

# MINUTES

**City of Guadalupe**  
**Regular Meeting of the Guadalupe City Council**  
**and Special Meeting of the**  
**Successor Agency to the Guadalupe Redevelopment Agency Board**  
**Tuesday, November 28, 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

*Mayor Julian called the meeting to order at 6:00 p.m. All members were present. (Note: The abbreviation, "CM", will be used for "Council Member" in these minutes.)*

**2. PLEDGE OF ALLEGIANCE**

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

*Mayor Julian said, "We all saw the release of hostages and lack of shelling this week. It's hard to believe what these kids are going through. We hope they find peace soon."*

**4. AGENDA REVIEW**

*Mayor Julian requested moving Item #10. "Compensation agreement for transfer of the Royal Theatre properties" before Item #9. "Management Report – Recreation Services Manager". Then following Item #9., continue in sequence with Item #11., Item #12., etc.*

**5. COMMUNITY PARTICIPATION FORUM**

*There were no requests to speak.*

**6. CONSENT CALENDAR (A-D)**

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 November 16, 2023.
- C. Approve the Minutes of the City Council regular meeting of November 14, 2023.
- D. Adopt Resolution No. 2023-94 authorizing the Fire Department to accept the Cal Fire, Volunteer Fire Assistance (VFA) Grant in the amount of \$3,600.

*There were no items pulled. Motion was made by Council Member Lizalde and seconded by Council Member Costa, Jr. to approve the full Consent Calendar. 5-0 Motion passed.*

## **MANAGEMENT REPORTS**

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

#### A. City Administrator's report for November 28, 2023

- *The Kiwanis Holiday Parade is scheduled for Saturday, 12/9, at 6:00 p.m. "Ole Granny" will be used to carry the City Council and City Administrator.*
- *Urban Planning Concept, planning consultants, will start on their onsite presence, Wednesday, 11/29. They will be in the Building Department two days a week to provide direct service to the public.*
- *New chairs will be ordered for the City Council chambers with the use of ARPA funds.*
- *GBA's Transportation Committee monthly meeting is Wednesday, 11/29, which the City Administrator attends regularly.*
- *Final submission for a turf grant for the \$1.9M project was made. If awarded, the estimated project completion is June 30, 2026.*
- *Property Tax Data: Value growth for 2023-24 was greater than the amount of growth in 2022-23 due to an increase in value gained on sales in 2022. The number of detached single-family home sales for 2023 will be less than in 2022. This is consistent with what is seen in most areas of the state. The Guadalupe median sales price through September declined by \$5.06%. On property values at \$1.0M, the City receives \$1,500 in revenue.*
- *There have been complaints regarding cannabis smell. The Air Pollution Control District is working on it with the company. Residents were happy to hear they're involved.*
- *Root 1, retail cannabis storefront, is anticipated to open in March/April 2024.*

- *On 11/17/23, the Mayor, City Administrator and City attorney met to various topics, one being the steps necessary to take to create a city nonprofit to replace what LADG dealt with for the City.*

*Mayor Julian said, "Lompoc and Santa Maria have." City Attorney said, "We can do fundraising for Recreation & Parks and the public library. The mayor then said, "Lompoc has a foundation. If we can go after dollars for Recreation and the Police Department. This ties in with the Royal Theatre. Create an entity within the Royal Theatre but separate from the Royal Theatre and Council.*

- *Traffic issues at 11<sup>th</sup> Street and Simas Road were discussed with the property owner, Frank Almaguer, specifically car crashes around the curve into the Mr. Almaguer's property. Mayor Julian mentioned that there are no flashing lights north on Simas Road. The City will work with the County as they have part responsibility for the area.*

*CM Lizalde said that the traffic level will increase with the housing developments going up on 11<sup>th</sup> Street. The mayor cited the number of those developments: 80 units for Escalante Meadows, 37 units for the Alvarez property, and 37 for Self-Help Housing.*

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

##### **A. Police Department report for October 2023**

- *There's nothing changing or outstanding for our Police Department.*

##### **B. Fire Department report for October 2023**

- *Medicals are up since last month.*

##### **C. Code Compliance report for October 2023**

- *Nothing's changing or outstanding. Right now, we're just monitoring activity in the community.*

*We've contacted the CHP to help assist with traffic issues on Hwy 1. They've agreed to increase traffic enforcement.*

*OEM – The County has \$35,000 grant money available to put up relief centers in the County. Guadalupe is one of two locations right now. Cuyama is one location, and Guadalupe is two. (Chief handed out a list .) Guadalupe is getting \$15,000 of the grant money. The list showed supplies the County will purchase and Guadalupe just needs to store them.*

*With the January flooding, we now have experience of what we don't have: solar generators. The main generator for the building was received from the One 805 grant and is being built. Smaller generators for the Veterans Hall, Senior Center and an additional one at City hall so there can be power for different lighting. Looking to have three (3) locations instead of just one (1) for rolling*

blackouts. Josue Meraz will be the contact. We'll be setting up different sites for everything that can be stored. We're looking to take care of our seniors, families, and senior adult males in separate facilities so we can have the proper security. They have a short timeframe. There's an additional \$10,000 outstanding. If the County can't find a 3rd location, they'll share the remaining \$10,000 between the two sites. We just got this information today. A nice gift.

Chief Cash said, "We're losing our Recreation Manager. (He presented Ms. Sanchez with a window box with Police and Fire patches and memorabilia) He said, "This is from Public Safety. We appreciate everything you've done for us and for the City. We had a blast working with you. We hope to get someone at least as close to what you've been capable of doing. We've enjoyed working with you."

The mayor mentioned that the jail had been tagged. We took pictures and did a report. Chief Cash said that the bridge was tagged, too. He said he hasn't read the report or had a chance to talk with the officers. There are a few known taggers.

CM Hernandez asked a question about grants and monies coming in from FEMA. Chief Cash said, "I'm going to FEMA next month or January. We're sending someone there to train. So, I'll follow up on that and make some contacts. Whatever monies we can get and Christine Rose (grant writer)... we have another meeting coming up for some other monies. We're hitting FEMA. We're hitting the State. This money here came from the County."

The Chief continued saying, "And what the Council did for the river. You go out there and look at that...awesome. But you go over by Hwy 101, and you look in the riverbed, you so many homeless encampments. We're putting a lot of stuff together. What we found out last time that we need were clothing and food. We have freezers. Water and food will be the biggest staples. Slowly but surely getting to get to help community."

CM Lizalde asked, "The infrastructure, inventory. Will it be done electronically? Expiration dates, etc.? When we're bringing in material, are we tracking it?" Chief Cash said, "We don't have personnel to manage all of that. We'll be using Code Compliance and PD staff. There are some things that are perishable." CM Lizalde then said, "We need to be mindful of all of that. We need to know where and what we have in an emergency."

Mayor Julian asked, "How can the Red Cross help?" Chief Cash said "A trailer. We need to find a location for storage." The mayor suggested a container like at the yard for easy access. Chief Cash said, "It would be key to have one space/location to store goods. We need to put together a plan to bring back to Council. We now have the Emergency Response Plan, and that piece isn't in there that is important."

CM Hernandez asked for an update on the State giving the City \$1M. When are we thinking of implanting that and looking forward?" Mr. Bodem said that that is for Public Safety and the City Hall.

CM Robles asked, "On the left or right side of this building, can we use for storage?" Chief Cash said, "We will store goods. The space on the Police Department wing will be altered to possibly store, like a central location."

CM Lizalde suggested, "Have the community committee train on some of this. City staff doesn't have to take it all. Community members can help with inventory." Chief Cash said, "The committee is standing by. We're ready to present it to the City Council. We'll take any ideas you may offer."

## **9. RECREATION SERVICES MANAGER: (Information Only)**

### **A. Recreation and Parks report for October 2023**

Ms. Sanchez briefly explained, "I planned to leave on November 15th but have extended my time to help whoever is hired to train someone for at least two (2) weeks. I don't want to give a specific date yet...it depends on what the City needs. I'll update the Council at the next meeting in December where we're at."

Events: "Movie Night in the Park" with snacks and treats being sold; Holiday Home Decorating – the entry is online with a deadline of Friday, 12/15, at noon.

CM Hernandez asked, "The Boys & Girls Club...have they started paying utility bills?" The response was they have begun paying...were in arrears by \$1,700.

CM Lizalde asked about the agreement between the City and the School District. Mr. Bodem said, "We're working on it with Dr. Handall. They're using the auditorium/gym for volleyball and basketball now. A set amount of money is yet to be determined. There are things to consider, such as cleaning the gym, what will the cost be, etc."

Ms. Sanchez said she's been talking to Townsend about a grant for floor scrubbers. She said, "Use for other facilities. We don't have the budget to pay out-of-pocket. The biggest issue in the agreement is the floor. Have something in writing but adjusting now." CM Lizalde said, "We should present what we want. There shouldn't be a lot of ack and forth." Ms. Sanchez then added, "They don't want to sign off on it....the floor issue. Asked for professional flooring service."

CM Lizalde said, "How much are we allowing them to dictate what they want? But we allow them to use it. There has to reach a point where...I'm not seeing a firm reason why there's no agreement."

Mayor Julian said, "Put something on the table. Should be an easy task to do." Mr. Bodem said, "\$100." CM Lizalde said, "If they can't bring something to the table for an agreement, we need to be firm in what the agreement will be."

The mayor then shifted the discussion to Central Park. He said, "An update on Central Park. A lot of changes and details. This needs to be brought back to the public through the Recreation & Parks Commission. A new Recreation Services Manager will need to be brought up-to-speed. This

*information should be presented in detail at the December Recreation & Parks Commission meeting. The public needs to know.”*

*Ms. Sanchez asked, “For the public? For their input? She was not clear on what was being asked at this point. Mayor Julian said, “People need to see what was discussed in the meeting and give comments.” At this point, City Attorney Sinco asked, “Are you suggesting this as a regular Recreation & Parks meeting? Or a special meeting?” The mayor said, “A regular meeting. Show it on the agenda for an update. I’d want the Council to understand the details for decisions to be made.”*

*City Attorney Sinco said, “Sounds like the mayor wants the Recreation & Parks Commission to give an update before decisions are made.” Mayor Julian said, “I want the public to understand what’s going on. Decisions are being discussed. Is the Council aware of discussions?” City Attorney Sinco said, “When input is made by the Commission, decisions will come to the Council.”*

*Ms. Sanchez added, “A lot of these decisions are small. Infrastructure is more Public Works – internal staff decisions. Plans have been approved by the Council already.” City Attorney Sinco said, “You want input from the Recreation & Parks Commission and community. Once obtained, City staff prepares a final plan, then the Council will discuss. You want final plan once wrinkles are ironed out. “*

*The mayor said, “The Recreation Report has a lot of details.” Mr. Bodem added, “The Council wants to be part of the decisions if cuts are to be made.” Then Ms. Sanchez asked, “Do you want a council member to attend a Commission meeting?” City Attorney Sinco said, “The Council is not asking to micro-manage this.”*

*CM Hernandez asked, “Pre-design – some decisions have been made.” CM Robles said, “Give public an update.” City Attorney Sinco said, “Put on the agenda. The public can speak. Staff will take comments and put together a plan with detail, costs, etc.” Mr. Bodem said, “If no public comments, the Commission needs to give input.” Mayor Julian said, “Let the Commission hear what the public wants.”*

## **REGULAR BUSINESS**

### **10. Compensation agreement pursuant to Health and Safety Code Section 34180(f) for transfer of the Royal Theater properties for future development activities.**

Written report: Joy Otsuki, Special Counsel to the Successor Agency

Recommendation: That the City Council adopt Resolution No. 2023-95 approving a Compensation Agreement pursuant to Health & Safety Code Section 34180(f) for transfer of the Royal Theater properties for future development activities.

*When redevelopment agencies dissolved in 2012, all redevelopment agencies in California were succeeded by successor agencies subject to the authority of oversight boards charged with winding up the affairs of redevelopment agencies. In 2013, successor agencies were required to prepare a*

*LRPMP (Long-Range Property Management Plan) for the disposition of all real properties owned by the former redevelopment agency.*

*There were six (6) properties owned by the City's former redevelopment agency of which Al's Union is still held by the Successor Agency. The Royal Theatre and two (2) vacant parcels adjacent to the Royal Theatre were approved to be transferred to the City "for future development". A Compensation Agreement was only entered into between the City and the Guadalupe Cemetery District when the property was transferred to the City. The City Council approved the Compensation Agreement with the Cemetery but not all tax entities. That agreement says that once any income is generated from the Royal Theatre in excess of the amount that was already paid to the Cemetery District, they will get a share of that income.*

*The Agreement provides that if the City sells the Property during the Term of the Agreement, the City will remit the Net Proceeds to the County-Auditor-Controller for distribution to each of the Taxing Entities. The City may renovate the Property for interim use. Taxing Entities will be entitled to a share of Net Proceeds resulting from such interim use during the Term of the Agreement.*

*The Agreement hasn't been distributed to the Taxing Entities. It is a customary type of agreement.*

*Mayor Julian said, "Complex issue...10 listed Taxing Entities, actually 14. I don't have any questions. I just think we need to get this out so people can agree or not agree. I don't think we'll have much trouble with that."*

**Motion was made by Council Member Costa, Jr. and seconded by Council Member Lizalde to approve Resolution No. 2023-95 approving a Compensation Agreement pursuant to Health & Safety Code 34180(f) for Transfer of the Royal Theatre Properties for Future Development Activities. Roll Call: Ayes: 5 5-0 Motion passed.**

## **11. FUTURE AGENDA ITEMS**

*Update on Central Park – Unscheduled Item*

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

CM Lizalde:

*McKenzie STEAM Club is holding a fundraiser, Saturday, 12/2, at the Guadalupe Social Club, from 12noon to 5:00 p.m. It's their Science Club for McKenzie. 10% of all proceeds will go to "STEAM" Club. It will fund field trips, activities, etc. for their science club. They'll also have raffles, cornhole tournament and Bocce ball.*

CM Hernandez:

*GUSD and United Way of Santa Barbara County are working to create a community school. Surveys were sent to all local parents who are encouraged to fill out the surveys; Good Samaritan has a Toy*

*Drive, on Tuesday, 12/19, at Stowasser's. They currently have about 80 youth in Santa Maria and in Lompoc.*

CM Robles:

*Food Bank on 12/7*

*New Junior High School groundbreaking on Wednesday, 12/20, at 10:00 a.m.*

Mayor Julian: SBCAG Project Updates:

- *Hwy 166/Black Road Signalization: \$3.5M – Targeted March/April 2024*
- *Santa Maria River/Bridge: \$33M – Targeted Summer 2025*
- *Hwy 166/1 – South Santa Maria River to 166/Obispo (ADA Pedestrian Improvements): \$12.9M - Targeted Summer 2025*
- *Hwy 166/Santa Maria Pavement and Curb Ramps, Combed with Guadalupe/Pasadera: \$1.4M – Targeted Summer 2026*
- *Southern Pacific Bridge and Flower Signalization and Road Work: \$31M – Targeted 2025/2026*

*These projects total \$81.8M of work to be done here in Guadalupe in 2025/2026.*

*CM Hernandez asked about the farmer's market. Mayor Julian said, "The mobile farmer's market. They opened up their canopy. You could buy produce and use an EBT card. There was a good turnout. The mobile unit costs \$100,000. They have contacts with different farmers for different vegetables. CM Robles said, "They looked at getting \$750 for the day. They were just under that."*

*Mayor Julian mentioned the data showing air quality in Guadalupe was not good.*

### **13. ADJOURNMENT TO SUCCESSOR AGENCY BOARD MEETING**

**Motion was made by Council Member Lizalde and seconded by Council Member Gene Costa, Jr. to adjourn to the Successor Agency Board Meeting. Meeting adjourned to the Successor Agency Board Meeting at 7:01 p.m.**

### **SUCCESSOR AGENCY**

- 14. Transfer of Property for future development to the City of Guadalupe in accordance with Health & Safety Code Section 34181(a) (former AI's Union Site).**



Written report: Joy Otsuki, Special Counsel to the Successor Agency

Recommendation: That the Successor Agency adopt SA Resolution No. 2023-03 approving the transfer of property for future development to the City of Guadalupe in accordance with Health & Safety Code Section 34181(a).

*Al's Union, located at 995 Guadalupe Street, (referred to as the "Property") is the last property from the redevelopment agency to the Successor Agency to be transferred to the City. The Surplus Land Act has approved the Property to be transferred. The Property must be "disposed of" prior to the Successor Agency's filing of a "Last & Final ROPS".*

*It is more effective to transfer property to the City. This has to go to the County in Santa Barbara for approval. Then to the Department of Finance Oversight Board It takes about 105 days from date of this meeting. The City has options on how to handle this, such as a Compensation Agreement like the one for the Royal Theatre. The City Council is not asked to agree to a Compensation Agreement now.*

*Mr. Bodem asked, "If it goes to the Oversight Board, they might look at the Property as having value and might object to the ideal of doing this. They might feel that selling the Property would be to their advantage of receiving some of the receipts of the sale. Am I correct in saying that?" Ms. Otsuki said, "They could. But the purpose of the Compensation Agreement sets forth how proceeds from the sale of the Property will be distributed to the Taxing Entities." Mr. Bodem said, "If the City wants to keep the Property to use it for public purposes as opposed to selling it off, that's public property that would be sold to a private entity and proceeds would go to the taxing entities. Is that correct?" Ms. Otsuki said, "That's correct. The City can seize the Property and decide what to do with it."*

*Mayor Julian said, "The property next to it belongs to a tire company. They threw out a number, \$400K for that property which is huge compared to Al's Union. So, what if you sold it for \$200K. There are 14 entities that are going to get...as opposed to letting the City use for a new Fire station, hotel, park, etc."*

**Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to approve Successor Agency Resolution No. 2023-03 approving the transfer of property for further Development to the City of Guadalupe in accordance with Health & Safety Code Section 34181(a). Roll Call: Ayes: 5 5-0 Motion passed.**

## **15. ADJOURNMENT TO CITY COUNCIL CLOSED SESSION**

*Items to be discussed in closed session were: 1) Conference with Labor Negotiators; 2) Public Employee Performance Evaluation, and 3) Conference with Legal Counsel – Existing Litigation.*

**Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to adjourn to closed session. 5-0 Motion passed. Meeting adjourned to closed session at 7:10 p.m.**

**16. CLOSED SESSION AGENDA**

**Conference with Labor Negotiators**

(Subdivision (a) of Gov. Code Section 54957.6)

Agency designated representatives: City Administrator and Human Resources Manager

Employee organizations: Service Employees International Union (SEIU), Local 620; International Association of Fire Fighters (IAFF), Local 4403

**Public Employee Performance Evaluation**

(Subdivision (b) of Gov. Code Section 54957)

Title: City Administrator

**Conference with Legal Counsel – Existing Litigation**

Subdivision (d) (1) of Government Code Section 54956.9

Name of case: City of Guadalupe v. Guadalupe Post #371 of the American Legion, Santa Barbara Superior Court Case No. 22CV042488

**17. ADJOURNMENT TO OPEN SESSION MEETING**

**Motion was made by Council Member Lizalde and seconded by Council Member Costa, Jr. to adjourn to open session. 5-0 Motion passed.**


**18. CLOSED SESSION ANNOUNCEMENTS**

*No reportable actions.*

**19. ADJOURNMENT**

**Motion was made by Council Member Lizalde and seconded by Council Member Costa, Jr. to adjourn the meeting. 5-0 Motion passed. Meeting ended at 8:39 p.m.**

Prepared by:

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

Approved by:

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