MINUTES

City of Guadalupe

Regular Meeting of the Guadalupe City Council Tuesday, September 10, 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", will be used for "Council Member" in these minutes.)

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF THANKS, APPRECIATION OR CONDOLENCES.

CM Robles mentioned the passing of Guadalupe Martinez Lomeli. Mr. Lomeli was 101 years old. Mayor Julian mentioned the passing of Mr. Joe Talaugon, a long-time resident of Guadalupe, and Mr. John Velasquez, Cemetery Director and American Legion member.

Mayor Julian also mentioned the shooting incident at Apalachee High School in Georgia. He mentioned the four (4) individuals who succumbed to the shooting. There were two (2) students: Christian Angelo and Mason Schermerhorn, both age 14. There were also two (2) teachers who were fatally injured: Richard Aspinwall, age 39, who was also a coach, and Christina Irimie, age 53, who was a math teacher.

CM Robles mentioned the 13 military members who were killed during the country's exit from Afghanistan. Each family received the Congressional Gold Medal, the highest civilian award, on their behalf.

4. AGENDA REVIEW

City Administrator Bodem said that there would not be a closed session after the regular meeting tonight.

5. CEREMONIAL CALENDAR

A. Hispanic Heritage Month 2024 Proclamation – Mayor Julian read the proclamation which, in part, said: "...the observation of Hispanic Heritage Week started in 1968 under President Lyndon Johnson and was expanded by President Ronald Reagan in 1988 to cover a 30-day period, starting on September 15th and ending on October 15th. It was enacted into law on August 17, 1988...September 15th is the anniversary of independent for five Latin American countries...and on September 16th, Mexico achieve independence...throughout the history of the United States, members of the Hispanic community have helped shape the social political, and economic landscape of this Country and our community...the City of Guadalupe invites all members of the community to celebrate 2024 Hispanic Heritage Month."

6. PRESENTATIONS

A. Boys and Girls Club of the Central Coast – Programs Update: Mr. Roberto Rodriguez, Director of Operations of Mid Central Coast Boys & Girls Club, briefly said that this is the first report under the new lease agreement between the Boys & Girls Club and the City of Guadalupe. There is a new CEO and new Club Director in Guadalupe. There will be reporting on a monthly basis with the Recreation & Parks Commission and quarterly with the City Council.

The new CEO (of the Boys & Girls Clubs of Mid Central Coast) is Maria Fabula who comes from Denver, Colorado. She was formerly with the Boys & Girls Club in the San Luis Obispo area. She's worked in non-profits in the area some fifteen years ago. She's back here in the area, a great addition to our team and look forward to new ideas she'll bring onboard from her out-of-state experiences.

The new Club Director is Josue Rojo and has been here with the Boys & Girls Club for one (1) year. He has nine years of experience and a little under one (1) year here. Mr. Rojo said, "This summer was really good. There were between 60-80 members attending daily over the summer with over 150 registered. It was good seeing the youth come this summer." He then went over some of the activities and events held this summer:

- Color run held the 2nd week of summer. Kids made tie-dyed t-shirts.
- Cooking Class, every Monday afternoon a cooking class is held for all members. Healthy eating and better eating choices are taught.
- Trinity Reading volunteers read to all members or help them choose a book to read. The volunteers include former education personnel, former teachers, and current community members. Help with homework is also offered and available.
- Next Gen CEO Launch Day was held on July 22nd. Members developed their own business, an entrepreneurial activity. Eleven small businesses were 100% member ran. Members sold various items with profits kept by the members.
- Field Trips for over 60 members were able to choose their choice of a field trip to Regal Cinema, Paul Nelson Aquatic Center of Boomers.
- End of Summer Teen Festival was a fun day in the park partnering with "Fighting Back Santa Maria and local community organizations. This was free and open to all teens. There was community outreach on mental health, pizza and drinks. There were a lot of members from the community to share resources to the youth.

At the Ron Estabillo Club House, there were three (3) movie nights. Two upcoming movie nights are scheduled for September 27th and October 27th, both given by the City Recreation Department. September 13th is "Teen Night". This facility was also used for numerous Bulldog signups.

Mayor Julian asked, "With the 16th of September celebration coming, are you doing anything with the Comité Civico?" Mr. Rodriguez said, "Yes, the Boys & Girls Club will be making hot dogs for the participants of the parade. So, we'll be there helping out."

CM Robles asked, "The end of the parade. Will that be at Le Roy Park?" The answer was that the activities after the parade will all occur at Le Roy Park.

Mr. Rodriguez said, "There was an issue with the city cameras on that facility. Dealt with Captain Schmitz. There was faulty wiring and no signal heading to the camera. We contacted our IT people and alarm company. It was all rebooted and working now. Just wanted to let you know."

Mayor Julian asked if there was any update on the expansion there. Ms. Annis Barajas said that there was no update. Mr. Bodem said that he'd do some research on that. Mr. Rodriguez said, "Yes, we are aware of the expansion there. We have a facilities committee in our department that asks periodically for any updates. We just purchased 15 acres of land was in Orcutt so, we're working on two (2) different projects now. The property is at Hummel and Union Valley where the old aquatic center was going to be. We purchased it two (2) years ago and are now looking at how to develop it."

CM Hernandez made mention of Dan Chernow and the Trilogy reading volunteers and their participation reading to the youth. She said, "They wanted to make a positive impact. It was fascinating to hear that they volunteered their time at that library. It was great to see the kids engaged, They were so eager to read with them." Mr. Rodriguez said, "He's been really patient with us and a great asset to our organization. Last year, we changed our process that all of our volunteers need to go through. There's the background process, fingerprinting, reference checks, Live Scan and be TB tested. So, they have to do all of that to be a volunteer. This was a new process that the Boys & Girls of America put on us. It took about six (6) months to get everyone through. He was very patient with us and still donated his time."

Mayor Julian asked, "What about the mobile farmers market? They've had meetings." Ms. Barajas said, "They're in the process of working on it. I know they're having meetings to continue to develop that. They will present to the City council when they're ready." The mayor then asked, "Is that for the mobile or for the regular farmers market? Ms. Barajas said, "They've spoken about both. The think the mobile's still happening. I haven't heard a date lately, so I don't know if they've taken a break during the summer. I do know that they're trying to work on the actual farmers market, as well."

7. COMMUNITY PARTICIPATION FORUM

Request to Speak

Mr. Rhys Jansen from New Life K9s, an organization based out of San Luis Obispo. We train services dogs to give as free gifts to veterans. Thank you for hosting "Debbie" and thank you for letting her use her skills. ("Debbie" is the service dog housed with public safety staff.) The San Luis Obispo Men's Colony trained Debbie. It honors them and their skills. We'd like to invite you all to our 2nd Annual Fundraiser, "Paws for Hope", on Saturday, October 19th, free of charge.

8. **CONSENT CALENDAR** (A-E)

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 August 28, 2024.
- C. Approve the Minutes of the City Council regular meeting of August 27, 2024.
- D. Approve the annual "Peace, Love, and Hope Around the World" holiday season parade scheduled for Saturday, December 14, 2024, by Kiwanis Club of Guadalupe.
- E. Adopt Resolution No. 2024-54 authorizing the City Administrator to purchase charging stations through Sourcewell for the Transit Hub Renovation Project and EV/Bus Charging Station Project.

MANAGEMENT REPORTS

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.

9. CITY ADMINISTRATOR: (Information Only)

A. City Administrator's report for September 10, 2024

Mr. Bodem reported on the following items:

-\$607,519 is the project reimbursement relating to the 2023 February Storm damage. This amount will be reimbursed to the City by FEMA federal funds. This project has been taking a lot of time. The breakdown is as follows:

<u>Title</u>	Federal Share Obligated
Post Storm Flooding	\$86,921.73
Non-Congregate Sheltering of Flood Victims	\$60,820.00
Le Roy Parking Lot Repairs	\$62,273.71
Waste Water Pond "C" Berm Repair	\$55,581.09
Waste Water Spray-Field & Monitoring Storm Damage	\$351,922.50

Total: \$607,519.03

- -Senior Center Federal Earmark money for \$1M is currently in committee bill. We should have update
- -Saturday, October 12th, from 8:00am-2:00pm, is the "Community Clean-Up Day" at McKenzie Intermediate School. (A Waste Management flyer was handed out to the City council and public.)
- -On Wednesday, September 11th, the City will receive a \$90,000 Chevron Traffic Safety Grant.
- -We have been informed by the SB County Clerk-Recorder, Assessor, and Registrar of Voters Election Supervisor that there will only be one (1) polling place for the election on November 5th. It will be at the Riverview Townhouses. Mayor Julian stated that he preferred to have the voting poll at City Hall, a more centralized location. Mr. Bodem said that he had been told that there is a shortage of election volunteers. The mayor asked Mr. Bodem to see whether or not there was a chance to move the polling place to City Hall. Mr. Bodem said that he'd do so.
- -Tonight, under the Consent Calendar, the approved Resolution No. 2024-54 to purchase charging stations through Sourcewell for the Transit Hub Renovation Project and EV/bus Charging Station and the 303 Obispo project received an estimated \$5.2M in grants. This large sum is an often-overlooked number that the public should be proud of.
- B. Planning Department report for August 2024
- C. Building Department report for August 2024
- D. City Engineer's report for August 2024

on this in about two (2) weeks.

(Note: Go to the City's website at <u>www.cityofquadalupe.orq</u> to view the full City Engineer's report.) In the absence of Mr. Jeff van den Eikhof, City Engineer, Mr. Bodem states that there are a number of projects in various construction, design, or planning states. The following are some that were highlighted:

- -Amtrak Station Improvements (Transit Hub) A review team will evaluate proposals from four (4) engineering/architect firms for design services. The project may include public restrooms, EV charging infrastructure, bicycle amenities, etc. The total project funding is \$1.3M.
- -303 Obispo Street Site Improvements This item was approved tonight on the Consent Calendar for a \$5.2M grant. Mr. Bodem added that with the \$5.2M grant and the Amtrak funding, that is big money.
- -Le Roy Park Phase II Improvements awaiting review and approval by the USDA. Once funding is approved, the City Engineer will be ready to send the project out to bid.
- -City Hall Improvements An RFP is being prepared to bring a design team on board to prepare plans and specifications for the renovations and repairs to City Hall. Due to the amount of design work needed, the anticipated start date will be in 2025.
- -Royal Theatre: Bid documents for both the visual and performing arts theatre operator and the renovation/remodel of the theatre went out with a due date back for both of September 20th. Also,

20 people, consisting of contractors and subcontractors, did a pre-bid walk through of the theatre. Only two (2) people attended a walk-through for the operator.

-Waste Water Treatment Plant Improvements – MKN is working with the WWTP staff and the Regional Board to bring the City's wastewater treatment plant into compliance with our current permit.

10. DIRECTOR OF PUBLIC SAFETY: (Information Only)

A. Director of Public Safety report for September 10, 2024

Chief Cash reported on the following:

- -Son Care Foundation this is the overall non-profit in charge of New Life K9s. I appreciate Mr. Jansen coming tonight. A commercial was just completed highlighting Guadalupe.
- -Wellness Program- The "First Responder Wellness Center" is located in Orange County. One of our officers attended this program. "Debbie" and I will tour their facility down there in Orange Couty. I will later give a talk and demonstration of our Wellness program.

San Diego Police Well Program will have me visit and present at their facility, and they will, in return, come to Guadalupe to visit and view our program. This will be an exchange training session.

- -I was appointed to the California League of Cities as the California police Chiefs Association Representative on the "Advancing Equity Advisory Committee", advancing equity throughout cities in California. I'm proud of that and, hopefully, I can bring more to the knowledge about Guadalupe on that committee.
- -This Sunday, September 15th, is the Comité Civico parade which begins at 12noon. The City Council is invited to ride on "Granny". Parade starts at 12noon. Participants need to gather by 11:30 a.m. on Fifth Street.
- -Today, the School Superintendent, Todd Bodem, two (2) school principals and I met to talk about safety. I had met with their safety committee on Monday to talk about emergency preparedness. We are not really functioning together. One of the things we're going to start doing is emergency preparedness...their staff wants training. The City Council will get similar training. That's all for decision making in worse case scenarios. First responders are prepared and know what to do. We can talk with all our other departments, but we do need to get the training for our city leaders, so we can make those proper decisions. We will meet monthly. We had some very interesting ideas at our meeting...was very productive. A meeting with the City Engineer will be held on Monday, September 16th, to look at Mary Buren, McKenzie and the new school site.
- -Cannabis Dispensary this afternoon, we did the next to the last tour. Building and Fire were with me. The building and fire security systems are good. They uploaded the app, so I have access to their cameras on my phone. FYI, two (2) facilities in Grover Beach were burglarized this weekend. I feel good about the processes here will prevent what happened in Grover Beach.

-Impact Fee Finalization meeting is scheduled for September 12th. Todd Bodem is chairing. Thank you to City Attorney Sinco and Assistant City Attorney, Wendy Stockton, for their assistance. This was a very complicated issue. Captain Patrick Schmitz put together the form for the meeting.

-On Wednesday, September 18th, a dinner at the Elks Club recognizing law enforcement is scheduled for the "Officer of the Year" awards.

-Marian Regional Hospital Board – new specialty OB/GYN will be hired to help with migrant communities. Translation assistance will be a big factor.

CM Hernandez asked, "On the cannabis dispensary, I think I saw online that there will there be a grand opening?" Chief said, "They're having a soft grand opening. It's going to be in a closed secured facility. All the major participants have my number. We walked the facilities, that's why I was with them today."

CM Hernandez then asked the Chief, "On the upcoming parade, I have some safety concerns. How long will people have to walk to the park before the streets are open?" Chief Cash said, "We really got this at the last minute. Rudy will be at the very end of the parade. Because of the timing they have from Cal Trans, we have to start opening up. We're going to have to get people out of the streets. We're on a time limit with Cal Trans." CM Hernandez then said, "Request timing that Cal Trans is wanting streets to be open. What's on the application? Because if there's too short of a time, that's a safety concern." Chief said, "We'll make that a priority with the traffic control people, so we have that type of communication." CM Hernandez then asked, "How can we make sure we can have this conversation is opened earlier for next year? They do prepare an application for a permit and give it to the City. So, where does the ball drop?" The mayor said that they submitted to the City, then to the State.

11. RECREATION SERVICES MANAGER: (Information Only)

A. Recreation and Parks report for August 2024

(Note: Go to the City's website at www.cityofquadalupe.org to review the complete report.)

Ms. Annis Barajas reporting on some of the activities the department is sponsoring:

-Glow Party – Saturday, September 14th. Come in clothes that glow in the dark. Dance lesson will be from 1:00 to 2:00 p.m. An ice cream sundae bar will be from 2:00 p.m. to 3:00 p.m. Glow goodies will be provided at the door.

-Line Dancing is next scheduled on Thursdays, September 19th and September 26th. Doors open at 6:00 p.m. (was 6:30 p.m.) Waivers must be signed.

-The last Poetry Jam with Arnulfo Navarro is scheduled for Friday, September 20th. Arnulfo Navarro is on a grant working with the Little House at the Park that is ending in September. He will continue to do the Poetry Jam sessions as a resident in partnership with the Recreation Department. We'll skip October. Then well do November and January. Looks like he's doing every other month. Again,

the next one is Friday, September 20^{th} , from 6:30 p.m. to 8:00 p.m. Mayor Julian asked if these were in Spanish. They are.

-Skate Park Design Class, Sunday, September 21st, from 11:00 a.m. to 1:00 p.m. Learn how to design a skateboard. Once finished, you will have a functioning skateboard. There are 10 spots left. All participants must register. Use the QR code on the flyer.

-Movie Nite: At the last movie night there was a snack bar fundraiser for the Bulldog cheerleaders. Also, the cheerleaders did about 5-6 cheers. The fundraiser made \$500+. There were 144 attendees. More youth groups are encouraged to have fundraisers at future movie night events. There are three (3) months open to do so for the rest of this year. October, November and December are open to have a fundraiser. September will be "Lobo's" at the snack bar.

CM Furness asked, "Can I give your email and phone number out? I have a group who may be interested." Ms. Barajas said her contact information could be given out.

-Soccer: We've accepted Youth Evolution to provide soccer lessons for youth, ages 2 to 11 years old. Learn how to play soccer at O'Connell Park. The lessons will be on Wednesdays starting October 2^{nd} with the last one on October 2^{3rd} . The fee has been dropped to \$55 (not \$65).

-Pickleball: We've researched this and will start next month. Equipment needs to be purchased. There will be one (1) court available at Le Roy Community Center, every Monday, from 10:00 a.m. to 12noon. We will offer this for a month to see the interest. If it goes well, we'll look for an outside court, e.g. Paco Park where there are two (2) courts there. We've also looked at doing clinics. There are three (30 different coaches who charge by the hour.

Mayor Julian said, "You'll find that many adults lay pickleball. Look at Trilogy." Mr. Bodem added that pickleball is the fastest growing sport.

CM Robles said, "That's a great idea. Something for future reference...utilize the Boys & Girls Club for yoga classes." Ms. Barajas said, "That's on my list." CM Robles added, "I'm looking at new residents, like at Pasadera. Maybe two (2) days a week." Ms. Barajas said, "I'm working on yoga. Pickleball was on my list with yoga right behind." CM Robles said that the Buddhist Temple here in Guadalupe is hosting tai chi.

CM Hernandez asked, "Are you able to use the plexiglass for recreational activities at the Royal Theatre?" Mr. Bodem said, "Yes, the plexiglass will be cleaned." Ms. Barajas then said, "It's not been offered to me, but I'll be happy to use that. After I first was hired, I ordered two (2) bulletin boards, one (1) each for Le Roy Park and O'Connell Park. Then I ordered a second one for O'Connell Park. Because O'Connell's so large, it's good to have one near the softball field, so if that area's requested, we can post a sign on the board. Another one is going to be installed closer to the barbecue area. Those boards will be kept updated with the flyers that are everywhere else."

Mayor Julian said, "Esther puts out a huge calendar. There's no calendar on the general City website...like the 16th of September or any major events/activities. You don't need specifics, like volleyball, basketball, those types of things. But other things, like the 16th of September celebration, etc. If you look at the website...correct me if I'm wrong, there's no calendar about what's going on

in the City." Ms. Barajas said, "I believe you're correct. I'm not sure if that's under Recreation's purview but agree that that could be done." The mayor reiterated that a general calendar of events and activities...at a glance, should be on the City website...just a thought.

REGULAR BUSINESS

12. Approve an Agreement and Mortgage document granting a first priority lien to the Economic Development Administration (EDA) on the Royal Theater property.

Written report: Philip F. Sinco, City Attorney

<u>Recommendation</u>: That the City Council adopt Resolution No. 2024-55 approving the Agreement and Mortgage document granting a first priority lien to the Economic Development Administration (EDA) on the Royal Theater property, authorizing the Mayor to sign the document on behalf of the City, and directing that the document be recorded.

City Attorney Sinco said that the staff report has a quite a bit of background information. He broke the report down with the following explanation: The City of Guadalupe owns the Royal Theatre. When it was acquired, there were three (3) parcels that had to be merged into one (1) to construct a project on the site, because you can't have buildings crossing property lines. There was a lien on the property when the City acquired and purchased. it. Even though the loan was paid off, it wasn't cleared timely. All of those issues have been resolved.

As a condition of the Economic Development Administration's possible \$4.89 million grant for the project, they require the first priority lien for that against the property. That's the purpose of the document included with the staff report. It's not really a document that the City was able to negotiate with the federal government. It was pretty much taken as it is. An opinion was rendered that it is okay as it is. The City Council is requested to approve Resolution No 2024-55 to approve the Agreement and Mortgage document and authorize the Mayor to sign the Agreement and Mortgage document on behalf of the City."

Motion was made by Council Member Costa, Jr. and seconded by Council Member Hernandez to approve Resolution No. 2024-55 authorizing the Mayor to sign the Agreement and Mortgage document on behalf of the City and directing that the document be recorded. Roll Call: Ayes: 5 Nos: 0 5-0 Motion passed.

13. FUTURE AGENDA ITEMS

There were no additional future agenda items added to the list.

14. ANNOUNCEMENTS – COUNCIL ACTIVITY/COMMITTEE REPORTS

CM Hernandez: I attended Viva el Arte and "Hancock Honors" this weekend. It was a great time!

In recognition of National Suicide Prevention Month, I want to emphasize the importance of coming together as a community to support mental health and prevent suicide. With 45 lives lost in Sata Barbara County alone in 2023, it's crucial to remember that every conversation and act of kindness

can make a difference. Suicide remains a critical issue, but together, we can offer hope and support. This month, and always, let's break the silence, eliminate the stigma, and remind each other that help is available, and no one is alone. If you or someone you know needs support, please reach out to the resources available. We're stronger together.

<u>CM Robles</u>: I also attended Viva el Arte. There were about 80-90 people. Very high energy. East LA group that played for one hour and twenty minutes. Mayor Julian added, "They put it on TikTok."

<u>Mayor Julian</u>: The mayor read a letter from Dudley-Hoffman regarding the funeral services for John Velasquez who passed away on September 5th. Viewing will be at Dudley-Hoffman on Thursday, September 12th. On Friday, September 13th, there will be a mass at 10:00 a.m. at Our Lady of Guadalupe Catholic Church in Guadalupe.

I attended "Discrimination and Workplace Harassment" training on September 6th, giving by a consultant with CJPIA. Most of the managers and people here tonight were also there.

On Friday, September 27th, there will be the Hwy 166/Black Road dedication. The actual stop lights will go live the following Monday, September 30th.

At 10:00 a.m. on Saturday, September 21st, there will be the rededication of the Veterans memorial Plaza flagpole.

This Sunday, September 15th, is the El Comité Civico Mexican Independence parade with festivities and food down at Le Roy Park.

Joe Talaugon Services: on Thursday, October 3rd, services will be at Dudley-Hoffman. On Friday, October 4th, at 11:30 a.m., there will be services at the Guadalupe Cemetery. A reception will follow at 1:00 p.m. at the "Red Barn".

On Friday September 13th, there will be a zoom meeting with AARP on the Senior Survey instructions. This is a 12-page survey in both English and Spanish which will note the local needs of our seniors.

15. ADJOURNMENT TO CLOSED SESSION MEETING

Mr. Bodem had taken this item off the agenda during "Agenda Review".

16. <u>CLOSED SESSION AGENDA</u>

Conference with Labor Negotiators

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

Agency designated representatives: City Administrator and Human Resources Manager

Employee organization: Guadalupe Police Officers Association (POA)

17. ADJOURNMENT TO OPEN SESSION MEETING

N/A

18. CLOSED SESSION ANNOUNCEMENTS

N/A

19. ADJOURNMENT

Motion was made by Council Member Costa, Jr and seconded by Council Member Hernandez to adjourn the meeting. 5-0 Motion passed. Meeting adjourned at 7:08 p.m.

Prepared by:

Amelia M. Villegas, City Clerk

Approved by:

Ariston Julian, Mayor