

MINUTES

City of Guadalupe Regular Meeting of the Guadalupe City Council Tuesday, March 26, 2024, at 6:00 pm City Hall, 918 Obispo Street, Council Chambers

1. ROLL CALL:

Council Member Christina Hernandez
Council Member Gilbert Robles
Council Member Whitney Furness
Mayor Pro Tempore Eugene Costa Jr.
Mayor Ariston Julian

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

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.

Mayor Julian gave condolences for the six (6) individuals missing in the Baltimore bridge collapse. He also mentioned the passing of Esperanza Abril, a long-time resident of Guadalupe. Services will be next week. Condolences to the family. Prayers for peace in the Middle East.

4. AGENDA REVIEW

There were no changes to the agenda.

5. CEREMONIAL CALENDAR

- Proclamation – Expressing appreciation to Hannah Sanchez for her services as Recreation Services Manager of the City of Guadalupe

Mayor Julian read the proclamation which in part said: "...Hannah Sanchez was hired as Recreation Services Manager on January 10, 2022 and provided professional recreation management to the City, helping generate a commitment to continuous improvement to this growing department that will continue well into the future...[she] has exhibited her strong sense of civil service, dedication to providing excellent recreational and park service, and professional expertise...began upgrades and renovations to all our facilities and parks...developed partnerships with outside organizations to bring more programs to Guadalupe for all ages of the community...created annual events and activities...and collaborated with other organizations to bring about the Grand opening event of Le

Roy Park, Dia de los Muertos Celebration...ran both adult drop-in sports nights and sports leagues...the City has benefited from Hannah Sanchez's commitment of time, energy, knowledge, and intelligence in numerous projects, initiatives and matters in order to grow the recreational opportunities in Guadalupe." Mayor Julian said, "Gonna miss you."

Mr. Bodem read an email from Shirley Boydston: "The Friends of the Guadalupe Public Library, and Rancho de Guadalupe Historical Society and I, personally, wish to thank Hannah for her steadfast assistance to each of us in scheduling events and getting notices on the Royal Theatre marquee. Well done. Bien hecho, Hannah. Enjoy your new phase of life." Shirley Boydston

Ms. Sanchez was given the opportunity to say a few words but politely declined.

6. PRESENTATION

A. Guadalupe 9th Street Bridge Mural – 2024 Community Project

Ms. Stephanie Krouse said, "For twenty-six years I've lived in Guadalupe. About four (4) years ago, I started painting murals in Guadalupe. This year, the Little House at the Park/FSA and Guadalupe Community Changers contracted artists who are paid by a grant. We want to get the community involved in these activities. Arnulfo Navarro suggested we paint the 9th Street pedestrian bridge. I usually cross the bridge. I see graffiti there but with murals, people may leave it alone. I had done a mural on 9th Street with Gilbert (CM Robles). People waited to see it and then left it alone. Power of art is great."

Mr. Arnulfo Navarro, referred to as "Nufo," gave a brief presentation on this project:

The 9th Street bridge is a long-standing community bridge. I've always loved this bridge. It's used in different ways. It is a meaningful community bridge. Standing on the south side of the bridge looking north, the west side pillar is "dusk," and the east side pillar is "dawn." Transients coming daily through on Amtrak. They will see these images. People will recognize them and put Guadalupe on as a train destination.

Guadalupe is a town of migrants and their "suitcases." Ancestors got us here. A lot of people coming and going during the years. There were the Swiss-Italians, a small percentage of Mexicans, large Japanese population as well as a large Filipino population. That shifted in World War II when the Japanese were ripped from our community.

There are many businesses that helped to build our community, such as Masatani's Market, La Simpatia, El Tapatio and Two Guys Pizza. There's an opportunity for more funding if the names or logos of those businesses are on the bridge. They have longstanding roots in our community. There would be a specific area on the bridge for painting community members, whether current or past. They pointed us in the right direction. This would be our way of paying homage to them.

This would also be a chance to put your family name on the bridge as part of this community project. There would be music, food...like a block party to involve community members to have fun to have this bridge forever.

As far as our project outlook, the budget has yet to be developed. Not only would it involve the costs of the art supplies but the cleaning, washing and general initial preparation of the bridge. Then there's the timeline of when to start and how long it might take. For support, we're looking at "all hands-on deck".

The murals would be our story, told by us. It would be community beautification with community involvement. People care about what they work on. They don't want to see anyone mess with it. "It's ours." The mural would enrich Guadalupe. It would be one of Guadalupe's landmarks to those passing through on a train and for our community.

Mayor Julian commented, "Thinking outside the box. This does it. With the Central Park revitalization...this ties right into the bridge. The jail and the Historical Society encompass a lot of history. You mentioned a lot of that history...the Japanese, Chinese, Filipinos, the field workers. It would be a tribute to the community. Did we put the bridge there or did the Pacific Railroad?" City Attorney Sinco said, "Permits may be needed. We will look into it."

The mayor continued saying, "There's the barbershop near there. Use the park as a venue. Block out the street to have events there by the bridge. That's a great project. Budget...what's your timeframe? If you have all the money in the world, what's your timeframe?" 'Nufo' said, "We should start this project the week after kids get out of school...summer months." Mayor Julian said, "Yes, community involvement." 'Nufo' added, "Adults would be involved, too. Not just for kids. But we could paint an outline and let the kids go do it. Amtrak has a budget for arts. That's an avenue to be researched for budget."

CM Hernandez said, "Thank you for this project. Our story...told by us. I think that's really important, especially coming from Guadalupe residents. I actually posted something in 2020. There was a video that I found. It was an FBI raid. April 29, 1942...rounding up Japanese, taking two suitcases and taken from their homes. Many of them never to return. Many of these stories are heartbreaking. We need to make sure these stories are told."

City Attorney Sinco said, "We will have to bring this item back. There's no promise." Mayor Julian said, "There's a promise to support this." City Attorney Sinco added, "This was only information only. It was not agendized."

B. Guadalupe Broadband Survey – Results and Update

Mr. Garret Matsuura gave a brief background on why this survey was undertaken: This was the first census-style survey done in the County. It's used as a pilot for other communities. It was done to get the most accurate data available on the baseline existence and quality of broadband services within the City of Guadalupe. Without reliable broadband within the business districts, the ability for the City to attract new businesses would be at a significant disadvantage.

Some of the key pieces of this presentation are as follows:

- *To be inclusive as possible, the surveys needed to be short to the point, and available in English and Spanish.*

- *Unique feature of this survey was to focus on using local canvassers to conduct the survey – an in-person request would generate stronger responses.*
- *The aggregate survey response rate for Guadalupe was about 50%.*
- *Out of about 1100 respondents, 998 said they were connected to the internet at home while 99 said they weren't.*
- *Majority connected via WiFi. Smaller percentages used Cellular Hotspots, Satellite connections or their Cell Phones to connect.*
- *The community seems to be satisfied with speed.*
- *Spectrum had the highest usage; Frontier was second.*
- *Most people don't understand the terms "Fiber" or "Broadband."*
- *If an internet service were a public utility, 85% said they'd use it; 13% said they wouldn't.*

Note: Go to the City's website at www.cityofguadalupe.org for the full 2024 Guadalupe Broadband Survey.

Mr. Matsuura said, "Knowing that the City can't staff for internet service provider, the City would have to work with other cities/agencies within the County. There are two (2) models that provide internet services, fiber network through a community that provides for competition. There's Idaho and Utah, not that we'd use those services. But if you have Spectrum, you're probably paying between \$100-\$150 a month for internet. In Utah, for example, for faster service, you'd pay about \$50 a month."

Mayor Julian asked, "What's the next step?" Mr. Matsuura said, "We're waiting for results from SBCAG's discussion with the State. Hopefully, whether the data would help with Spectrum's objection...maybe we'll hear something in April or June."

Mr. Bodem asked, "What's the difference between broadband and fiber?" Mr. Matsuura said, "Broadband is more of a general term. It's really between cable and fiber."

7. COMMUNITY PARTICIPATION FORUM

Request to Speak

Gloria Villegas, Outreach Coordinator at Dunes Center, gave an update on activities at the Dunes Center. This weekend, Saturday, March 30th, "Coastal Stories" will be presented at the Red Barn here in Guadalupe. This event will be from 11:30 a.m. to 3:30 p.m. This will be a multi-celebration showcasing Native Americans, the Hispanic community...trying to tell a story in what we're doing in our documentary. Stories of our cultures. There will be AV booth, photo booth...people can come in and record any story, maybe a story your grandma told you. These stories bring richness and depth to our community. There will be burgers, activities for kids. This will be a city-wide opportunity to highlight the importance of the Dunes Center. Let us know people who should be interviewed. Hearing voices of the community – Coastal Stories.

Also, next month we'll have a coastal cleanup now that the Guadalupe Beach is open. We're partnering with "Earth Day." There will be activities and informational booths.

8. CONSENT CALENDAR (A-G)

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. Ratify payment of warrants for the period ending March 4, 2024.
- C. Approve the Minutes of the City Council regular meeting of March 12, 2024.
- D. Adopt second reading of Ordinance No. 2024-516 regarding compensation increases for City elected officials.
- E. Adopt Resolution No. 2024-23 approving the Transportation Development Act (TDA) Claim FY 2024-2025.
- F. Adopt Resolution No. 2024-24 terminating the local state of emergency ratified and declared by the City Council at its meeting on February 13, 2024.
- G. Adopt Resolution No. 2024-25 approving the Second Amended and Restated Joint Powers Agreement for the Santa Barbara County Association of Governments to add the role of coordination of broadband activities.

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

MANAGEMENT REPORTS

9. CITY ADMINISTRATOR REPORT: (Information Only)

Mr. Todd Bodem reported the following:

Introduced the new Recreation Services Manager, Annis Barajas. Ms. Barajas said, "I'm excited to join the City of Guadalupe and serve the community."

On the morning of Saturday, 6/08/24, the Sri Chinmoy Oneness Home Peace run would like to hold a Peace Run when it passes through Guadalupe. Their goal as runners and peace lovers is to give each person they meet a chance to share their own hopes and dreams for a more positive and inspired world...as it has meaning in their own communities and in their own way. They would hope to meet the Mayor and our staff in a convenient location to share the Peace Torch and introduce the community to their global team...A celebration of peace.

The APCD would like to hold a replacement air filter giveaway on Tuesday, April 16th at the City Council Chambers at City Hall from 12:00 p.m. to 6:00 p.m.

Alison Wales, Associate Director from the North County Rape and Child Protection Center, will hold a recognition planting pinwheels in the area. This year they will plant 396, part of which will be planted on the City Hall grass on April 4th at 10:00 a.m. A proclamation will be read.

The UCSB BREN Master program has decided not to pursue working on a "Climate Action Plan" for the City as they have chosen other projects. This would have been free for the City as these plants are very expensive. Instead, City staff is working with Dr. Nuworsoo from Cal Poly Urban Planning Department to see if their students can work on this as a project in their master's program.

On April 1st, the City will submit a pre-application for an assembly member and congress member "earmark" in the amount of \$2M for a senior center remodel, renovation, and/or new building construction. Devon Thomas, Townsend Public Affairs (grant writer) will assist city staff in writing the application. Devon has replaced Christine Rose as our grant writer. A support letter has been signed by the Mayor and submitted for the pre-application.

State Parks has allowed for an extension of the Central Park project from 2026 to 2028. This is a contract amendment.

In reference to the pinwheels to be planted on April 4th CM Hernandez mentioned that there will be 395 pinwheels planted, one for every five child abuse investigations in the Santa Maria region in 2023.

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

- A. Police Department report for February 2024
- B. Code Compliance report for February 2024

Chief Cash said he wanted to show appreciation to our artists. He said that the murals do decrease graffiti. The painting of the 9th Street Bridge is an awesome project.

There are some long-term code compliance issues regarding various homes. Information will eventually be given to our City Attorney. We're looking at problematic homes that we keep going back to. There are provisions for charging for police services on regular type of calls. More information will be out in the future. Just something to be aware of now.

I'm honored to say that on April 3rd, at the Guadalupe Social Club, Kevin Costner will receive a Service Award. The staff has done an amazing job...the Recreation Department, Administration, etc. To make this happen is huge. Kevin Costner said that maybe Guadalupe's a location for a movie in our community. Donating services and time. We'll talk more about this as we put the finishing touches on it.

Mayor Julian asked, "Why is he getting accolades?" Chief Cash said, "Last year, 2023, there was the flooding in Guadalupe. Over fifty residents who lost their homes were brought to City Hall. We didn't have a designated shelter. There was no heat, water, lights, no food source...it was a dire situation. The Red Cross trailer was the only thing we had then. We brought that information to One805, a charitable organization that was founded as a result of the flood and mudslides in Santa Barbara. There was a large loss of life during that flood. They brought together events to raise money for equipment that cities couldn't afford. Guadalupe needed a generator. The event was on Kevin Costner's property. Monies were raised for first responders throughout the Santa Barbara County. We were granted \$50,000 and another \$30,000 from the City Council for a generator that will be housed here at City Hall. We can now have an evacuation center. Kevin Costner spoke up on Guadalupe's behalf. This is the first generator in the City."

CM Hernandez said, "I met one of the One805 board members. They should receive a letter from the City acknowledging their charitable work."

11. INTERIM HUMAN RESOURCES MANAGER (Information Only)

A. Human Resources report for February 2024

Ms. Villegas reported that recruitment continues for the following openings: Police Officer, Senior & Community Center Activities Coordinator, Public Works Director, Maintenance Worker I, Multimedia Assistant/Building Attendant and Grants Administrator. As was mentioned in the City Administrator's report, Ms. Annis Barajas was recently hired as Recreation Services Manager. The full-time Human Resources Manager position was filled by Ms. Sylvia Estrada who started on Monday, March 18th.

Other items: Labor negotiations with IAFF Local 4403 are ongoing. One first aid injury was reported in February. HR files continue to be updated not only to ensure correct chronology of salary changes and employment history, but also to ensure documents not appropriate for an HR file are removed and filed elsewhere, as applicable. Training was discussed with CJPIA. The first training to be scheduled will be "Preventing Discrimination and Harassment in the Workplace." This will be an onsite training by CJPIA.

PUBLIC HEARING

12. Consider amendments to the Subdivision Ordinance, Title 17, Section 17.32.030.A. of the Guadalupe Municipal Code.

Written report: Larry Appel, Contract Planning Director

Recommendation: That the City Council:

1. Receive a presentation from staff; and
2. Conduct a public hearing and introduce by title only and waive the first reading of Ordinance No. 2024-517 amending Section 17.32.030 of the Guadalupe Municipal Code; and

3. Continue to April 9, 2024, for second reading and adoption.

Mr. Appel summarized this item: The City's General Plan was updated in November 2022. Shortly thereafter, the zoning ordinance was amended to ensure that all zoning designations were consistent with the new land use designations. Allowing a higher density in all three (3) residential zone districts was also a piece of the General Plan update.

What has resulted from that General Plan update is a current inconsistency with Title 17, the City's subdivision ordinance which requires a minimum lot size of 6,000 square feet and a minimum lot width of 60 feet. With the new single-family densities, a lot can be as small as 3,630 square feet. Along with the reduced lot size, staff is also recommending a reduction in lot width from 60 feet to 45 feet. Amending Title 17 to reflect these changes will be necessary.

Public Hearing opened at 7:15 p.m. and closed at 7:16 p.m.

Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to approve first reading of Ordinance No. 2024-517. Roll Call: Ayes: 5 5-0 Motion passed.

REGULAR BUSINESS

13. Approving hiring of Bond Financial Team for the Guadalupe Royal Theater Renovation Project.

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council adopt Resolution No. 2024-26 approving the hiring of a bond financing team (Jones Hall, A Professional Law Corporation as bond counsel and Wulff, Hansen & Co. as municipal advisor) for the Guadalupe Royal Theater Renovation Project.

Mr. Bodem gave a brief background and purpose of this item: The Royal Theatre was built in 1939 and was a functioning motive theatre in the community until its closure in 1989. From then the building had various uses until 2011, when it was red tagged due to a minor interior electrical fire. Through a purchase by the former Redevelopment Agency of the City of Guadalupe (RDA) in 2001, then the dissolution of the RDA ownership, the Royal Theatre was transferred to the Successor Agency (SA) in 2012. State law required the SA to adopt a Long-Range Property Management Plan. Such plan stipulated that the theatre should be transferred to the City which, then, should be renovated as some form of Public Performing Arts Center.

The Royal Theatre Renovation Project is being undertaken by the City to (1) reconstruct, rehabilitate, and renovate, to historic standards, the Royal Theatre, and (2) construct an additional, connected 3-story performing arts center, amphitheater, and community plaza. This project is an essential project of public infrastructure for the City as it is part of the basic, underlying features of the City's physical landscape, community identity, and organization.

The City has worked diligently to raise the necessary funds for this project. To date, the City has secured, or is in the process of securing more than \$10 million in grants and other financing.

Anticipated funding:

- *Economic Development Administration (Eda) grant (\$4.8 million)*
- *California Arts Council-State Legislative Passthrough Funding (\$5.0 million)*
- *Historic Tax credit (HTC) investments (approximately \$0.8 – 0.9 million)*

Although final costs are not yet available, the City believes that an additional amount of approximately \$3.0 million, and potentially up to \$5.0 million, is required to ensure the project can be completed as designed. A key point to emphasize is that the timelines for obtaining funding is running short, as the \$4.8 million EDA grant will expire if construction is not started by March 2025.

Mr. Bodem then discussed the option of placing a bond measure on the November 2024 ballot appears to be the best option to ensure the funding for this project is in place in a timely manner. He also emphasized that to put a bond measure on the November 2024 ballot, specialized consultants are required. The firm, Jones Hall, A Professional Law Corporation, would serve as bond counsel to the City, and Wulff, Hansen & Co. would serve as municipal advisor to the City. The fee proposals are \$10,000 for Jones Hall and \$5,000 for Wulff, Hansen & Co. An additional fee, estimated to be no more than \$5,000, would be charged by the Santa Barbara County Elections Department for placement of the measure on the November 2024 ballot.

If this financing consulting team were hired, they would work with City staff to further analyze a potential bond measure to bring back to the City Council additional action items. These additional items, such as the professional services agreements for these consultants, would be anticipated to occur in June and July, in order to meet statewide deadlines for the November 2024 election. Mr. Bodem said that the total estimated costs would be \$20,000. These funds would initially be paid from the City's FY 24/24 budget, not the current budget. If the measure fails, the General Fund would be impacted by these costs. However, if the measure passes, the City could consider reimbursing the General Fund from the bond proceeds.

At this point, Mr. Bodem introduced Mr. James Wawrzniak from Jones Hall and Mr. Steven Gortler from Wulff, Hansen & Co., who then gave their presentation on financing options for the Royal Theatre Revitalization Project. Some of the salient points were:

- *Estimated total cost of the project is between \$12 million to \$14 million. The City already has approximately three-fourth of the cost; grants don't have to be repaid.*
- *Approximately \$2 million to \$5 million of additional funding is needed to cover the remaining costs of the project.*
- *With tax exempt bonds, the City receives the monies upfront...pay back over 25-30 years.*
- *Lower interest rate – a benefit for local agencies to fund capital projects; local governments are fairly stable and credit worthy.*

- *General Obligation Bonds are generally recommended for smaller cities. These bonds are payable by owners of taxable real property in the City through their property taxes. The amount is based on 'assessed value' of the property, not 'market value.'*
- *The annual cost of debt repayment will be between \$18 and \$43 per \$100,000 of assessed value. Example: if a typical single-family home has an assessed value of \$300,000, the annual cost of debt repayment would be between \$59 and \$129 per year. The specific amount would be fixed year-to-year.*
- *For the measure to pass, it takes two-thirds approval of voters casting ballots. Public outreach is essential.*
- *Pre-Election Estimated Costs: between \$18,000 to \$20,000. If the measure passes, post-election estimated costs would be approximately \$160,000, payable from bond proceeds.*

Note: To review the full presentation, go to the City's website at www.cityofguadalupe.org

Mayor Julian said, "This whole process...we've been meeting two, three times a week. A lot going on. We don't know the exact amount yet...it's going to be over, but we don't know now." Mr. Bodem said, "Bids will give actual amount."

The mayor said, "Public outreach...the City can't be involved. The City's not allowed to use city resources to support bond advocacy. With EDA, feds...have to have monies upfront for them to give us monies. If we wait, it will hinder us and not get the \$5 million."

Mr. Bodem added "If this passed, it would be a community project, the revitalization of the Royal Theatre. It would draw people to it – anchor for the community...a cultural benefit."

Mayor Julian asked, "Legal counsel and municipal advisor for \$15,000. What do we get for that?" Mr. Gortler said, "Financial consultant perspective. Impact on taxpayers. Analyzing distribution – who will pay how much. Review all documents." Mr. Wawrzniak said, "Legal counsel. Coming back for two (2) meetings. Resolution and ordinance to place on ballot. Assist City...federal tax law side. Successor owned property. Make sure tax exemption rule is followed."

Mr. Bodem then said, "Downscale building? Why not build for community; retain old but add...intrinsically put together. This is a way to access dollars quicker and make sure the project gets finished."

Requests to Speak

Mr. Bodem read an email from Shirley Boydston received on 3/25/24: "I strongly urge the Council and any residents speaking tonight to carefully assess the proposal to contract with 2 firms to raise more funds toward the Royal theater revitalization. IF the bond proposal is agreed upon that means \$50 to \$70 dollars annually on homeowner's property tax bills for the next 30 years...the usual life of a bond issue."

Spending 15 to 20 thousand to raise another 5 or more million for the theater project does not pencil out for property owners.

The project has 10 million plus in hand now, so why not proceed in phases as has been done with Leroy park and other projects. The ten million plus will allow for upgrades, proper bathrooms, and dressing rooms for performers. The theater will then be ready to be rented for general use: speaker presentations, musical performances, dance programs, school graduations and many other uses.

The money from rentals-or maybe even a lease-will add to the building funds for the 2nd phase: the 3-story building. And that, too, also requires a careful look. Allan Hancock College has a well-planned and accredited film program for college age and adults. Why try to duplicate that here? And what is the need for a 'large kitchen'?

Lompoc City has a theater similar in size and age as the Royal. Citizens there have been working for ten plus years to bring it to life. We should do the same. Fundraise to augment the rental revenue before going into further debt on a long-range project when in a shorter time the theater can be ready for use if slightly redesigned for restoration in a shorter span of time. Shirley Boydston."

Ms. Frances Romero: "Welcome to Council Member Furness. I have some random comments: I've not seen that you've done any voter sentiment survey. You have some time to do that between now and June. You have an opportunity to have a consultant at some cost do a random survey to see how homeowners, registered in both parties, to see how they look at a bond measure. Maybe you'll be looking at low numbers...that might give you some pause. Really high numbers, then 'yeah.' Public outreach...that's going to be a citizen driven exercise.

The fixed fee for \$10,000. Knowing what attorneys' costs are, if they charge \$500 per hour...that's 20 hours – hopefully, that's enough to get their work done. Hopefully, there won't be any surprised costs coming up.

I do agree with some of the things that Shirley (Boydston) said. And I want to thank Todd for providing me with some information earlier today. There has to always be a back-up plan. So, what is the back-up plan? Maybe it is having to scale back some of the more expensive amenities.

Looking forward to seeing how this all turns out. I know that when you look at bond measures by themselves, it's only \$10 a month. But then you look at the list of bond measures on your property tax bill...most of us happily voted for most of what's on there. Costs are not coming down...incomes are not rising...inflation doesn't seem to be moving much either. I recommend doing some sort of voter sentiment. I can recommend a couple of consultants regarding that...they could do a survey in probably less than a month. You'd at least have some information gauging community support."

Before the next speaker was called to the podium, Mayor Julian asked, "Value added...do we need certain things rights away? What do we need right now? EDA monies is for the actual theatre, itself. Electrical, HVAC system – that second portion is needed. That's needed to house HVAC and all the

mechanical systems. Can't do one without the other. The third and fourth story – can't eliminate...part of the mechanical system. You just can't eliminate that."

Mr. Albert Nunez: "Voter sentiment -I'll give you some right now from homeowners and residents. But I want to give you some of my background. I had a career in marketing communications. I have experience in theatre...I've written and directed plays...I definitely have an affinity for the arts. But I don't believe that 'if you build it, they will come.'

I agree with what Ms. Romero said about needing more data. You've talked at the 30,000 feet level...bring it down to the pedestrian level. Seniors have to play hopscotch with their money. \$54 - \$120 – not much, but for seniors, houses are paid off – this will be more dollars out of their budget. I just wanted to bring this down to the pedestrian level – now my vote is 'No.' To make me change my mind, I have to know what's the value for the community. Long-range and short-range?"

Mayor Julian said, "\$10 million...you don't get that every day. Will come in more than \$10 million. It's projected to be maybe \$3 million to \$5 million. Fundraisers won't do it." CM Robles asked, "What is the percentage of Andrew Goodwin's plan now? How much are they finished?" Mr. Bodem said, "About 100% of the plans are completed but some changes are being asked for now – drawings are mostly complete."

The mayor said, "Amphitheater – eliminate that but not sure of the cost." CM Robles said, "Keep art deco and tie that all in – work and costs are crazy." Mayor Julian added, "EDA – if you don't have the money in the bank, you lose it and the project."

CM Costa, Jr. said, "As a homeowner, we just passed two (2) bonds to build the new school. A lot of people in our community are on fixed income. This kind of thing will affect those people. The Royal Theatre is a historical landmark. Would love to see it up and running, but we need to start small. We all look at the big picture, and it all looks nice. It all comes down to money. We don't have any tax revenue. It's very limited to what we can do. Would be nice to do in phases like Le Roy Park. The commercial land at Pasadera – don't know when that's going to happen but that would bring revenue so we wouldn't have people pay for a bond measure. Frances (Romero) said a good thing – a survey. We need voter input. I'll say that when they passed the last two (2) bond measures for the school, I wasn't for it. I'm not afraid to say it. They didn't change anything from what they told us two (2) years prior when we did those measures. We need to get the voters input on all of this for another bond measure to be added to their property taxes for thirty years."

CM Hernandez said, "Difficult decision. One year to raise \$2 million." CM Furness said, "I appreciate everyone's perspective. Depending on final numbers on what homeowners will have to pay in their property taxes. It could break down to \$10 - \$20 per month. That may not be a lot to some, but it can be a lot to some people. And I respect that and understand that. If we all come together and pay...however you look at it, we pay a small amount in the scheme of the Royal Theatre project, we can get this thing going. It's like the community coming together to finish this project. That's my thought but I do believe there are other valid ways to look at this."

Mayor Julian said, "This is one option we're looking at right now. Another option...is there a donor out there who can kick in \$3 million?" CM Robles said, "Just to correct...it's the assessed value of the home, not the market value." Mr. Bodem added, "People buying in the upper priced levels...they'd be paying the lion's share. If you put the theatre and get it running, it could be an incremental...the more economic activity will start. Then the 18 acres will be developed at Pasadera. In ten years, you'll be seeing these little pieces that will provide economic development in the community that will help drive everyone's lives."

CM Robles said, "An old Greek proverb says that 'A society grows great when people plant trees for shade they will never sit under'."

Mayor Julian asked what the wish of the Council was. City Attorney Sinco said, "We would only be looking to authorize the project to proceed but can change down the road. Do a survey – by June, make a decision at that time. Do we want to consider tonight or not?" The mayor said, "What do we lose by not doing this? I appreciate CM Costa's point of view on this. The Royal Theatre is the heart of the City. We're asking Allan Hancock College to be part of this, too. If we don't do it, who will?" CM Robles said, "I support to go to the voters."

Motion was made by Council Member Furness and seconded by Council Member Robles to approve Resolution No. 2024-26. Roll Call: 4 No: 1 Costa, Jr. 4-1 Motion passed.

14. Renaming of Central Park.

Written report: Annis Barajas, Recreation Services Manager

Recommendation: The Recreation and Parks Commission recommends that the City Council adopt Resolution No. 2024-27 renaming of Central Park to Las Mujeres Park and review the proposed process for selecting a recipient of Las Mujeres Park Women of the Year award and inscribing her name on a perpetual memorial plaque in the park.

Ms. Barajas gave a brief background on this item: The idea of renaming Central Park came about during the time that streets in the Pasadera development were going to be named after Guadalupe veterans. The Recreation and Parks Commission ("Commission") developed the idea of renaming Central Park after something significant to Guadalupe. Commissioner Emily Dreiling mentioned that March is Women's History month and recommended to the Commission that Central Park be renamed after a Guadalupe female of significance. The Commission ultimately decided that the park would be renamed "Las Mujeres" Park but to still recognize an individual female of the year to be nominated by the community for recognition each year.

Ms. Barajas then discussed the selection process for the "Las Mujeres Park Woman of the Year" award. (Criteria for nominations will be determined at a later date.) A nomination period from August 26th and ending in mid-October would be open to accept nominations. The Recreation Services Manager would then submit a staff report to the Commission with all the nominations. Two (2) Commission meetings would be held to narrow down the nominations to three (3) candidates.

The Recreation Services Manager will submit a staff report to the City Council in one of the meetings in January with the top three (3) Commission recommended nominees. Once the City Council makes a final decision, the Recreation Services Manager would inform the individual of their selection as the 'Las Mujeres Park Woman of the Year.' A perpetual memorial plaque would be procured, and each year, thereafter, a new honoree would be added to the plaque.

A celebration would occur with a ceremony celebrating the honoree annually on March 8th, a day recognized as International Women's Day. This is a global day celebrating the social, economic, cultural, and political achievements of women, as well as marking a call to action for accelerating women's equality. A QR code containing the biography of the honoree would be located at the bottom of the plaque.

If the City Council approves the reaming of the park as well as the selection process, the Recreation Department will solicit local organizations to volunteer their time and resources to raise funds to cover the cost of the plaque, installation, and ongoing maintenance.

Requests to Speak

Mayor Julian read an email received from Shirley Boydston on 3/25: "The renaming of now CENTRAL PARK needs much thought before a decision is made. Something significant as the Agenda narrative says that would not be another person's name. We have O'Connell and Leroy parks already. The new name should be something significant yet generic and pertinent.

Las Mujeres may be viewed as sexist (no males) or even racist in today's culture. Naming of an annual Woman of Importance is to be commended but not in conjunction with the park. A park has been in that area since at least 1926 when the little jail was built there, and the prior elevated tank was completed in 1928. It will be between 2026 and 2028 when the park upgrades are completed. How about the name of CENTENNIAL Park which will note an era in the City's growth and citizen involvement. Shirley Boydston."

Ms. Emily Dreiling: I am a Recreation & Parks Commissioner. There are two (2) others here tonight. Our Commission wants a sense of pride...there is one street in Pasadera named for a woman. There are two (2) state parks and one (1) national park named after women. The name will be inclusive and not a name after only one person. The name of the honored individual will change each year. We want to put Guadalupe on the map, include representation. August is 'Women Equality Month.' This would be a good example and would showcase fifty percent of our population not recognized in our streets and parks."

Ms. Frances Romero: In 70 years, I am the only female mayor of Guadalupe. I serve on a national organization, a bi-partisan group. I'm torn on this as a former Parks Commissioner. A nice improvement would be to name it 'Centennial Park.' A gazebo would be nice. Some streets could be renamed over time. A non-specific name – it's not for women – the park is for everyone. Look at other ways to recognize women in Guadalupe."

Mr. Albert Nunez: One of the ideas was to have a central gathering place – Central Park. Le Roy Park – the deed said it would be used for town activities. I’m also torn – as a member of the Historical Society and the Cemetery. There’s a great tapestry here – behind every great man is a great woman.

Take Petra Concepcion. She was in her 80s serving lunch at the Senior Center. To use the park to honor them – we can do better. We can have an event every year to honor women at the park. Rename it ‘Guadalupe Park’ – it’s for everyone. But honoring women in Guadalupe, past, present, and future should occur all the time.”

Mr. Michael Jimenez: I looked at the opposition to this, especially the email. I take exception to two things: that this is sexist or racist. We live in a male-dominated world. Let’s face it. Anytime we can think out of the box and honor women, we should do it. As for this being racist, then let’s change a number of park names then that have Spanish name. This just doesn’t resonate for me.”

CM Hernandez said, “As a woman of color, I grew up here in Guadalupe. My mother told me not to speak Spanish because I’d be excluded from things at school. It’s really important to empower girls, that they’re at the table to help strengthen the economy. This is important.”

CM Costa, Jr. said, “I look at the street names. They’re last names, not a specific gender. Jack O’Connell and Le Roy Park – for years. Tognazzini Park. Paco Park, named after Paco Pereyra. There are a lot of women in our community that have done great things. Have an annual event to honor them. Central or Centennial Park is better.”

CM Robles said, “I have no problem with Las Mujeres Park. We live in a society that’s male dominated. A lot of names out there are male.”

Ms. Hannah Sanchez added, “I heard a lot said that it’s not inclusive to call it ‘Las Mujeres.’ How is Le Roy Park, O’Connell Park, Paco Park being inclusive of others? As Shirley said, are we going to be specific about this? The idea behind this was to be inclusive, to include females. Each year in March, we’d pick someone and have a women’s day festival at the park.”

Mayor Julian added, “There’s a picture of a softball team from the 1930s. Dorothy Oliveira, Pete Amido, Betty Silva all played on the softball team. They played against the WACS at Camp Cook and beat them. It’s time for us to show that we do respect women because we do. Is there a motion?”

**Motion was made by Council Member Hernandez and seconded by Council Member Furness to approve Resolution No. 2024-27 renaming Central Park to Las Mujeres Park. Roll Call: Ayes: 5
5-0 Motion passed.**

Ms. Sanchez said, “The first one should be Amelia Villegas.” Ms. Villegas politely declined.

15. FUTURE AGENDA ITEMS

No additional items were added.

16. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

CM Costa, Jr.:

I toured the wastewater treatment plant. I encourage other council members to talk with Dave Miklas, Supervisor, to see the entire process. It was interesting to see. There are things that need upgrading. The last process of water that goes out to the land, (effluent), is very clear. I was amazed at that

There will also be a fundraiser for STEAM for McKenzie. It will be at the Guadalupe Social Club on Saturday, March 30th, from 12:00 p.m. to 5:00 p.m. The science teacher at McKenzie uses the monies for the program to fund field trips to Los Angeles.

CM Hernandez:

On Saturday, 3/30, there will be the mobile Farmers' Market, from 1:00 p.m. to 3:00 p.m.

Kiwanis is having a fundraiser at McKenzie on Friday, 3/29, from 4:00 p.m. to 7:00 p.m.

There will be a fashion show in April.

CM Robles:

Bobcat wrestling. The number of kids participating have exceeded last year's number, 25. This year it's 59. There are a lot of girls coming out to wrestle. They show a lot of hard work and discipline. We're promoting higher education...we're mandating for the school program, a minimum of 2.0 GPA, no "F" grades, no "U" markings for behavior. On 4/13, we will be at Mesa Middle School – all girls and some novice boys. We also will have three (3) duals here at City Hall.

Mayor Julian: *Last Thursday, there were SBCAG and APCD meetings. A lot of dollars in Northern County for roads.*

On Friday, 3/29, there will be the ribbon cutting reopening Guadalupe Beach. At 7:30 a.m., the parking lot was full. And on Sunday at 10:00 a.m., the lot was full, too. Nice to see.

17. ADJOURNMENT TO CITY COUNCIL CLOSED SESSION

The item to be discussed in closed session was "Conference with labor Negotiators" relating to the International Association of Fire Fighters (IAFF), Local 4403.

Motion was made by Council Member Costa, Jr. and seconded by Council Member Hernandez to adjourn closed session. 5-0 Motion passed. Meeting adjourned to closed session at 8:41 p.m.

18. 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: International Association of Fire Fighters (IAFF), Local 4403

19. ADJOURNMENT TO OPEN SESSION MEETING

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

20. CLOSED SESSION ANNOUNCEMENTS

21. *No reportable action.*

22. ADJOURNMENT

Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to adjourn meeting. 5-0 Motion passed. Meeting adjourned at 8:50 p.m.

Prepared by:


Amelia M. Villegas, City Clerk

Approved by:


Ariston Julian, Mayor