

MINUTES

City of Guadalupe Regular Meeting of the Guadalupe City Council Tuesday, June 25, 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 members 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 asked that there be peace in the world.

4. AGENDA REVIEW

There were no requests to change the order of the agenda.

5. PRESENTATIONS

- Highway 166/Black Road – Traffic Signal and Safety Improvements Project – Lauren Bianchi Klemann & Fred Luna, Santa Barbara County Association of Governments
 - a. Fact Sheet -English & Spanish

(Note: go to the City's website at www.cityofguadalupe.org to view the entire presentation.)

Mr. Fred Luna, Director, Project Delivery & Construction with SBCAG, gave an overview of the Hwy166/Black Road project. Here were some of the highlights:

- *Beginning in July 2024 through December 2024, traffic signalization and safety upgrades will be implemented at the intersection of Hwy166/Black Road. This is halfway between Guadalupe and Santa Maria. SBCAG presented this information to the City Council at Santa*

Maria, Main Street Produce, Bonita School District and other large employers with potential impact of this project.

- *A new traffic signal will be in place with dedicated turning lanes on both Hwy166 and Black Road. Other improvements such as drainage and flood control and minor bike improvements will be implemented.*
- *Construction will be done in two (2) stages. Stage 1 involves closing Black Road for four (4) weeks. Stage 2 will involve traffic control on Hwy166 with specific detours. From Guadalupe to Santa Maria, cannot use Black Road...use Betteravia Road.*
- *There is \$2.53M from Measure A to fund this construction.*
- *Public outreach was emphasized. In addition to advising both City Councils of Guadalupe and Santa Maria, other outreach such as postcard mailers, news media, etc. have been used. Mr. Luna said that Ms. Lauren Bianchi, who was on vacation and couldn't attend this meeting, is working with him on the project outreach portion of this significant project.*

CM Hernandez said, "I'm looking forward to the completion of this project. Could communication on this project be shared in both English and Spanish?" Mr. Luna said he'd send information to Mr. Bodem, City Administrator.

Mayor Julian asked, "It starts July 1st?" Mr. Luna said, "Starts next Monday, July 1st." The mayor then asked about the one-way traffic. Mr. Luna said, "During the first week, crews will be installing signs – Measure A sign showing funding, etc. Preliminary work will be done. Then on July 10th, closure of Black Road starts."

6. COMMUNITY PARTICIPATION FORUM

Requests to Speak

Molly Carrillo Walker: I'm a representative from FSA (Family Service Agency). I've been the on-going co-chair for nine (9) years. FSA has provided social services to Guadalupe, Lompoc, Santa Maria and Santa Barbara for around 125 years. We get a lot of support from the community. Leadership in organizations. Strong bond. We're happy to serve the community.

(Ms. Walker then introduced Arcelia Senci3n.) Ms. Senci3n said, "I'm the Chief Strategy-North County Programs Officer for FSA. We address sources of stress for children, parents and seniors. We provide assistance for Self-Help People Housing as well as other resources. We provide training in skill building, strengthening families...all are done in both English and Spanish. Senior services, case management, mental health counseling. www.fsacares.org FSA responds to crises. We were here when the flood happened...working with the City and strengthening that partnership.

Courtney Cazenove then spoke saying that she's happy to partner with FSA. I was personally affected by the flood. FSA needed a representative in Guadalupe, so here I am.

Mayor Julian said, "We're starting up the Senior Center Advisory Committee. Mireya (Pena is to be part of the group so we're not overlapping."

CM Hernandez said, "Thank you for always meeting the community's needs." CM Robles commented that FSA has had a long-standing commitment here.

Abraham Carmona: I'm here about the softball fiasco. I'm here to apologize in public and commend Annis (Barajas). I'd recommend that there be a public calendar on the City website for reservations. (There was some confusion regarding field use being "first come-first serve" and "reservations".) We can see who reserved what fields. Residents can just look at the website and not have to waste time calling. Good luck on the bond measure.

7. 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 June 14, 2024.
- C. Approve the Minutes of the City Council regular meeting of June 11, 2024.
- D. Accept the May 2024 Financial Report.

CM Costa, Jr. asked to pull Item #7.B., Warrants. Motion was made by Council Member Costa, Jr. and seconded by Council Member Robles to approve the balance of the Consent Calendar. 5-0 Motion passed.

CM Costa, Jr. asked, "On page 28 of 66 in the warrants, there's a reimbursement for \$1,800. What was that for?" Ms. Janice Davis, Finance Director responded, "That was for Angie. She's been using her cell phone when conducting business with the bank. The bank required her to enter a code using her cell phone. Wendy Stockton, Assistant City Attorney, had said in a workshop that personal cell phones shouldn't be used for city business. Other individuals who had previously used their cell phones before being issued city cell phones had received a \$50.00 per month allowance. The \$1,800 reimbursement is for \$50 per month for a three-year period. Angie has now been issued a city cell phone to conduct city business."

Motion was made by Council Member Costa, Jr. and seconded by Council Member Hernandez to approve Item #7.B.-Warrants. 5-0 Motion passed.

MANAGEMENT REPORTS

8. CITY ADMINISTRATOR REPORT: (Information Only)

Mr. Bodem reported the following: The California Public Utilities Commission (CPUC) decided on June 20, 2024, to authorize the City of Guadalupe to construct two (2) overhead grade separations (two bridges) in the Pasadera development. The developer will pay for the two (2) bridges. The

developer is also in the final stages of negotiations with Santa Maria Valley Railroad who demanded payment for upgraded railroad tracks this week. What does this mean? The developer will be able to finish the civil design work on the bridges and civil design for the sewer, water, curb, and street work on the other side of the tracks. This will ultimately give the developer the ability to start building 350 new homes. Citizens will start seeing activity in early 2025.

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

- A. Police Department report for May 2024
- B. Fire Department report for May 2024
- C. Code Compliance report for May 2024

Chief Cash was not present at the meeting. His monthly report is on the website. CM Hernandez asked, "I know Chief isn't here tonight. On domestic violence, could there be a follow-up...some outreach services?"

10. HUMAN RESOURCES MANAGER (Information Only)

- A. Human Resources report for May 2024

Ms. Estrada, HR Manager, gave an update on recruiting. The following positions have been filled: 1) Building Attendant; 2) Senior & Community Center Activities Coordinator, and 3) Maintenance Worker. Two (2) positions are in the background phase: 1) Police Officer, and 2) Grant Administrator. An ongoing recruitment process continues for 1) Police Officer/Recruit, 2) Public Works Director and, 3) Finance Clerk.

Mayor Julian asked the name of the person filling the Senior & Community Center Activities Coordinator position. Ms. Estrada said, "His name is Isaias Rosas. His hours are 8:00 a.m. to 2:00 p.m. He started Monday, 6/24/24. He's Spanish-speaking and has good experience working with seniors." The mayor added that this person will do well.

Other: Negotiations with Police Officers Association (POA) has begun. Two (2) long term workers' comp cases are ongoing. "Preventing Discrimination & harassment in the Workplace" is scheduled for September 4th and 6th for ALL employees. The OSHA mandated "Workplace Violence Prevention plan is in process.

Mayor Julian asked about the open Fire Engineer position which Chief Cash stated in his report was budgeted but unfilled. He asked, "What's the status of that position. Has it been posted? Is there any movement on that? It needs to be filled." Ms. Estrada said that there was no movement but that resumes were being reviewed.

REGULAR BUSINESS

- 11. Request by Sam Duarte, Director of The Little House by the Park, to use the Veteran's Memorial Plaza (aka Downtown Parking Lot) for a "Safe and Sane" fireworks sale fundraiser.**

Written report: Annis Barajas, Recreation Services Manager

Recommendation: That the City Council approves the request by Sam Duarte for the use of the Veteran's Memorial Plaza for a fireworks sale fundraiser and his request for the total rental fees of \$2,315 be reduced by \$600.

Ms. Barajas initially began to explain that the "Little House by the Park" has requested use of the Veterans' Memorial Plaza for the purpose of their annual sale of fireworks for 4th of July. She said, "The Recreation Services Manager and Chief Cash recommend that the City Council approve the total \$2,315 in rental fees but reduced by \$600 for a total of \$1,715.00. (\$300 off the use of the Veterans Memorial Plaza and \$300 off the storage fee behind the Police Department.)

Mayor Julian asked, "Was there a non-profit discount tied into this?" Ms. Barajas said, "There's a \$100 lock-in fee and then a \$200 daily rate. There's no non-profit discount for the parking lot." The mayor said that maybe there should be. Ms. Barajas reiterated that with the reductions, the total fees come to \$1,715.

CM Furness asked if all proceeds from the fireworks sale go to the Family Service Agency. Mr. Sam Duarte was present at the meeting. He came forward saying, "Yes, these monies go for parents leadership training. We started this 14 years ago. We work with the community. Parents would be trained and committed to attend meetings. Have parents involved." Mayor Julian asked, "The \$600. What will you do with that?" Mr. Duarte said that will go towards stipends for training.

Motion was made by Council Member Hernandez and seconded by Council Member Robles to approve the request for use of the Veterans Memorial Plaza and the \$600 fee reduction. 5-0 Motion passed.

- 12. Adopt on second reading Ordinance No. 2024-520 placing a General Obligation Bond Measure on the November 5, 2024, Ballot for voter approval to finance a portion of the Royal Theater Renovation Project.**

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council adopt on the second reading, Ordinance No. 2024-520 placing a General Obligation Bond Measure on the November 5, 2024, Ballot for voter approval to finance a portion of the Royal Theater Renovation Project.

Wendy Stockton, Assistant City Attorney, presented this item in City Attorney Sinco's absence. She said that, procedurally, this is a little different for a second reading of an ordinance. A 4-1 vote is needed to be passed.

Mr. Steve Gortler, fiscal advisor who was on zoom, gave some background on this bond measure. Prior to doing so, he said that Dave Farmer, bond consultant, was at the meeting at City Hall, as was Thomas Brandeberry, Project Manager, also on zoom.

Mr. Gortler then continued. He said that there was a lot of information on the staff report. It will take a two-thirds vote to pass which is a "high bar" to get approved. If it does get approved, it will be the will of the people, a strong endorsement.

The cost is estimated to be \$13M. We have about \$10M in grant monies. The \$3M gap will be funded from the bond proceeds. If approved, it will be on the December 2025 tax rolls for 30 years. If you own a home, the average tax will be \$77 per year, each year. But it depends on the assessed value of your home. For example, if your assessed value is \$100,000, estimated additional property taxes would be \$28...if assessed value is \$200,000, estimated additional property taxes would \$56, etc.

If the bond passes, the City has certain "accountability requirements" that it must follow. The primary requirement is that the "bond proceeds may be used only for the Royal Theatre Renovation project, and for no other purpose, including City employee salaries and other operating expenses". Another important requirement is that "administrative costs shall not exceed 5% of the Bond proceeds". Some other requirements involve financial reporting, annual audit preparation, citizens' oversight committee, etc.

Mr. Gortler then turned things over to Mr. Brandeberry who said that there wasn't much more to say after the June 18th special meeting. He did reiterate that the project is ready to go except for the \$3M gap.

Mayor Julian said, "The driver of this process is the second reading of the ordinance." CM Furness added, "Yes, that starts everything off."

Requests to Speak

Melanie Becker: For clarity sake, with this bond duration of 30 years for the revitalization, it authorizes \$2.99M...\$185K annually x 30 years = \$5,550,000. Our interest will be \$2.6M. Paying a lot of interest, and the public should know that. I'm for the bond but was in favor of raising funds from rich people a year ago. The ACA1? Not two-thirds vote but rather 55%.

Mr. Gortler said, "To borrow \$2.99M, there's \$2.4M interest. Will be lower...interest rates may be coming down. A dollar thirty years from now will be worth less, but your points are valid. On the ballot...will be authorized to lower for certain situations. It's possible may be a 55% threshold. Me? I'm skeptical but think two-thirds will be required.

Then Ms. Becker again said that she's for the bond and wish we could do some capital investing.

Denna Zamarron: (Comments here will be in Q&A format. Mr. Thomas Brandeberry will be shown as "TB".)

DZ: On the RFP, who's responsible for drafting it?

TB: I'm drafting the RFP for the Royal Theatre project. It will go to the City Attorney and City Administrator for approval. If approved there, would then go to the City Council.

DZ: Once approved, when can it be seen to apply?

TB: Once approved, the intent is to get operator before construction starts to be part of the process. What's in the MOU is not available for public until it is released.

DZ: What's the timeline to apply. There are non-profits who would want to know.

TB: About 30 days, but I'd ask the City go to 60 days.

DZ: Will there be an evaluation?

TB: Yes, the City will determine who will score applications.

DZ: If a resident is interested on being on a scoring committee, what's needed?

TB: Your experience is enough.

DZ: Will there be public access? Who's responsible for the RFP?

TB: All applications would be available for public view.

DZ: We will need to know the application site.

TB: Applications will for sure be online. City wants competition. I will create a list for applicants to be on mailing list.

Melissa Chave: This is a real good opportunity to bridge the past and the future. I'm excited about the future. I want the transition of experience with the theatre to continue with the next generations. We're ensuring that the building is intact. It will be a money generator...a place to have celebrations. Paso Robles doesn't have a theatre for performing arts. Here, it's two (2) buildings in one (1)...stable theatre and a place for children to dream. I trust the next generation. It's about keeping Guadalupe on track. It's a jewel, not a gateway...but a destination.

Albert Nunez, Jr.: Thank you for the time tonight. If you vote to put this bond measure on the ballot, the committee will be spending a lot of time...to be educated for a well-informed decision. In public comment, a resident wrote in saying "...and with a home valued at over \$500,000 I'm not wanting to add another \$200 to my tax payment. As for the Bulldogs Field of Dreams/sports complex, I'd love to support a tax increase for that project if ever needed as it aligns with my hopes/dreams for our city/children."

In a democracy, not everyone...voice is to vote. Give our voices to vote.

Jesse Valdez: The City Clerk read an email from Jesse Valdez, received 7/20/2024: I want to make a public comment on Item #12.

First I would just like to say I really hope both projects (Royal Theatre, Bulldogs Field of Dreams) are successful and come to fruition. But as a homeowner/lifelong resident with deep roots in this city, I

am not for being taxed by choice for a project like this (Royal Theatre). Times are tuff and everyone's situation is different. Our situation, for one, has seen an over two-hundred-dollar monthly increase in mortgage/escrow payments.

And with a home valued at over \$500,000 I'm not wanting to add another \$200 to my tax payment. As for the Bulldogs Field of Dreams/sports complex, I'd love to support a tax increase for that project if ever needed as it aligns with my hopes/Dreams for our city/children. In all honesty, I do hope the city is able to get the funding to finish the Royal Theatre, but I will not be voting 'yes' on the tax increase.

Also, it's a shame most of us would never have heard a word about it in time to attend city council meetings if it weren't for our friends, family and fellow Guadalupe residents posting about it on social media! Pretty ridiculous if you ask me!

And what about other upcoming bonds such as the Santa Maria Joint Union High School? Times are so hard, and everyone is already overtaxed in every aspect of our lives that it's hard to even survive comfortably these days! There needs to be a change in this course, and our city needs to look at helping improve the quality of life for our residents before trying to attract people from other areas, etc.! Sincerely, Jesse Banks

Mayor Julian asked if the Council, staff or anyone else wished to speak. There were no other comments made on this item.

Motion was made by Council Member Furness and seconded by Council Member Robles to adopt the second reading of Ordinance 2024-520 placing a General Obligation Bond Measure on the November 5, 2024, ballot for voter approval to finance a portion of the Royal Theatre Renovation Project. Roll Call: Ayes: 3 Noes: 2 Costa, Jr. and Hernandez 3-2 Motion did not pass.

- 13. Calling and giving notice of the general municipal election to be held on November 5, 2024, and consideration of placing a measure to approve the issuance of general obligation bonds to finance municipal improvements constituting public infrastructure of the City on the November 5, 2024, ballot, and requesting consolidation with the statewide general election and setting procedural details.**

Written report: Philip F. Sinco, City Attorney

Recommendation: That the City Council:

- 1) Adopt Resolution No. 2024-39 calling and giving notice for the holding of a general municipal election on November 5, 2024, for the election of certain officers as required by the provisions of the laws of the state of California, and placing a measure to approve the issuance of general obligation bonds to finance municipal improvements constituting public infrastructure of the City on the November 5, 2024, ballot, and requesting that the Board of Supervisors consolidate the City's general municipal election with the statewide general election; and
- 2) Adopt Resolution No. 2024-40 establishing regulations for candidates' statements; and

- 3) Adopt Resolution No. 2024-41 for filing written arguments and rebuttals in favor of the measure to approve the issuance of general obligation bonds to finance municipal improvements constituting public infrastructure of the City and directing the City Attorney to prepare an impartial analysis; and
- 4) By motion, authorize the Mayor or two members of the City Council to work with staff on a written argument in favor of the measure to approve the issuance of general obligation bonds to finance municipal improvements constituting public infrastructure.
- 5) **Or, if the Ordinance No. 2024-520 was not adopted by a two-thirds majority of the City Council, adopt:**
 - A. *Alternative* Resolution No. 2024-39 calling and giving notice for the holding of a general municipal election on November 5, 2024, for the election of certain officers as required by the provisions of the laws of the State of California and requesting that the Board of Supervisors consolidate the City's general municipal election with the statewide general election and requesting certain services from the County; and

Motion was made by Council member Furness and seconded by Council Member Robles to approve Resolution No. 2024-39 calling for and giving notice for the holding of a general municipal election on November 5, 2024 for the election of certain officers as required by the provisions of the laws of the State of California and requesting that the Board of Supervisors consolidate the City's general municipal election with the statewide general election. Roll Call: Ayes: 4 Noes: 1 Costa, Jr. 4-1 Motion passed.

B. Resolution No. 2024-40 establishing regulations for candidates' statements.

Motion was made by Council Member Hernandez and seconded by Council Member Furness to approve Resolution No. 2024-40 establishing regulations for candidates' statements. Roll Call: Ayes: 4 Noes: 1 Costa, Jr. 4-0 Motion passed.

14. FUTURE AGENDA ITEMS

Mr. Bodem requested the following items be added for the July 9th meeting:

Consent Calendar: Measure A Safe Routes to School Agreement; Water Standby charges to vacant parcels and Initiating proceedings for the annual levy of assessments Pasadera LLD.

Public Hearing: Guadalupe Benefit Assessment District and Guadalupe Lighting District.

15. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

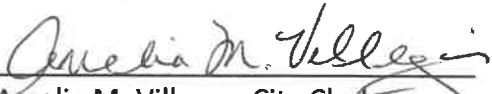
CM Robles: Because the first Thursday of the month falls on the 4th of July holiday, the Food Bank will have its distribution on the following Thursday, July 11th.

Mayor Julian: Thank you to Steve and Tom for being on zoom tonight. I attended an SBCAG last Thursday. There's a lot going on in the area.

16. ADJOURNMENT

Motion was made by Council Member Hernandez and seconded by Council Member Costa, Jr. to adjourn the meeting. 5-0 Motion passed. Meeting adjourned at 7:15 p.m.

Prepared by:



Amelia M. Villegas, City Clerk

Approved by:



Ariston Julian, Mayor