they have their own lighting district. Also, not included here is Pasadera which has its own lighting district. The costs are unchanged for each parcel. These are paid through property taxes. These funds are not only for street lighting. It can include lights in parks, too. We can use Lighting District funds for parks...\$300,000 is directed towards lighting in Central Park, which then frees up monies from the renovation grant.*

*MPT asked if he could participate in voting on this item. City Attorney Sinco said, "As long as 15%-20% of the population resides in this district, there's a non-material effect. You can vote."*

Public Hearing opened at 7:19 p.m. Public Hearing closed at 7:20 p.m.

Motion was made by Council Member Hernandez and seconded by Council Member Lizalde to approve Resolution No. 2023-49 confirming street lighting charges for the Guadalupe Lighting District and authorizing the Santa Barbara County Auditor's Office to collect said benefit assessment for the 2023-2024 Tax Year. Roll Call: Ayes: 4 Absent: 1 Julian. Motion passed.

## REGULAR BUSINESS

### 13. Community Benefit Agreement between the City of Guadalupe and Central Coast Processing LLC.

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2023-50 approving the Community Benefit Agreement by and between the City of Guadalupe, a municipal corporation of the State of California ("City") and Central Coast Processing LLC, a California corporation ("CCP"), located at 151 Obispo Street, Guadalupe, CA 93434 (the "Site").

*Mr. Bodem stated the following: On May 25, 2021, the City Council adopted Ordinance No. 2021-494 ("the Cannabis Ordinance") which establishes the operational requirements with which all commercial cannabis businesses in the City must comply. The operator of each cannabis business must also enter into a community benefit agreement with the City setting forth additional terms and conditions under which the cannabis facility will operate.*

*On January 6, 2022, Central Coast Processing LLC, a California corporation ("CCP") submitted an application to the City of Guadalupe for a cannabis business consisting of a microbusiness license located at 151 Obispo Street. As part of the application vetting and selection process, CCP was required to include a description of the community benefits it was willing to offer to the City.*

*There will be a Public Benefit Fee of two percent (2.0%) on the gross receipts of all commercial cannabis activities including cultivation processing, manufacturing, and/or distribution. (This obligation to pay this fee shall cease if the City of Guadalupe implements a voter-approved cannabis business tax in the future.)*

*Although the complete Community Benefits Program is important, the following are some of the items listed that CCP shall be required to do:*

- *Take quantifiable steps to establish and maintain high standards for quality and ethics.*
- *Recruit and hire local Guadalupe residents trained by the cooperative to work in security positions at their facility and/or help trainees to obtain employment at other licensed cannabis businesses in the area.*
- *Require its vendors to buy or employ products/services from local merchants with the City of Guadalupe.*
- *Organize and host one or more cannabis jobs and career fairs each year. These jobs and career fairs shall be free and open to the public.*



- *Donate 1% of its profits from all commercial cannabis activities to provide financial support to local charities, community groups and non-profit organizations.*
- *Take quantifiable steps to provide a direct and positive impact on community residents. Such positive impacts shall include providing jobs for minorities and veterans from the City of Guadalupe and surrounding areas.*

*Mr. Bodem mentioned that Jillian Collins from CCP was present at the meeting. Ms. Collins came to the podium to answer any questions. CM Robles asked, "How far along are you on the build out?" Ms. Collins said, "We've just submitted for the second plan check. We're hoping they won't be a third plan check. Equipment is staged. The fire sprinkler system is being addressed. We're looking to open no later than late August."*

*CM Hernandez said, "This is for Todd...the non-profit listing needs to be updated." Ms. Collins mentioned that they did some outreach and found that some charitable organizations can't take monies from cannabis as it may impact their future grants. City Attorney Sinco added, "The non-profit list is not only limited to who's listed. These are types of organizations shown but not a total list."*

*Ms. Collins said, "It would be beneficial to understand the needs of the community and the charitable needs." Ms. Hannah Sanchez added, "There is a non-profit coalition that meets the first Friday of each month. I can put you in touch with them."*

*Mr. Bodem commented, "A shout-out to Jillian Collins. She's been so cooperative with us. She's great to work with." Ms. Collins said, "I will be here once a week. This is a great City Council. I'm sorry to see Shannon leaving. I just found that out tonight."*

**Motion was made by Council Member Lizalde and seconded by Council Member Hernandez to approve Resolution No. 2023-50 approving the Community Benefit Agreement between the City of Guadalupe and Central Coast Processing LLC for the operation of a cannabis non-volatile manufacturing processing-only cultivation, and distribution business located at 151 Obispo Street. Roll Call: Ayes: 4 Nos: 0 Abstain: 0 Absent: 1 Julian. Motion passed.**

#### **14. FUTURE AGENDA ITEMS**

*There were no additional items added to the current listing.*

*CM Lizalde asked, "Has a date been set on the joint meeting with the school district?" Mr. Bodem said that he had spoken with Dr. Handall, and the meeting would be in October."*

*Then CM Lizalde also asked, "What about the meeting to share....? Ms. Sanchez said, "A meeting will be set up with Dr. Handall. There's an existing soccer league that wants to come to Guadalupe. We'd want to have an agreement with the school district before allowing third parties associated with the City to use the school's property. If no agreement, we'd end up using the Jack O'Connell field. The Recreation & Parks Commission will bring up a possible grant for renovation of the football field at O'Connell for a potential multi-use stadium. Then this would be brought to the City Council."*

**15. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS**

*CM Hernandez: I attended the Reading Festival at Mary Buren Elementary School. The Community Changers and Little House at the Park were there. I was excited to see our firefighters there as were all the kids attending. Many kids said they wanted to be firefighters or police officers.*

*Hannah Sanchez: I've been promoting this...the deadline is coming up. For the "Color Run", the deadline is June 26<sup>th</sup>. The deadline to pay with credit card, check or money order is June 23<sup>rd</sup>. The race is scheduled for Saturday, July 29<sup>th</sup>.*

*Todd Bodem: A "shout-out" to Chief Cash and Mayor Julian. On Saturday, June 10<sup>th</sup>, CM Hernandez and I attended a Women's Leadership meeting. Two (2) plaques were presented to Chief Cash and Mayor Julian in recognition of their leadership during the January 9<sup>th</sup> flood.*

**16. ADJOURNMENT TO SUCCESSOR AGENCY BOARD MEETING**

**Motion was made by Council Member Hernandez and seconded by Council Member Robles to adjourn to the Successor Agency Board Meeting. 4-0 Absent: 1 Julian. Motion passed. Meeting to adjourn to Successor Agency board meeting at 7:37 p.m.**

**SUCCESSOR AGENCY**

- 17. Declaration of certain agency-owned land as surplus (Al's Union Site, 995 Guadalupe Street, APN 115-071-001) and authorize the Successor Agency Executive Director to send Notices of Availability as to the surplus land.**

Written report: Philip F. Sinco, Agency Counsel

Recommendation: That the Successor Agency adopt SA Resolution No. 2023-02 declaring the Successor Agency-owned real property at 995 Guadalupe Street (former Al's Union site) to be surplus pursuant to the Surplus Land Act (Gov. Code, § 54220 et seq.).

*City Attorney Sinco briefly explained that the Successor Agency submitted a "Long Range Property Management Plan" to the California Department of Finance proposing that the property at 995 Guadalupe Street, known as "Al's Union", be sold after remediation was completed. It has always been the plan to de-contaminate the property and then have it be sold.*

*The California Surplus Land Act ("SLA") legislation brought about a complication in that a local agency, including a Successor Agency, must declare the property to be either "surplus land" or "exempt surplus land" prior to sale or lease of property. SLA requires that the City give written notice of the surplus land to local public entities, including schools, housing agencies, etc. ...SLA imposes a mandatory negotiation process giving priority to affordable housing development.*

City Attorney Sinco said, "The City's not required to sell to these agencies . The City Council has the final decision. The first step is to give notice of the surplus property. Notice recipients would have 60 days to express purchase interest of the property. Then the Successor Agency would enter into a 90-day good faith negotiation period."

**Motion was made by Agency Member Lizalde and seconded by Agency Member Robles to approve Resolution No. 2023-02 declaring certain Successor Agency-owned real property to become surplus pursuant to the Surplus Land Act. 4-0 Absent: 1 Julian. Motion passed.**

After the resolution was passed, Mr. Willie Gonzalez asked to speak. He said, "I'm a realtor. Will the City rezone the property?" City Attorney Sinco responded, "It's zoned as 'mixed-use'...not technically zoned for housing but can have apartments on top and commercial below. If all housing, need CUP ("Conditional Use Permit") approved by the City Council." Mr. Gonzalez asked about the contamination and said that the property is very valuable. Mr. Bodem added that there was a \$1.5M grant use for clean-up.

**18. ADJOURNMENT**

**Motion was made by Council Member Hernandez and seconded by Council Member Lizalde to adjourn the meeting. 4-0 Absent: 1 Julian. Motion passed. Meeting was adjourned at 7:45 p.m.**

Prepared by:

  
\_\_\_\_\_  
Amelia M. Villegas, City Clerk

Approved by:

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