

CITY COUNCIL
PRE-MEETING WORKSHOP AGENDA
DATE: January 3, 2018
TIME: 5:30 p.m.

Present was Mayor Leon, Mayor Pro-Tem Tamayo, Council Members Plasencia, Pimentel and Solorio.

There being no more business before Council, the meeting was adjourned at 5:59 p.m.

CITY COUNCIL/HOUSING AUTHORITY/PUBLIC FINANCING AUTHORITY

DATE: January 3, 2018

TIME: 6:00 p.m.

Regular Meeting Agenda

I. CALL TO ORDER/WELCOME:

Mayor Leon called the meeting to order at 6:00 p.m. Roll call was answered by Mayor Leon, Mayor Pro-Tem Tamayo, Councilmember Plasencia and Councilmember Solorio. Councilmember Pimentel was absent. Flag salute led by Mayor Leon.

II. REPORT FROM EXECUTIVE SESSION: None.

III. CONFIRMATION OF AGENDA: No changes.

IV. CONSENT CALENDAR:

- A. Ratification of Warrant Register in the Amount of \$2,958,900.48 for the Period 7-1-17 to 11-30-17
- B. Adoption of Minutes of Regular Meeting of December 6, 2017

MOTION: To approve the consent calendar as presented by Councilmember Plasencia, seconded by Councilmember Solorio.

VOTE: Ayes: Plasencia, Solorio, Tamayo, Leon

Noes: 0

Absent: Pimentel

V. PRESENTATIONS: None

IV. ADMINISTRATION:

- A. *Subject: Consideration and Necessary Action on Resolution Authorizing City Manager to Secure a New Line of Credit for New Projects in the Amount of \$300,000 - **Neal Costanzo, City Attorney/Jack Castro, City Manager/Alfonso Manrique, AM Engineering**

MOTION: Council to adopt Resolution No. 2018 – 1963 - Resolution of the City Council of the City of Huron Authorizing City Manager to Obtain and Secure a New Line of Credit for New Projects by Councilmember Solorio, seconded by Councilmember Tamayo.

VOTE: Ayes: Solorio, Tamayo, Leon
Noes: Plasencia
Absent: Pimentel

3 - 1 Motion carried.

- B. *Subject Consideration and Necessary Action on Resolution Authorizing City Manager to Submit an Application for the Affordable Housing and Sustainable Communities Program Per Notice of Funding (NOFA) dated October 2, 2017 for a 3 - Story 67- Unit Low-to Moderate - Income Apartment Complex - **Neal Costanzo, City Attorney/Jack Castro, City Manager/Alfonso Manrique, AM Engineering/Davis Slajhert, Willows Partners**

Inquiry was made regarding possession of the property. City Attorney Costanzo said the city filed a Resolution of Necessity, served the property owners and would file a motion for possession.

Jill Mouren's legal counsel, Steve Armitus, Diaz Law Firm, said when his client appeared before Council she did not realize the Resolution of Necessity was adopted and wanted to contest it. Since the previous council meeting had not been recorded he was in a difficult spot to contest the resolution and in no position to accept service of process. The Mouren Family had been in Huron over 100 years and had the means to fight the city regarding the 3.74 acres. Ms. Mouren would want to be reimbursed for the value of the land at \$500,000 not per city's appraisal of 2010 at \$245,000 offered by the City. The parties could negotiate the price and monies offered placed in trust. Should the Mourens' prevail, the city would not only pay its legal fees but Ms. Mouren's also. Mr. Armitus realized low-income housing was good but asked Council to re-examine the eminent domain order.

City Attorney Costanzo responded that the city offered to allow the Mourens to get their own appraisal but they had refused. The Mourens do not have the ability to use their appraisal at this point. On December 6th Council confirmed we were not to get an appraisal. There is no need for negotiations but the city can get an Order of Immediate Possession per the Resolution of Necessity. The city attorney did not feel the city would have to pay Ms. Mouren's legal fees.

Attorney Armitus stated their firm is fighting the High-Speed Railroad System on behalf of their clients (farmers) who have each been reimbursed \$500 in legal fees. City Attorney Costanzo said the city has to show the Judge the \$245,000 and explained it would be a \$50,000 payment now and monthly payments thereafter.

Mayor Leon said the City would need to take the best course of action. Huron was the fastest growing city and needed an economy. He was aware of Huron's history and the lot has been abandoned and ugly for the longest time. This is the only infill lot that may be used for this project. We are a low-income community and need the resources to provide for our families.

That lot follows the requirements of the HCDS and is adequate in size. The city tried to accommodate the Mourens but we need to move forward to our quality of life for our residents.

Maria Avina, local resident, said when City Planner Skinner mentioned the five locations this was not one of them. She felt the project would depreciate surrounding house values and did not have enough parking. Mayor Leon said the property was one of the five on the list and Council had to move forward for our community. Councilmember Tamayo asked Mrs. Avina what evidence she had to substantiate that building low-income housing had a negative impact.

Developer Davis Slajert, Willows Partners, presented a site plan stating he had built a 24-unit Senior Apartment Complex with federal taxes on Palmer Avenue. This project would be a Sustainable Community Application that requires an in-fill site and have a transportation component for the Plaza development with bike path; swimming pool, a 66-unit 2-bedroom 3-bath; with 45 – 50 % Median Income. It would be an upscale three-story building and would open 13th and 12th Streets. The key component is acquiring the site and meeting the deadlines to make this happen. They would be competing with other cities and there is an effort to getting an award. This is a golden opportunity for Huron. He explained the different components and the monies allocated for each making this a \$14.5 Million project. Half would be in loan and the remainder in grant.

Councilmember Tamayo stated the alternative would be to sell the property to the potential buyer who appeared at last meeting to build a storage facility. What would deprecate someone's home low-cost housing or storage facility which is an eyesore and usually built by freeway off ramps.

Mayor Leon said Council was making the right decision and would move forward for the children and families. As elected leaders we need to step up. This was happening State wide not only in Huron. Councilmember Tamayo concurred.

MOTION: Council to adopt Resolution No. 2018 – 1964 - Resolution of the City Council of the City of Huron and Willow Partners LLC Authorizing Application for the Affordable Housing and Sustainable Communities Program by Councilmember Tamayo, seconded by Councilmember Solorio.

VOTE: Ayes: Tamayo, Solorio, Leon
Noes: Plasencia
Absent: Pimentel

City Manager Castro asked that items C, D and E be acted upon as one as each dealt with the Water Treatment Plant Improvements Project.

- C. *Subject: Consideration and Necessary Action on Resolution Authorizing the City Manager to Sign and File a Financial Assistance Application to the State Water Resources Control Board for the Construction of the Water Treatment Plant Improvements Project - **Neal Costanzo, City Attorney/Jack Castro, City Manager/ Alfonso Manrique, AM Engineering; AND**

- D. *Subject: Consideration and Necessary Action on Resolution Authorizing the City Manager to Sign Financing Agreement, Amendment, and Certifications for Funding under the Drinking Water State Revolving Fund (DWSRF); Authorizing City Manager to Approve Claims for Reimbursement; Authorizing City Manager to Execute Budget and Expenditure Summary; Authorizing City Manager to Sign the Final Release Form and City Manager to Sign the Certification of Project Completion; and Pledging and Dedicating Net Water Revenues Towards Payment of DWSRF Financing - **Neal Costanzo, City Attorney/Jack Castro, City Manager/ Alfonso Manrique, AM Engineering; AND**

- E. *Subject: Consideration and Necessary Action on Resolution Stating the City's Intention to be Reimbursed for Expenditures Incurred Ahead of the Approval of the Disbursement of DWSRF Construction Funds Form the State Resources Control Board – **Neal Costanzo, City Attorney/Jack Castro, City Manager/ Alfonso Manrique, AM Engineering.**

MOTION: To combine items C, D and E above into one motion and to adopt: **Resolution No. 2018 – 1966** - Resolution Authorizing the City Manager to Sign and File a Financial Assistance Application to the State Water Resources Control Board for the Construction of the Water Treatment Plant Improvements Project; AND

Resolution No. 2018 – 1967 - Authorizing the City Manager to Sign Financing Agreement, Amendment, and Certifications for Funding under the Drinking Water State Revolving Fund (DWSRF); Authorizing City Manager to Approve Claims for Reimbursement; Authorizing City Manager to Execute Budget and Expenditure Summary; Authorizing City Manager to Sign the Final Release Form and City Manager to Sign the Certification of Project Completion; and Pledging and Dedicating Net Water Revenues Towards Payment of DWSRF Financing; AND

Resolution No. 2018 – 1968 - Resolution Stating the City's Intention to be Reimbursed for Expenditures Incurred Ahead of the Approval of the Disbursement of DWSRF Construction Funds From the State Resources Control Board by Councilmember Leon, seconded by Councilmember Tamayo.

VOTE: Ayes: Leon, Tamayo, Solorio, Plasencia
Noes: 0
Absent: Pimentel

F. *Subject: Consideration and Necessary Action on Setting a Meeting of the Oversight Board to the Successor Agency for January 11th, 2018
RE: Due Diligence Recognized Obligation of Payment Schedule (ROPS); and Appointment to the Oversight Board to Fill a Vacancy
- **Neal Costanzo, City Attorney/Jack Castro, City Manager**

City Attorney Costanzo said the vacancy left by resignation of city planner needs to be filled to fulfill representation of the city. City Engineer Manrique has accepted the responsibility.

MOTION: To appoint City Engineer Alfonso Enrique to the Oversight Board to the Successor Agency to fill the vacancy and represent the city by Councilmember Tamayo, seconded by Councilmember Plasencia.

VOTE: Ayes: Tamayo, Plasencia, Solorio, Leon
Noes: 0
Absent: Pimentel

G. *Subject: Consideration and Necessary Action on Appointment to the Planning Commission to Fill a Vacancy - **Neal Costanzo, City Attorney/Jack Castro, City Manager**

City Attorney Costanzo reported two individuals had been appointed to the Planning Commission at last meeting and one had declined. At this time nominations were opened.

MOTION: To appoint Tony Aguilera to the Planning Commission to fill the existing vacancy by Councilmember Leon, seconded by Councilmember Tamayo.

VOTE: Ayes: Leon, Tamayo, Plasencia, Solorio
Noes: 0
Absent: Pimentel

H. *Subject: Consideration and Necessary Action on Adoption of Resolution Nominating Clovis Councilmember Drew M. Bessinger to the Special City Selection Committee for Appointment to the District Governing Board - **Neal Costanzo, City Attorney/Jack Castro, City Manager**

MOTION: Council to adopt Resolution No. 1965 - Nominating Clovis Councilmember Drew M. Bessinger to the Special City Selection Committee for Appointment to the District Governing Board by Councilmember Tamayo, seconded by Councilmember Plasencia.

VOTE: Ayes: Tamayo, Plasencia, Solorio, Leon
Noes: 0
Absent: Pimentel

I. *Subject: Discussion of Creation of Model Grey Water Ordinance - **Neal Costanzo, City Attorney/Jack Castro, City Manager/Mayor Leon**

City Attorney Costanzo reported Council could adopt a grey water ordinance however Council would need to specify which equipment and/or materials would be allowed to process grey water. Discussion followed with direction to the City Attorney to bring it to the next meeting upon review by the engineering staff.

J. *Subject: Discussion of Creation of Local Business Preference Ordinance - **Neal Costanzo, City Attorney/Jack Castro, City Manager/Mayor Leon**

City Attorney Costanzo stated this came from Mayor Leon however our city is a general law city not a charter city and cannot ask for such requirements. Council can look into becoming a charter city by placing it on the ballot in November, 2018. One advantage would be not to be governed by outside agencies. Mayor Leon said it could look into becoming a charter city in the future but was interested in having construction companies working on city projects hire local residents. The city needed a bridge. Councilmember Tamayo asked that this be more of a proclamation or a policy rather than an ordinance.

VII. PUBLIC PRESENTATIONS: None.

VIII. CHIEF OF POLICE'S REPORT: Chief Turegano provided overviews of Proposition 64 – Recreational Marijuana Act; and Senate Bill 54 regarding Federal Immigration. Since his arrival the Department has never presented ICE with information regarding undocumented residents. The end of year report would be provided next meeting showing how DUI and Domestic Violence is a reoccurrence in this community. Mayor Leon asked the status of the Neighborhood Policing Program and asked Chief to work with Tony Aguilera to get that going.

Mayor Leon asked the status of the Community Officers Review Panel for Interviewing police officers. Chief Turegano said that was something that would involve the City Manager and City Council. Mayor Leon asked this be placed on the next agenda.

IX. PUBLIC WORKS' DEPARTMENT REPORT: Mr. Escandon, SUSP, reported working on water leaks and sewer plugs; backflow testing done by SUSP was completed and could save business owners/apartment complexes monies as the cost is \$80 and repair kit \$25. Adult Worker Offender Program doing well with 3 to 4 individuals on any day. Fire hydrant repairs were completed with three needing replacement. Also, will be working on alleys at Myrtle Avenue by Jet Stop and OXXO Market.

Mayor Leon directed staff to repair fire hydrants immediately as the resident fire this weekend could have been put out faster had fire hydrants by Stanford and Los Angeles Streets worked.

Mayor Leon inquired of the status of the lights by Silver Birth/John Palacios Community Center alley. Mr. Escandon reported the lights would be ordered tomorrow.

Mr. Leon inquired of the status of clearing the huge pile of dirt off O Street and 10th. Mr. Escandon said such a project would need to be cleared by City Council due to its magnitude.

X. FINANCE DIRECTOR'S REPORT: Mr. Castro reported the city hall renovation was complete and invited Council for a tour. The city audit will be presented at next meeting along with the mid-year budget review and the ROPS.

XI. CITY ATTORNEY'S REPORT: Two new laws were implemented this year and he would make Chief Turegano aware.

XII. CITY ENGINEER'S REPORT: Engineer Manrique reported the police station would be completed by February due to unexpected delays. The Recycled Water Project Funding Agreement is complete; and the CDBG alley project is out for bid.

XIII. SENIOR CENTER SITE COORDINATOR: The seniors had a very nice Christmas holiday and toasted to the New Year!

XIV. CITY COUNCIL COMMUNICATIONS/COMMENTS: Councilmember Solorio wished all a Merry Christmas and Happy New Year. Councilmember Plasencia wished all a happy holiday. Councilmember Tamayo thanked staff for doing all that they do. Mayor Leon wished all a Happy New Year. The Huron Soccer Club will play next weekend and invited to show their support. Mayor Leon thanked Councilmember Solorio for his sponsorship and coaching. This year Mayor Leon would like to fundraise for the boxing club because they are driving to Avenal.

XV. ADJOURNMENT:

MOTION: To adjourn the meeting by Councilmember Tamayo, seconded by Councilmember Leon.

VOTE: Ayes: Tamayo, Leon, Plasencia, Solorio
Noes: 0
Absent: Pimentel



Rey Leon, Mayor

ATTEST:



Juanita M. Veliz, City Clerk