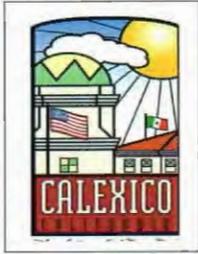


**AGENDA
ITEM**

2



AGENDA STAFF REPORT

DATE: February 19, 2020
TO: Mayor and City Council
APPROVED BY: David B. Dale, City Manager 
PREPARED BY: Gabriela T. Garcia, City Clerk 
SUBJECT: Approval of City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of February 5, 2020

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Recommendation:

Approval of City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meetings of Meeting of February 5, 2020.

Background:

In accordance with Municipal Code Section 2.04.070, the City Clerk shall prepare minutes of the proceedings of each City Council Meeting.

Discussion & Analysis:

City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of February 5, 2020 have been prepared for City Council review and approval.

Fiscal Impact:

None.

Coordinated With:

None.

Attachments:

Minutes for City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of February 5, 2020.



THE CITY COUNCIL/CALEXICO COMMUNITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY/CALEXICO FINANCING AUTHORITY MET IN SPECIAL SESSION ON THE 5TH DAY OF FEBRUARY 2020 AT 5:30 PM AT THE FERNANDO "NENE" TORRES COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEIXCO, CALIFORNIA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLD OF SAID MEETING.

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER

Mayor Hodge called the closed session portion of the agenda to order at 5:40 p.m.

ROLL CALL

PRESENT:

Mayor: Bill Hodge
Council Member: Morris Reisin
Council Member: Lewis Pacheco

ABSENT:

Mayor Pro Tem: David Romero
Council Member: Rosie Arreola-Fernandez

PUBLIC COMMENTS - No public comments.

City attorney Carlos stated the need to add the following two urgency items to the closed session agenda as following:

3. EXPOSURE TO LITIGATION CASE
Government Code 54956.9(d)(2) and (E)(1)
One Case
4. Case of Lorena Lopez Aguilar v. City of Calexico, Juan Carlos Gonzalez and Santo Tomas Case
Case No. ECU001168 Exposure to litigation

Motion was made by Council Member Pacheco, seconded by Council Member Reisin to add Items 3 and 4 to the Consent Agenda. Motion a passed by the following vote to wit:

AYES: Hodge, Reisin, Pacheco
NOES: None
ABSENT: Romero, Arreola-Fernandez

ADJOURN TO CLOSED SESSION

Council adjourned to closed session at 5:42 p.m. to discuss the following:

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

Agency Representatives: David Dale, City Manager, Carlos Campos, City Attorney
Employee Organizations: Calexico Municipal Employees Association, Fire Fighters Association, Certified Operators Association/SEIU Local 221, Calexico Police Officers Association, Calexico Management Association, Calexico Supervisors Association

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)

One (1) potential case

3. EXPOSURE TO LITIGATION CASE

Government Code 54956.9(d)(2) and (E)(1)

One Case

4. Case of Lorena Lopez Aguilar v. City of Calexico, Juan Carlos Gonzalez and Santo Tomas Case. Case No. ECU001168 Exposure to litigation

Council reconvened from closed session at 6:25 p.m.

**CALEXICO CITY COUNCIL/CALEXICO REDEVELOPMENT
SUCCESSOR AGENCY/CALEXICO FINANCING AUTHORITY**

REGULAR SESSION AGENDA - 6:30 PM

CALL TO ORDER

Mayor Hodge called the regular portion of the meeting to order at 6:37 p.m.

ROLL CALL

ROLL CALL

PRESENT:

- Mayor: Bill Hodge
- Council Member: Morris Reisin
- Council Member: Lewis Pacheco

ABSENT:

- Mayor Pro Tem: David Romero
- Council Member: Rosie Arreola-Fernandez

PLEDGE OF ALLEGIANCE

Mayor Hodge led those present in the Pledge of Allegiance

MISSION STATEMENT PLEDGE

City Manager Dale led those present in reciting the City’s Mission Statement.

INVOCATION BY PASTOR FRANK ZAZUETA, CHRIST COMMUNITY CHURCH

Pastor Frank Zazueta led those present in prayer.

CLOSED SESSION ANNOUNCEMENTS

City Attorney advised two urgency items were added to the closed session agenda. He reported Council met in closed session on Items 1-4. He reported direction was received, no reportable actions were taken.

APPROVAL OF THE AGENDA

City Attorney Campos requested the following urgency be added to the agenda as it came to our attention after the posting of the agenda and requires for council to take action before the next council meeting:

Item No. 17 – A Resolution to approve the joint application of an Infill Infrastructure Grant with Chelsea Development Corporation.

Motion was made by Council Member Pacheco to add the urgency - A Resolution to approve the joint application of an Infill Infrastructure Grant with Chelsea Development Corporation. Motion was seconded by Council Member Reisin and passed by the following vote to wit:

AYES:	Hodge, Reisin, Pacheco
NOES:	None
ABSENT:	Romero, Arreola-Fernandez

Motion was made by Council Member Reisin, seconded by Council Member to approve the agenda. Motion a passed by the following vote to wit:

AYES:	Hodge, Reisin, Pacheco
NOES:	None
ABSENT:	Romero, Arreola-Fernandez

PRESENTATIONS

PROCLAMATION DECLARING THE WEEK OF FEBRUARY 7-14, 2020 AS “NATIONAL MARRIAGE WEEK”

Council read the proclamation declaring the week of February 7-14, 2020 as “National Marriage Week. Proclamation was presented to Ms. Adriana Hernandez from Imperial Valley Regional Occupational Program.

PUBLIC COMMENTS AND PUBLIC APPEARANCES

Martha Leticia Cota spoke regarding the water rates and referenced how the City stated the water rates would decrease and this had not happened for everyone. She stated her concerns over the second letter received stating the water is not up to standards and requested something be done about this issue. She also addressed the cats issue in the City.

CITY COUNCIL COMMENTS AND REPORTS OF MEETINGS ATTENDED

Council Member Pacheco spoke on the issue of moving up the tequila tasting.

Mayor Hodge spoke on commissions and stated the importance for commissioners to stay within their jurisdiction, he stressed the commissions should work on a five-year master plan of issues to focus on. He acknowledged the commissioners on their hard work.

Olivia Valenzuela spoke regarding the five-year plan and stated this is something the city staff has to handle, not the commissioners.

CITY MANAGER'S REPORT

City Manager addressed comments on the water rates and stated the water rates are separate from the general fund and the general fund is not connected to the water rates in any way. He further stated it is illegal for the City to use water rates for general fund purposes. He also stated the City getting back in the black has nothing to do with the water rates increase. He spoke about the TTH issue and stated it is very common and every city and district has dealt with it and advised there is there is a project in the design stages to address the TTH issue.

Assistant City Manager advised CalEPA has called on the City to attend and testify at the budget session on March 5, 2020. He addressed the downtown action plan and spoke about a white paper prepared on downtown issues which will be distributed to the public.

CONSENT AGENDA

Motion was made by Council Member Pacheco, seconded by Council Member Reisin to approve the consent agenda consisting of the following: Approval of City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meetings of December 18, 2019 and January 22, 2020; Ratification of Library, Arts & Historical Board Minutes for Meeting of December 2, 2019; Warrants from January 4, 2020 to January 17, 2020 and City Salaries from January 4, 2020 to January 17, 2020; Approval of Application for Alcoholic Beverage License for Zepeda, Jose Fabian, Asadero Neighborhood, 220 W. Birch Street, Calexico, CA 92231-2348; Approval of Resolution of the City Council of the City of Calexico Authorizing Investment of City Funds in the Local Agency Investment Fund (LAIF) Administered by State Treasurer; Approve and Authorize the City Manager to Sign the Enclosed First Amendment to the Professional Services Agreement with AmeriNational Community Services; Second Reading and Adoption of Ordinance No. 1207 - An Ordinance Amending Calexico Municipal Code Chapter

8.36 Regarding Garbage Disposal; Second Reading and Adoption of Ordinance No. 1208 - An Ordinance Amending Various Sections of the Calexico Municipal Code Regarding City Fees to Ensure Consistency between the Municipal Code and the Proposed Fee Waiver Policy; Second Reading and Adoption of Ordinance No. 1209 - An Ordinance of the City Council of the City of Calexico, California, Repealing Chapter 8.44 of Title 8 (Health and Safety) of the Calexico Municipal Code Regarding Nuisances and Adding a New Chapter 8.44. Motion a passed by the following vote to wit:

AYES: Hodge, Reisin, Pacheco
NOES: None
ABSENT: Romero, Arreola-Fernandez

DISCUSSION AND POTENTIAL ACTION ITEMS

ADOPT A RESOLUTION APPROVING RECORDATION OF FINAL MAP SUBDIVISION NO. 058-756-036 AND 058-756-037 – MEADOWS EAST UNIT 1

City Manager Dale reported the item has been presented to the Planning Commission and they recommended only to allow three lots and the map shows four lots.

Christopher Velasco, Planning Consultant, presented two options; one recommended by the Planning Commission and the other recommended by the Planning Division; Option A - Planning Commission amended the application and recommended approval of a subdivision of approximately two parcels to divide them into three. Option B was the option presented and recommended for approval by the Planning Division and it would subdivide two parcels into four parcels and parcel 4 would be deed restricted as affordable housing for moderate income households. Mr. Velasco explained the existing the existing land use.

Ryan Childers spoke on behalf of the landowner, presented the project, he provided a history and a timeline for the project and actions taken. He stated the division into four lots exceeds the six thousand square foot lot requirement is and only the width of the lot is what becomes the issue. Mr. Childers further stated his client requests for the division of two lots to four lots however is willing to work with the City and is willing to agree to a 45-year moderate income restriction on the property and addressed housing requirement fulfillment. Mr. Childers also pointed out the city has taken longer than the 50 days under the map act to approve and therefore this should be deemed approved as is. He stated his client is willing to work with the City for the benefit of the community and in the interest of the city.

Roberto Gutierrez spoke about CC&R integrity of subdivision and stated he was against the approval of the project. He further stated the Planning Commission approved three lots.

Alex Perrone addressed the CC&R's of the subdivision and asked the Council to look at the integrity of the community and the subdivision. He commented on the Planning Commission's vote to keep the lots at three and requested the City Council to keep the integrity of the CC&R's for the subdivision.

Mr. Childers agreed with Mr. Perrone regarding the CC&R's. He stated CC&R's state the residential lots are for residential uses and does not state the lot sizes and they cannot be used as a vehicle to avoid the opportunity for low and moderate income housing.

Council Member Pacheco stated he was in favor of the recommendation from the planning commission for three lots.

Council Member Reisin questioned the law for allowing three lots. Christopher Velasco explained the original application was for four lots and the Planning Commission amended the resolution to only three lots. Council Member Reisin stated his support for recommendation by Planning Commission for three lots.

Mayor Hodge stated he is a proponent of affordable areas but not in the higher residential areas.

Mayor Hodge read Option A - The Planning Commission amended the application and recommended approval of a subdivision of approximately subdivide two parcels, each of which are approximately .288 and .272 acres of land, respectively, in order to create three (3) parcels, parcel 1, 2 and 3 are approximately .186 acres in size.

Motion was made by Council Member Pacheco to accept Option A and adopt a resolution approving the recordation of a Final Map Subdivision No. 058-756-036 and 058-756-037 – Meadows East Unit 1. Motion was seconded by Council Member Reisin and passed by the following vote to wit:

AYES: Hodge, Reisin, Pacheco
NOES: None
ABSENT: Romero, Arreola-Fernandez

RESOLUTION TO APPROVE THE RECORDATION OF FINAL MAP SUBDIVISION NO. 2011-06 CALEXICO MEGA PARK

Assistant City Manager Figueroa shared a proposal for an updated development that suits the needs of the city. He commended the team that fast tracked the project to bring the project forward.

Christopher Velasco, explained the Final Map Subdivision takes two large parcels and divides them into sixteen additional parcels for a total of eighteen parcels in order to develop the project. The project has undergone the environmental review compliant with CEQA. He provided a history of the project and the approvals that took place since the inception of the project in 2000. He stated the Planning Division certified the Final Map Subdivision in substantial compliance with the tentative map formerly known as Mega Park 2 and now known as Mega Park Unit 1 because it will be developed in phases. On January 27, 2020, after extensive review, the Final Map Subdivision was completed to the satisfaction of the City Engineer and Planning Division. The Planning Division recommends approval of the Final Map Subdivision.

Martha Leticia Cota expressed her congratulations for the project.

Motion was made by Council Member Pacheco to adopt a Resolution to approve the recordation of Final Map Subdivision No. 2011-06 Calexico Mega Park. Motion was seconded by Council Member Reisin and passed by the following vote to wit:

- AYES: Hodge, Reisin, Pacheco
- NOES: None
- ABSENT: Romero, Arreola-Fernandez

APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH FIRE PREVENTION SERVICES, INC. FOR WEED AND RUBBISH NUISANCE ABATEMENT SERVICES

City Manager Dale explained the City does not have the resources to go after the property owners of the properties with problems and the company handles this service without any costs to the city. He stated it is a turnkey project and it will assist the city with properties in need.

Motion by Council Member Reisin to approve professional services agreement with Fire Prevention Services, Inc. for weed and rubbish nuisance abatement services. Motion was seconded by Council Member Pacheco and passed unanimously.

PUBLIC HEARING

INTRODUCTION AND FIRST READING BY TITLE ONLY OF ORDINANCE NO. _____ - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, AMENDING SECTION 17.11.1020, OF CHAPTER 17.11, TITLE 17 (ZONING) OF THE CALEXICO MUNICIPAL CODE ADDING ONE PARCEL TO THE CANNABIS OVERLAY ZONE

Mayor opened the public hearing at 7:38 p.m.

City Manager Dale provided a history of the project. He reported the Planning Commission approved the property be included in the cannabis overlay zone. He commented on benefits to the city due to available warehouses for new businesses.

Christopher Velasco, Planning Consultant, stated the proposed expansion would add to the cannabis overlay zone to include 120 West Cole Blvd (APN. 058-020-019).

Tina Campillo spoke on behalf of Alex Campillo regarding the lack of businesses in the area and stated the benefits of the cannabis industry to them and to the city. She stated the units in this area have water and power and will bring businesses to Calexico. He stated he hoped the Council would agree in favor of approving the ordinance.

Roberto Gutierrez spoke in opposition to additional cannabis businesses due to the detrimental effects of marijuana on users.

Mayor Hodge closed the public hearing at 7:44 p.m.

Motion was made by Council Member Reisin to approve First Reading by Title Only of Ordinance No. _____ - An Ordinance of the City Council of the City of Calexico, California, Amending Section 17.11.1020, of Chapter 17.11, Title 17 (Zoning) of the Calexico Municipal Code Adding One Parcel to the Cannabis Overlay Zone. Motion was seconded by Mayor Hodge and passed by the following vote to wit:

- AYES: Hodge, Reisin, Pacheco
- NOES: None
- ABSENT: Romero, Arreola-Fernandez

City Attorney Campos read the ordinance by title only.

RESOLUTION TO APPROVE THE JOINT APPLICATION OF THE INFILL INFRASTRUCTURE GRANT

Chris Velasco provided a brief presentation on the infill infrastructure grant. He advised the city would receive a subsidy for affordable housing which would allow the city of Calexico to jointly apply with Chelsea for the funding. The City would receive funding for infrastructure improvements and Chelsea would receive funding for housing.

David Davis, Chelsea Investment, he explained that in the Infill Infrastructure Grant Application, Chelsea cannot exceed 3.5 million dollars in funding. He stated there is an estimated \$3.2 million in infrastructure improvements needed and it would generally be very difficult for the project to move forward when the roads have to be built before the first occupancy could take place. With the joint application, it would free up the property. Chelsea has the property in escrow and will build out the project in phases of affordable housing with the first phase being for sixty-two units. He explained the project would have one, two and three bedroom units, it would be thirty to sixty AMI. In addition there will be additional funding sources such as California tax credits, HCD and MHP.

Council Member Pacheco spoke about including green areas for the children to play. Mr. Davis advised him some of the funding would pay for landscaping along the streets and there will be a community center however, he is not aware of any public park in the project. Christopher Velasco advised this would be addressed through the project review committee when the application is submitted.

Motion was made by Council Member Pacheco to approve a Resolution to approve the joint application of the Infill Infrastructure Grant. Motion seconded by Council Member Reisin and passed by the following vote to wit:

- AYES: Hodge, Reisin, Pacheco
- NOES: None
- ABSENT: Romero, Arreola-Fernandez

FUTURE AGENDA ITEMS

Council Member Pacheco requested contacts with State and Federal Agencies to have more boots on the ground at the border due to long wait times.

Council Member Reisin requested an item on raising taxi rates.

Mayor Hodge requested a Goals and objectives workshop and a five-year plan on street lighting and painting the lanes.

ADJOURNMENT

There being no further business, a motion was made by Council Member Pacheco, seconded by Council Member Reisin to adjourn the meeting at 8:00 p.m. Motion passed by the following vote to wit:

AYES: Hodge, Reisin, Pacheco
NOES: None
ABSENT: Romero, Arreola-Fernandez

Bill Hodge, Mayor

ATTEST:

Gabriela T. Garcia, City Clerk