

# MINUTES

## City of Guadalupe

### Regular Meeting of the Guadalupe City Council

Tuesday, July 26, 2022, at 6:00 pm

City Hall, 918 Obispo Street, Council Chambers

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 present. (Note: The abbreviation, "CM", will be used for "Council Member" in the minutes.)*

2. **MOMENT OF SILENCE**

*Mayor Julian mentioned the passing of Armando ("Abe") Garcia, a Marine veteran and long-time resident of Guadalupe and offered condolences to his family. He also asked that we continue to remember those suffering the effects of the war in Ukraine.*

3. **PLEDGE OF ALLEGIANCE**

4. **AGENDA REVIEW**

*There were no changes to the agenda.*

5. **COMMUNITY PARTICIPATION FORUM**

*Julianne Hill, from Taylor Farms, formerly Apio and Curation Foods, said that she had been with Taylor Farms for 19 years. With Taylor's acquisition, they are looking to be more involved in Guadalupe and the community. Taylor Farms has already helped with the Le Roy Park re-opening, Cinco de Mayo celebration, and supported local kids at the auction at the recent County fair.*

*Ms. Hill said that she was at the meeting tonight to remind everyone about the upcoming blood drive. It will be held at the Taylor Farms facility on Wednesday, July 27th, from 2:00 p.m. to 5:30 p.m. She said, "Look for the Vitalant blood mobile. We will be giving out grocery bags of veggies*

there, too.” She thanked all the sponsors and organizations for spreading the word. Mayor Julian also commented, “Taylor Farms did some landscape cleaning here in Guadalupe. So, thank you.”

*Inger Hudson mentioned that she is a fairly new resident of Guadalupe. She had taken her grandson to the rehabilitated Le Roy Park who was very happy with all that he saw. Then she said, “I’d like to help...maybe with the Performing Arts Center and childcare. I’m not sure what I could do but I just wanted to offer my help. Also, there was a special meeting last week about two (2) cannabis companies. But I don’t know the outcome. What happened and when will the minutes come out?” She said, “I received a notice in the mail about fining people for smoking in wrong places. Seems to be cross purposes here. Second hand-smoke and cannabis. Again, I just want to say that I would like to be involved in my community. Thank you.”*

*Mayor Julian advised Ms. Hudson to speak with Chief Cash and Todd Bodem regarding her offer to help wherever she could. He also told her that the special meeting, which had been scheduled for July 19<sup>th</sup>, was canceled but will be rescheduled for Tuesday, August 16<sup>th</sup>. City Attorney offered his business card and added that he would be happy to bring her up to date on the cannabis issue.*

## **6. 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 July 18, 2022 and ratify payment of warrants for the period ending June 30, 2022 and July 7, 2022.
- C. Approve the Minutes of the City Council Regular Meeting of July 12, 2022, to be ordered filed.
- D. Approve a Professional Services Agreement for City Attorney services with The Law Office of Philip F. Sinco, LLC and authorize the Mayor to sign the agreement on behalf of the City.
- E. Receive the June 2022 Financial Report.
- F. Adopt Resolution No. 2022-64 acknowledging the receipt of and filing of the Annual Statement of Investment Policy for Fiscal Year 2022-2023.
- G. Adopt Resolution No. 2022-65 establishing the appropriations limit from tax proceeds for Fiscal Year 2022-2023.

- H. Adopt Resolution No. 2022-66 approving a contract with Pacific Coast Land Design, Inc. (PCLD) in the amount of \$611,687.00 for preparation of plans and specifications and engineer's estimate for Central Park renovation.
- I. Adopt Resolution No. 2022-67 approving the procurement of an electric bus through the state purchasing program.
- J. Approve Memorandum of Understanding with Santa Barbara County Association of Governments to define the roles and responsibilities associated with transit planning and programming for the term of August 18, 2022, to August 31, 2027.
- K. Adopt Resolution No. 2022-68 approving an agreement with the Guadalupe Union School District for funding of a School Resource Officer.
- L. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
  - 1. Public Safety Department:
    - a. Fire Department report for June 2022
    - b. Code Compliance report for June 2022
  - 2. City Treasurer's report for June 2022
  - 3. Human Resources Report for June 2022
  - 4. Recreation & Parks report for June 2022

**Todd Bodem pulled Item #7.J. Motion was made by Council Member Costa, Jr. and seconded by Council Member Ramirez to approve the balance of the Consent Calendar. 5-0 Motion passed.**

*Item #7.J. – Ms. Shannon Sweeney, Public Works Director, mentioned that on page 6 of 9 of the MOU, it states that the term of the MOU “shall begin on July 21, 2022 and end on July 31, 2027”. She said that those dates are incorrect. The correct dates are as stated in the staff report, “August 18, 2022 to August 31, 2027”. Ms. Sweeney said that the term dates were the only corrections to the MOU.*

**Motion was made by Council Member Ramirez and seconded by Council Member Costa, Jr. to approve the City of Guadalupe Transit and Santa Barbara County Association of Governments (SBCAG) transit operator agreement with the amended dates. 5-0 Motion passed.**

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

*Mr. Bodem reiterated that there would be a special meeting on Tuesday, August 16<sup>th</sup> which is the rescheduled meeting of July 19<sup>th</sup>.*

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

Chief reported on two (2) items: 1) the final number of citations for illegal fireworks is nine (9). They're going through processing with the help of the City Attorney, and 2) a year ago, the Santa Barbara County Public Health came and spoke to us about tobacco prevention group. Every city in the County got a grade and Guadalupe got an "F". Through the City Council's actions, within 1.5 years, we now are at a grade "A". Guadalupe is in a case study with the American Lung Association and their Public Law Health Center. We're the only city in Santa Barbara County with a grade "A" and we're among the top scores across California. We're very proud of that and that we're making sure that minors aren't smoking tobacco.

## 9. MAYOR'S REPORT- UPDATES

The mayor mentioned the report is on the website and in tonight's agenda packet. He encouraged people to read it to find out about all the activities and projects occurring throughout the City.

## PUBLIC HEARING

10. **Public Hearing to consider La Guardia Townhomes, 2022-001-GPZ and 2022-002-DR amending the General Plan Land Use Element from Low Density Residential to High Density Residential, rezoning from R-1 (Residential Single Family) to R-3 (Multiple Dwelling High-Density), and a Design Review to relocate a single-family home and replacing it with 20 one and 2-story apartment building (total 20 units).**

Written report: Larry Appel, Planning Director

Recommendation: That the City Council:

- a) Receive a presentation from staff;
- b) Conduct a public hearing, including: 1) an opportunity for the applicant to present the proposed project, and 2) receive any comments from the public; and
- c) Adopt Resolution No. 2022-69 approving 2022-001-GPZ for the Land Use Designation amendment and 2022-002-DR for the townhomes, including DR Findings, CEQA Class 32 Exemption and Conditions of Approval; and
- d) Introduce Ordinance No. 2022-503 for the first reading to rezone the property from R-1, Single-Family Residential to R-3, Multiple Dwelling (high density); and
- e) Continue the Ordinance to August 9, 2022, for second reading and adoption.

*Mr. Bill Scott gave the presentation in Mr. Larry Appel's absence.*

*The property in question covers 1.08 acres and is located at 4241 La Guardia Lane between La Guardia Lane and Eleventh Street. There are two (2) parcels for 20 multi-family units. There will be 18 two-bedroom and two 3-bedroom apartment units to be built. Mr. Lupe Alvarez is the property owner. The request is the rezoning from R-1, single-Family residential, to R-3, Multiple Dwelling (high density). This would also be part of the General Plan update. It is exempt from CEQA with a Class 32 exemption. This was the first reading of the ordinance.*

*The property owners had waited for the update to the General Plan which would up zone the property to R-2 with its new density which would be the same as the current R-3 zone. That specific change in General Plan has not yet occurred. Due to the need to reinvest funds from other property sales, the property owners have gone forward with a private GPZ application. This project will be consistent with the new designations once the City completes the General Plan update.*

*There's a driveway that connects Eleventh Street and La Guardia with the multi-family development on either side of the driveway. Landscaping will cover about 11.2% of the site. Each unit will have a minimum of 200 square feet of private open space. The buildings in this zone district are allowed to be up to 35 feet but this development will limit the height to 23 feet. There will be a need for a lot line adjustment that will combine the two lots which will come later prior to the issuance of a building permit.*

*The applicant has submitted a project that will ultimately provide 20 new apartment units where a vacant lot and dilapidated residence were present. The applicant is following the goals of the General Plan update to revitalize this area by allowing new development at a higher density that previously developed. The project will be consistent with the General Plan Land Use designation and the Zoning designation if the GPZ is approved by Council. Mr. Scott then turned to the City Council for questions and/or further discussion.*

*CM Cardenas asked, "What is the status of the General Plan update?" Mr. Scott responded, "It's in the consultant stage...environmental review so there are some steps away." CM Ramirez added, "Housing is going to be huge for us and in California, in general. What Guadalupe is lacking is the buying power, like young professionals looking to buy a townhome, or a condo. We don't have a lot of room to grow. We're not expanding...not a lot of land to expand with farmland all around us. This is what had me thinking about this development is what would this look like if these were condos or another opportunity?"*

*CM Costa, Jr. asked, "When are we looking at when they're going to start the Escalante Meadows project?" Mr. Bodem said, "In October...in two phases. They'll start one phase, finish that and then start the second phase. There will be people living there part of the time." CM Costa, Jr. further said, "On Eleventh Street, it's narrow...with two constructions happening...traffic is tight with potential for accidents. I know with other cities when new development come in, the developer is asked what they're going to do to help with the traffic. Something to look at for the future. More cars...egress...in and out for both Eleventh and La Guardia."*

*Mayor Julian commented, "To CM Ramirez's point regarding home equity and ability to purchase, there aren't a lot of single-family homes being built. This development, in terms of what it's going to be...condos or apartments, it's up to the developer what that's going to be. I know that the money, perhaps the money, I don't know the numbers, in terms of condos versus rentals. In the long term, how does that pencil out? Condos versus apartments? I'm assuming the apartment complex will generate more resources, but I don't know...I'm not a realtor. In the past, there was discussion of how many people can be housed on one (1) acre – a little over 100 people based on apartment sizes.*

*My concern then with that amount of people was the lack of open space. A couple hundred square feet of yard or of open space. Then there's area for two (2) ADUs. To me it may be more appropriate rather than the ADUs, to use space for pocket parks like the ones at Pasadera. I'd like to hear from the developer whether condo conversion, townhouse conversion as opposed to apartment rentals."*

**Public hearing opened at 6:26 p.m.**

*Mr. Lupe Alvarez had previously passed out a picture of an old building (house) that's sitting on the property in question. He said, "In 1957, my dad came and lived in Gularte tract, the official name but was then called 'Little TJ'. The People's Self-Help Project helped to improve this area. I also believe that the Housing Authority project will also improve that area. To set up a condo association is cost prohibitive and would force the costs to go up. The apartments behind the Veterans Building...those aren't condos...they've never been converted to condos. They're still apartments. For us, the whole area is currently R-3 but will be R-2 and will have the same density with the General Plan update. I've heard from Larry (Appel) that sometime in November/December that the General Plan will be ready.*

*To address the mayor and comments about ADUs, etc. Larry preferred having 200 feet of open space. ADUs are state law so we're just following the law that allows them. I really want to change that name from 'Little TJ' to just Gularte tract or the entrance to Guadalupe on the northside. 'Little TJ' is a derogatory name. We hope our project encourages other property owners to sell or develop their property. The condos...I agree with you, mayor, is a personal choice. There could be incentives from the City to help encourage that, but I don't know how you'd incentivize that when...Mr. Sinco probably knows more about that how costly it is to turn something into condos. And then there are always lawsuits. It's a hard thing, too. I agree with you to offer a family to buy but what happens to people already living there? As of today, the Housing Authority might be starting at the beginning of the year but, there are eight (8) people being pushed to find housing now...tight market to find available housing. That's our project and I hope you can support it. We're just following what's available as far as the rules and the laws."*

*Mayor Julian asked about size of La Guardia and the actual size of the street, is that going to be expanded or is that the street as it exists now? Mr. Alvarez said that there's no room to expand with property owners on both sides. The mayor added, "Is the exit from Eleventh Street through La Guardia or..." Mr. Alvarez said, "Both, so there's no tight traffic. It's also a truck route so you won't be able to...if you don't want to go through Guadalupe Street, the only option is through there." The mayor said, "Eleventh Street is the highway to strawberry fields in San Luis Obispo County. I don't know if there's going to be any street calming going west but that's going to be a busy intersection." Ms. Sweeney said, "Funds are available through the Escalante Meadows project in order to create a multi-mobile path on the southside of Eleventh Street. A barrier will be provided between pedestrians and traffic on that southside of the street. I would like to form an advisory group to help with design plans to provide an opportunity so kids can walk safely there while still providing parking opportunities."*

*Mr. Peter Lopez - I'm in favor of the La Guardia townhomes. As a resident of the community and property manager, I fully support this knowing that housing is high. It's not just here in Guadalupe... it's in Santa Maria, Nipomo...it's everywhere. We definitely need housing. Lupe Alvarez has built some excellent projects here in our community and will continue on that track record. He's also very active in the community so he's going to see to it that it does become a nice project and stays that way. I helped Cabrillo Development with a project just adjacent to the east of this property before it was sold to People's Self-Help Housing. I think that was a good catalyst to bring in other future development projects. I'm in favor of this project and ask that you support it. Thank you."*

*Mayor Julian asked Mr. Lopez what the going rate was for a two-bedroom in Guadalupe. Mr. Lopez said, "They range from \$1,300 upwards to \$2,700. There's a certain amount that rent can be raised per year, anywhere between 8% to 10%. If I use a standard of 10%, someone with \$1,300 rent, the most the rent could be raised is \$130. There are certain built-in factors that limit the affordability of the rentals and why there's such a variance in the numbers."*

*The mayor also said that the group, Community Changers, would like to prepare information on what's affordable housing. What's the vacancy right now? Mr. Alvarez said, "Zero. Eleventh Street by Le Roy Park...brand new for \$1,800 rent. We hope to be in the same range at La Guardia."*

**Public hearing closed at 6:39 p.m.**

*CM Cardenas asked, "Will there be bus service for this project? I know we mentioned Escalante Meadows. Will that be accessible for this project? In terms of connectivity, will this project be able to be connected to the rest of our community? Walking to schools and our downtown?" Mr. Scott said, "I believe so. From a general planning standpoint, this is an infield project. It's a good location. In general, this is a good project regarding the General Plan. I don't know about the part of Eleventh Street to get to schools." Ms. Sweeney added, "This project requires continuous sidewalk from the project from the end of La Guardia all the way to Gularte with connection to the continuous sidewalk to Escalante Meadows. There are plans for a bus stop right there in front of Escalante Meadows. So, there will be safe and continuous walking path to a bus stop within one-half a mile of this project." The mayor questioned one-half a mile being a long way. Ms. Sweeney then said, "I don't know the exact distance and it could be short of that. But we use 'within one-half mile' being the industry standard of within access to a bus stop. It's well within walking distance."*

**Motion was made by Council Member Costa, Jr. and seconded by Council Member Ramirez to approve Resolution No. 2022-69 approving 2022-001-GPZ for the Land Use Designation amendment and 2022-002-DR for the townhomes, including DR Findings, CEQA Class 32 Exemption and Conditions of Approval. Roll Call: Ayes: 5 Nos: 0 5-0 Motion passed.**

**Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to approve introduction of Ordinance No. 2022-503 for first reading to rezone the property from R-1, Single-Family Residential to R-3, Multiple Dwelling (high density) and continue the Ordinance to August 9, 2022, for second reading and adoption. Roll Call: Ayes: 5 Nos: 0 5-0 Motion passed.**

After the motions were made, Mayor Julian asked if there was anyone on zoom who wished to speak. City Attorney Sinco said that this was a regular meeting without the ability for those viewing it to "chat".

## **REGULAR BUSINESS**

### **11. Classification and Job Description for the Facilities/Parks Maintenance Lead Position within the Recreation & Parks Department.**

Written report: Hannah Fuentes, Recreation Services Manager

Recommendation: That the City Council adopt Resolution No. 2022-70 approving the classification and job description for the Facilities/Parks Maintenance Lead Position within the Recreation and Parks Department.

*Ms. Fuentes gave a brief background on how and why this new position was created. The Recreation Services Manager was recently hired, and a reorganization occurred in the Public Works Department, with maintenance responsibilities for City facilities and parks splitting off from the other functions of Public Works, such as streets, sewers, storm drains, public works construction and installation. There was a need for a "lead" maintenance position to oversee the general maintenance, repair, upkeep and janitorial services for facilities and parks. In addition, the City moved the majority of landscaping and janitorial needs in-house and hired a Maintenance Worker I to focus on parks and facilities.*

*With the renovation of Le Roy Park, the Royal Theatre, Central Park, O'Connell Park baseball field, etc., a focused attention is needed to ensure the upkeep of not only these current projects, but all City facilities and parks. Focused attention on our facilities and parks requires a "lead" position to provide planning and scheduling of major maintenance and daily oversight in the City's parks and facilities. This "lead" position will report to the Recreation Services Manager and oversee the Maintenance Worker I. City Council had approved ARPA monies to fund this position.*

*CM Ramirez suggested that the grant funding for this job be put on the job description, so it was clear. Mr. Bodem stated that it was his understanding that the position will eventually be funded through the General Fund, but CM Cardenas said that it's currently being funded through ARPA. Mr. Bodem said, "Yes, through ARPA now through 2023." Amelia Villegas, Interim Human Resources Manager said, "It will be noted on the job posting that the job is grant-funded, as well as on any other advertising used. When we interview candidates, we will be transparent in terms of the sourcing of funds for this position. However, the funding source for a position is typically not a part of a job description. Hannah and I already spoke about this. This will be covered with all candidates."*

**Motion was made by Council Member Ramirez and seconded by Council Member Robles to approve Resolution No. 2022-70 approving the classification and job description for Facilities/Parks Maintenance Lead and authorizing staff to initiate recruitment for this position.**

**Roll Call: Ayes: 5 Nos: 0 5-0 Motion passed.**



## 12. Budget Amendment for Fiscal Year 2022-23.

Written report: Lorena Zarate, Finance Director

Recommendation: That the City Council adopt Resolution No. 2022-71 accepting the proposed budget amendment for the fiscal year 2022-2023, along with the amended Capital Improvement Projects Budget, amended Capital Facilities Program of Projects, and amended American Rescue Plan Act (ARPA) allocation of funds.

*Ms. Zarate gave the background as to why there was a proposed budget amendment for FY 2022-2023 as the budget had previously been approved by the City Council as a balanced budget at the June 28, 2022 meeting. One of the cost-cutting measures in that budget was freezing step increases for employees. The City Attorney subsequently advised that the City Council could not unilaterally freeze step increases for employees as this would require agreement from the employee unions. With that advice, the City Attorney recommended amending the budget for FY 2022-2023 to fund the employee step increases.*

*There were several other changes included in this proposed budget amendment showing: 1) creation of Public Safety Intern Program using PCF funds; 2) Finance intern position using ARPA funds; 3) Safe Routes to School for La Guardia as a capital project; 4) repurpose remaining ARPA funds from vegetation maintenance, and 5) renegotiation for the Police Lieutenant position promotion.*

*The total amount of increase for the reinstated step increases is \$57,900 to various General Fund departments. The renegotiation of the Police Lieutenant position promotion amounted to an increase of \$28,300. These two combined increases totaled \$86,200, which unbalanced the budget by about \$16,700. The budgeted overtime for public safety was decreased by this amount to balance the budget. The Police Lieutenant position received additional incentive pay that would directly decrease the overtime cost.*

*To summarize, the amended budget includes revenues of \$6,931,513 and expenditures of \$6,931,096 whereas the approved budget had revenues of \$6,923,013 and expenditures of \$6,855,700. There is an increase of \$8,500 in revenues and an increase to expenditures of \$75,400 in the amended budget versus the approved budget. The proposed amended budget is at a breakeven state, with \$400 as the difference between the budgeted revenue and budgeted expenditures. The Council will have an opportunity to review revenue and costs to date as well as projections of both at the mid-year budget review which would be approximately January 2023. The Council will be able to assess the budget for the remainder of the fiscal year in order to fund expenditures that were cut or deferred.*

*There were changes to the various Enterprise Funds, as well, in the amended budget. Also, a recap of ARPA funds was given. Total award to the City was \$1,860,000 of which half or \$930,930, was received in June 2021. City Council approved and allocated a total amount of \$1,716,934. The proposed budget for FY 2022-2023 includes the use of ARPA funds in the amount of \$1,396,918 to fund the following: 1) \$659,113 for General Fund expenditures; 2) \$30,806 for Los Amigos de Guadalupe, and 3) \$707,000 for capital projects. These figures include the funding of the finance*

intern, \$6,500, and reinstated step increase, \$2,000, for the Recreation Services Manager. The repurposing of the excess funds from the vegetation maintenance project was detailed.

Ms. Zarate concluded saying, "This is a balanced budget. There's no wiggle room with revenues versus expenditures." She then turned back to the City Council for any further discussion or clarification.

Mayor Julian commented on an item of "repurposing the remainder of ARPA funds from vegetation maintenance" which amounts of \$14,000. Is that for one or two parks? There was discussion about use of those remaining funds for gates at parks." Ms. Fuentes responded, "That was the first estimate we got for installation of swinging gates for two (2) entrances at Le Roy Park...the first entrance when you first come in and can drive up into the driveway and the second entrance that goes into the decomposed granite. There was another quote for \$12,000 to repair the softball field fence and another installation of a gate there at that parking lot. We had someone else come out to give us an estimate which hasn't been received yet."

The mayor clarified, "So, the \$14,000 is basically for Le Roy Park. You can drive into the parking lot on the east side of the building because there's no gate there. We've already had problems with people going down to the back because there's no gate back there." Chief Cash added, "The issue we had because of the gravel in the back of the park...during late night hours, we had several vehicles speed out in the gravel area of the parking lot, pushing the gravel up on the park area. We also had fears they'd drive on the grass area. Having a gate at that back end would keep vehicles out at night and enable us to view that location when we drove by."

CM Cardenas asked how the \$8,500 increase in revenues occurred. Mr. Zarate explained that was the \$6,500 for Finance intern, using ARPA funds and had to be shown as a transfer from the revenue side. The expense side is where it "washes out". Same for the reinstated step increase for the Recreation Services Manager for \$2,000.

A lengthy discussion occurred regarding the renegotiation of the Police Lieutenant position promotion. CM Cardenas asked how the renegotiation of that position occurred as it was over budget from what was originally approved. Ms. Zarate deferred to Mr. Bodem, City Administrator, who said, "The negotiations started with the prior Human Resources Manager. The amount started at Step C of the range. That went back and forth through negotiations for a good year. The Interim Human Resources Manager and I were working on the negotiations and came to resolve where it is today." The mayor added that the City was looking at reducing costs and questioned Chief Cash, who added, "There is cost reduction. That position is part of management. There's no overtime being allocated. The lieutenant and I are on duty. There's no overtime, so we'll see a decrease in the long run."

CM Ramirez made the following comments: "I feel there's a conflict here now. We approve one thing, and it comes back 'round robin'. I understand that changes have been made and we say that we'll look at things mid-year to see where our revenues are. We have a budget with no wiggle

room...\$400, that's nothing. This looks like we need to work on transparency of what this all looks like. I don't like doing 'piece meal' things. It's not fair to people who've been attuned throughout the budget process and then have something come up later on. It's just not transparent. When I saw the increase, I thought, 'Has the ink dried on these agreements?' We may be saving in one area, but later on, we're paying in other areas like PERS, our unfunded liability, things like that. This leaves a little bit of a sour taste in my mouth looking at this budget right now."

CM Cardenas asked, "Have the negotiations for Police Lieutenant been approved. Mr. Bodem said, "Yes." CM Ramirez said, "So, then this is a formality." Mr. Bodem said, "This budgeting is to accommodate that position and the steps." CM Cardenas further asked, "The steps, yes, I understand the steps. And the step we took was because we were trying to reduce costs? How did we come up with those negotiations for one person when we're trying to cut costs across-the-board? We agreed on Step C and got that approved but now this is being thrown at us asking us to approve it because it's already been done."

CM Ramirez added, "The equity in pay is not there...looking at overall compensation. That's not right. Looking at pay for Director of Public Safety position...having a compensation package lower than someone reporting to them, that's not acceptable. There's nothing we can do now...it's already been negotiated. Maybe this is a learning experience for us as a council. Whenever staff puts before the Council on management salary actions, there needs to be a certain threshold that requires further review. Council approves the recommended salary action and staff will go with what Council approved." CM Cardenas firmly stated, "If we're already concerned about our budget and we expressed that loud and clear that we want to cut and do different things, these types of negotiations...we can't negotiate something that's above our budget. We can't have only \$400 as our only 'wobble room'."

Mayor Julian said, "Your points are well made, both of you. We agreed on moving this forward without the changes we're looking at now." CM Cardenas stated, "We agreed to something but not this. This being already done, and we can't do anything about it, is a big issue."

Mayor Julian said, "There's a resolution before us. What is the wish of the Council?" CM Ramirez said, "I don't think we're at a point yet to vote." There were no comments from the public or any other discussion, so the mayor again asked what the wish of the Council was. Mayor Julian reiterated, "We need to make sure that something like this doesn't happen in the future. What some of us are saying is that negotiations need to come before Council for approval before any action is taken by staff." CM Ramirez added that a policy should be looked at on the matter of having Council approve management salary actions and that this item should be agendaized.

**Motion was made by Council Member Ramirez and seconded by Council Member Costa, Jr. to approve Resolution No. 2022-71 adopting budget amendments to the 2022-2023 budget and approve use of ARPA funds. Roll Call: Ayes: 4 Nos: 1 Cardenas 4-1 Motion passed.**

### **13. City Council's Arguments in Favor of Measure Z (Transient Occupancy Tax Increase).**

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council:

- a. Approve the argument, by motion; or
- b. Revise the argument and approve the revised argument by motion; or
- c. Decline to submit any argument in favor of the proposed measure.

*City Attorney Sinco stated that at the June 14, 2022 City Council meeting, the Council unanimously voted to place a measure on the November 8, 2022 ballot for voters to consider amending portions of the Guadalupe Municipal Code, related to the transient occupancy tax, specifically to increase the rate from 6% to 10%, and to increase the types of occupancy categories subject to the tax. The County Elections Officer assigned the letter "Z" to the measure. The City Council voted to submit an argument in favor of the measure and delegated the presentation of the draft of the argument to the Mayor, with the assistance of City staff and to bring the draft argument to the full Council for consideration, possible revisions, and approval, before submitting the argument and making it available for public examination.*

*The mayor approved the argument in favor of Measure Z along with City Attorney Sinco and it is up to the Council to approve, revise, or decline to submit this or any argument in favor of the measure, though staff does not recommend this.*

*CM Ramirez made a comment that it is important for residents to know that this measure won't cost them anything, just visitors. City Attorney Sinco confirmed that.*

**Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles approving the argument in favor of Measure Z. 5-0 Motion passed.**

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

- *Second reading for Ordinance No. 2022-503 – August 9<sup>th</sup> meeting*
- *Pasquini Lease Agreement – move from August 9<sup>th</sup> to August 23<sup>rd</sup> meeting*
- *Special City Council Meeting – Tuesday, August 16<sup>th</sup>*

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

*CM Robles*

*Hannah (Fuentes) is doing a great job with sports and recreation. On Wednesday for volleyball, there was a good turnout. In six (6) weeks, there are 5-6 teams. There's a lot of energy with that. Ms. Fuentes added here, "On Friday, those people who were coming at lunch time for basketball, a lot of them have started coming Friday evenings. Kids from the community have been coming in the evenings, too. Last Friday, there were about 20 people. It's been pretty steady. For softball, there'll be one game and then the playoffs. On Saturday, August 6<sup>th</sup>, the first game of the playoffs will be*

*at 10:00 a.m., then the second game will follow, and then whoever wins from those two games will be in the championship game at 1:00 p.m.”*

*This is the first time we’ve have any adult sports programs. We’re drawing a lot of excitement...a lot of energy. So, things are going really well.*

*There was a bonsai class on Sunday with about 20 people showing up. I attended the Resource Fair on Saturday...it was great theatre...and Hannah actually danced for us. Thank you.*

*Emily Dreiling, from the Recreation & Parks Commission, was selected to have cheerleaders for the Bulldogs football team. There’s been a good turnout for our softball games on Thursdays, too.*

*CM Costa, Jr.*

*Football started for our youth at O’Connell Park. They’re there Monday thru Friday.*

*Hannah Fuentes*

*She mentioned that there was a recent inquiry about recreation for children in Guadalupe. Currently, the City doesn’t have youth recreation services/programs but there will be in the future. However, there are independent groups that serve youth in the community. Guadalupe Bulldog football is one of them. El Padrecito Folklorico has dance classes for kids on Wednesdays and Thursdays, from 6:30 p.m. to 7:30 p.m. which is free. And Guadalupe Bulldogs fundraises to make the sport accessible to all in the community.” Mayor Julian added, “We’re working with the Boys & Girls Club on how to use Le Roy Park to expand services for youth in our community.”*

*On Saturday, July 30<sup>th</sup>, we’ll have the Color Run 5K at O’Connell Park. Check-in is at 9:00 a.m. and the race starts at 10:00 a.m. Registration will be taken on that day, cash only. Prior registration is Friday from 4:00 p.m. to 6:00 p.m. Father Maseo of El Padrecito will be providing frozen yogurt to those who register on Friday.*

*CM Ramirez*

*Garret Matsuura, Shannon Sweeney and I met with Charter...quarterly meetings with the Charter representative to ensure residents know about services, prices/affordable of the plans and coordinating efforts with Broadband group. I have a direct line of communication to Charter if problems come up. Mr. Sweeney added, “Another was that we were asking them questions about redundancy and what they’re doing in terms of being able to demonstrate to the City their strengths and opportunities of their system.”*

*There’s a meeting this Friday. Many of the non-profits, myself and spearheaded by Los Amigos de Guadalupe will be working to coordinate services a little better in Guadalupe, making sure that everybody knows what’s going on...see if we can help each other, etc.*

CM Cardenas

*Lorena Zarate and I finalized the new...for the assistance, originally was for loans, now we're moving into grants for micro-enterprise assistance. That should be ready by August 9<sup>th</sup>. This will be for the people who went through classes and did everything. They can now apply for financial assistance.*

Mayor Julian

*Cal Van Meeting – Thursday, July 14<sup>th</sup>. There are 727 active vanpools in California, of which 83 are in Santa Barbara County and 19 in San Luis Obispo County. An on-going problem is that catalytic converters are being stolen. Vans will be converted to electric within the next year. August 10-11, 2022, Sacramento Lobby Day – CA Van Pool Authority Board of Directors meeting.*

*SBCAG approved \$114,710 Measure A, Safe Routes to School, Bicycle and Pedestrian Program, Cycle 3 – City of Guadalupe...a cooperative agreement with SBCAG and the City. Measure A funding for the “11<sup>th</sup> Street Safe Routes to School” Project.*

*Broadband Technical Assistance Program - \$500,000 Local Agency technical Assistance (LATA) grants for SBCAG to facilitate broadband deployment throughout Santa Barbara County. Guadalupe can apply for some of the monies, separate from this. We were recommended to apply in support of our City Broadband planning, outreach, and implementation.*

*Air Pollution Control District (APCD) – The “Clean Air Rooms Pilot Program” has 78 units to distribute, of which 70 will go to the Guadalupe School District’s classrooms and the rest to Casmalia. If there are any extra, they’d go to the City, Dunes Center and LADG.*

*Joint Cities – County Affordable Housing Task Force Group – a zoom meeting is scheduled for Thursday, July 28<sup>th</sup>, from 12:00 p.m. to 1:30 p.m. Discussion will be on “1<sup>st</sup> Time Homeowner Down Payment Program” and housing projects, recently approved and/or pending.*

*Los Puentes Unidos – Community Resource Fair & Theatrical Play – the Community Center for the Arts and Crafts from Fresno organized a theatrical play, highlighting the impacts of Covid, specifically on the Latino/Mixtec population in the San Joaquin Valley. There were 60 children and their parents who came to Guadalupe in a bus and cars. Lunch had been provided them at the Senior Center prior to the play which began at 4:00 p.m.*

*The play highlighted the lack of information and services to those populations outside the health care system. El Padrecito Folklorico Dance Group performed two dances in between the two acts of the play. The event was meant to identify the local services available to Guadalupe residents impacted by the pandemic. Various organizations and representatives from the community provided information to those in attendance. Many thanks to SER Jobs for Progress and local coordinator, Michael Jimenez, Armando Valdez and those from the Community Center for the Arts and Crafts,*


*including all participants, actors and parents. Special thanks to the City staff for helping prepare the auditorium and courtyard for this event. Lastly, special thanks to Hannah Fuentes, Recreation Services Manager, for her organizational efforts and Folklorico performances.*

*Softball – game time is 5:00 p.m. Special mention that Hannah Fuentes prepares the field at O'Connell Park.*

**16. ADJOURNMENT**

**Motion was made by Council Member Cardenas and seconded by Council Member Costa, Jr. to adjourn the meeting. 5-0 Motion passed. The meeting adjourned at 7:37 p.m.**

**Prepared by:**

  
Amelia M. Villegas, City Clerk

**Approved by:**

  
Ariston Julian, Mayor