

City of Santa Paula

City Council

MAYOR GINGER GHERARDI
VICE MAYOR CLINT GARMAN
COUNCILMEMBER JOHN PROCTER
COUNCILMEMBER JENNY CROSSWHITE
COUNCILMEMBER RICHARD ARAIZA



REGULAR MEETING OF THE
SANTA PAULA CITY COUNCIL

November 7, 2018

5:30 P.M – CLOSED SESSION

6:30 P.M – REGULAR MATTERS

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

LUCY BLANCO, CITY CLERK
MICHAEL K. ROCK, CITY MANAGER
JOHN C. COTTI, CITY ATTORNEY

Spare Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are on file in the Office of the City Clerk and are available for public inspection. If you have any questions regarding any agenda item, contact the City Clerk at (805) 933-4208.

CITY COUNCIL MEETING

You are invited to attend all City Council, commission, and board meetings. Agendas are posted in the front of City Hall in advance of the scheduled meetings. Information for commission and board meetings may be obtained by contacting the City Clerk's Office. The Santa Paula City Council's regular meetings start at 6:30 p.m. the first and third Monday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula.

BRINGING ITEMS BEFORE THE CITY COUNCIL

If you wish to speak at a City Council meeting, please fill out a yellow **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate.

1. **Items Not on the Agenda:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment will be referred to staff or considered on a future agenda.
2. **Agenda Items:** Items being considered by the City Council may appear on the Consent Calendar, as an Order of Business, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
 - a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
 - b. For items appearing as an Order of Business, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
 - c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

PLEASE NOTE: *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

In compliance with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office



**CITY OF SANTA PAULA
CITY COUNCIL
AGENDA • NOVEMBER 7, 2018**

CLOSED SESSION - CITY HALL ADMINISTRATION CONFERENCE ROOM

CALL TO ORDER

PUBLIC COMMENTS

CLOSED SESSION

**A. [Conference with Real Property Negotiators
Pursuant to Government Code § 54956.8](#)**

Property: 270 Quail Court and 1574 Lemonwood Dr. and 1580 Lemonwood Dr.

Agency Negotiators: Michael Rock and Clete Saunier

Negotiating Parties: Alastair Winn

Under Negotiation: Price and Terms of Payment.

**B. [Conference with Real Property Negotiators
Pursuant to Government Code § 54956.8](#)**

Property: 600 S. Palm

Agency Negotiators: Michael Rock and James Mason

Negotiating Parties: BerchTold Equipment Company

Under Negotiation: Price and Terms of Payment.

CONTINUED MEETING TO 6:30 P.M IN COUNCIL CHAMBERS

REGULAR MATTERS - COUNCIL CHAMBERS

CALL TO ORDER



REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

INVOCATION

FLAG SALUTE

ROLL CALL

CLOSED SESSION REPORT

PRESENTATIONS

1. [Proclamation Presentation to Miriam Hernandez, Reporter for ABC 7 Eyewitness News.](#)
2. [Santa Paula Broadband Ad Hoc Committee and Consortium Update by Bruce Stenslie, Economic Development Collaborative.](#)
3. [International City/County Management Association \(ICMA\) Plaque Presentation to City Manager Michael Rock in Honor of His 25 Years of Service to Local Government.](#)

PUBLIC COMMENT

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the City Council. A Public Comment Form must be submitted to the City Clerk prior to the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Mayor at the conclusion of the meeting. Individual Councilmembers may briefly respond to Public

Comments or ask questions for clarification. The City Council may direct staff to report to the City Council on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for City Council consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Council, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

CITY COUNCIL REPORTS

CITY MANAGER REPORTS

APPROVAL OF FINAL AGENDA

CONSENT CALENDAR

Background information has been provided to the City Council on all matters listed under the Consent Calendar and these items are considered to be routine by the City Council and are normally approved by one motion. If discussion is requested by a Councilmember on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

4. [September 2018 Warrants and Certifications](#)

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file September 2018 Accounts Payable and Payroll Certifications

5. [Planning Commission Action Report for 08/28/2018](#)

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file the Community Development Director's report regarding Planning Commission actions taken on August 28, 2018.

6. [Planning Commission Action Report for 10/23/2018](#)

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file the Community Development Director's report regarding Planning Commission actions taken on October 23, 2018.

7. [Monthly Report for City Manager's Department](#)

RECOMMENDATION:

Staff recommends the City Council:

Receive and file September 2018 Monthly Report for the City Manager's Department.

8. [Monthly Report for Community Services Department](#)

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file September 2018 Monthly Report for the Community Services Department.

9. [Community Development Department Monthly Report](#)

RECOMMENDATION:

Staff recommends the City Council:

Receive and file the September 2018 Community Development Department Monthly Report.

10. Monthly Report for the Finance Department

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file the September, 2018 Finance Monthly Activity Report

11. Monthly Report for the Public Works Department

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file the Monthly Report for the Public Works Department.

12. Monthly Report for the Police Department

RECOMMENDATION:

Staff recommends the City Council:

Receive and file September 2018 Monthly Report for the Police Department.

13. Approval of Minutes for June - October, 2018

RECOMMENDATION:

Staff recommends that the City Council:

Approve the minutes for the:

Special and Regular Meeting Minutes June 4, 2018;
Special and Regular Meeting Minutes for June 18, 2018;
Regular Meeting Minutes for July 16, 2018;
Special Meeting Minutes for July 25, 2018;
Regular Meeting Minutes for September 5, 2018;
Regular Meeting Minutes for September 19, 2018
Special Meeting Minutes for September 24, 2018;
Special Meeting Minutes for September 26, 2018;
Special and Regular Meeting Minutes for October 3, 2018;
Regular Meeting Minutes for October 17, 2018.

14. [Second Reading and Adoption of Ordinance 1279: Purchasing and Contracting Procedures](#)

RECOMMENDATION:

Staff recommends that the City Council:

Adopt Ordinance 1279 amending the Santa Paula Municipal Code (SPMC) with regard to purchasing and contracting procedures.

15. [Approval of Resolution No. 7171 Amending the Job Description of the Senior Engineering Technician Classification](#)

RECOMMENDATION:

Staff recommends that the City Council:

Adopt Resolution No. 7171 amending the job description of the current Senior Engineering Technician.

16. [Approve Acceptance of the Relinquishment of Highway Right of Way in the City of Santa Paula from the State of California \(CalTrans\) to the City of Santa Paula](#)

RECOMMENDATION:

Staff recommends that the City Council:

Adopt Resolution No. 7175 acknowledging Council's Acceptance of the Relinquishment of Highway Right of Way in the City of Santa Paula from the State of California (CalTrans) to the City of Santa Paula.

17. Adopt Resolution 7176 Approving a Certificate of Acceptance for the Acquisition of Real Property Described as Parcel DD B7615-02-01

RECOMMENDATION:

Staff recommends that the City Council:

Adopt Resolution 7176 approving a certificate of acceptance for the acquisition of real property described as parcel DD B7615-02-01

18. Approval of Final Tract Map Nos. 5985, 5992, 5986, 5988 and 5987 (Harvest at Limoneira Project)

RECOMMENDATION:

Staff recommends that the City Council:

(1) Adopt Resolution No. 7170 approving Final Tract Map Nos. 5985, 5992, 5986, 5988 and 5987.

(2) Direct the Mayor, City Engineer, City Attorney and City Clerk to sign Final Tract Map Nos. 5985, 5992, 5986, 5988 and 5987 and file with the County Recorder.

(3) Authorize the City Manager to sign the attached Subdivision Improvement Agreements.

19. Energy Service Contract for Energy Related Improvements to City Facilities with Climatec, LLC

PUBLIC HEARING

- Verification of posting notice by City Clerk
- Declaration of conflicts (if any)
- Declaration of ex parte contacts (if any)
- Open public hearing
- Staff presentation
- Discussion and action
- Close public hearing

RECOMMENDATION:

Staff recommends that the City Council:

(1) Approve Resolution 7174, authorizing the forms and directing the execution and delivery of installation and related agreements in connection to Climatec, LLC and energy efficiency projects and approving certain other matters related thereto pending legal review.

(2) Authorize the City Manager to identify and negotiate financing options to fund the project and then present a recommended funding plan for approval at a future Council meeting.

Presented by: Clete J. Saunier, Public Works Director

ORDER OF BUSINESS

20. [Discuss and Consider Results of Community Choice Aggregation Technical Study and Adopt a Resolution Approving Implementation Plan](#)

RECOMMENDATION:

Staff recommends that the City Council:

(1) Receive and file results of Community Choice Aggregation Technical Study.

(2) Adopt Resolution 7172 Approving Santa Paula Community Choice Aggregation Implementation Plan.

Presented by: Michael K. Rock, City Manager

21. Consider Approving the Sale of City Property at 600 S. Palm Avenue in the Amount of \$650,000 to Berchtold Equipment Company

RECOMMENDATION:

Staff recommends that the City Council:

(1) Adopt Resolution No. 7173 provided as Attachment A to accept the offer of \$650,000 from the Berchtold Equipment Company for the purchase of 13.05 acres of City property at 600 South Palm Avenue; and

(2) Authorize the City Manager to enter into a Purchase and Sale Agreement in a form approved by the City Attorney with the Berchtold Equipment Company.

Presented by: James Mason, Community Development Director

22. Authorize the City Manager to Receive and File the Report on the Recycled Water Master Plan Update as Required by the New Waste Discharge Requirement (WDR) Permit for the City's Water Recycling Facility (WRF)

RECOMMENDATION:

Staff recommends that the City Council:

(1) Authorize the City Manager to receive and file the report regarding the Recycled Water Master Plan update as required by the new Waste Discharge Requirement (WDR) Permit for the Water Recycling Facility.

(2) Take additional, related action that may be desirable.

Presented by: Clete J. Saunier, Director of Public Works

23. Discuss and Consider Authorizing the City Manager to Seek an \$8.5 Million Proposition 68 Grant for the Santa Paula Creek Sports Park (Regional Park in East Area One)

RECOMMENDATION:

Staff recommends that the City Council:

Authorize staff to participate in the appropriate application workshop/s and submit an application for an \$8.5 million grant from the Proposition 68 Statewide Park Development and Community Revitalization Program for the Santa Paula Sports Creek Park (Regional Park at East Area One).

Presented by: Michael K. Rock, City Manager

24. Discuss and Consider Scheduling a Special Meeting on December 10, 2018 at 6 P.M. for the Swearing in and Reorganization of the New City Council, If Necessary.

RECOMMENDATION:

Staff recommends that the City Council:

Discuss and consider scheduling a special meeting on December 10, 2018 at 6 p.m. for the swearing in and reorganization of the new City Council, if necessary.

Presented by: Michael K. Rock, City Manager

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

State of California)-
County of Ventura)- ss
City of Santa Paula)-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On _____ at _____ Signed: _____
Lucy Blanco, City Clerk