



AGENDA/SUMMARY

CITY COUNCIL/ CITY COUNCIL AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY/ SUCCESSOR HOUSING AGENCY

**Regular Meeting
April 16, 2013**

**CLOSED SESSION MEETING - 11:30 A.M.
OPEN SESSION MEETING - 6:00 P.M.**

**El Centro City Hall, City Council Chambers
1275 Main Street, El Centro, CA 92243**

Mayor & Council Members may be reached at (760) 336-8989

Mayor: Benjamin James Solomon, III
Mayor Pro-Tem: Cheryl Viegas-Walker
Council Members: Efrain Silva
Jason Jackson
Sedalia Sanders

City Manager: Ruben Duran
City Attorney: Kris Becker
City Clerk: L. Diane Caldwell

11:30 A.M. Closed Session - Conference Room A

Closed Session Meeting Call to Order

Roll-Call by City Clerk

CITY COUNCIL CLOSED SESSION:

NEGOTIATIONS REGARDING ACQUISITION/DISPOSITION OF REAL PROPERTY

The Agency will recess to closed session pursuant to Government Code §54956.8 to give instructions to the Agency's negotiator(s) Ruben Duran, City Manager and Marcela Piedra, Economic Development Director regarding negotiations with KGBA Radio and Real Estate Mortgage Express which instructions will concern price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations concerning the purchase, sale, exchange, and/or lease of the property located at 539 West State Street, APN 053-191-003.

LABOR RELATIONS NEGOTIATIONS

The Agency will recess to closed session pursuant to Government Code §54957.6 to meet with Ruben Duran, City Manager and Teri Brownlee, Human Resources Director for the purpose of reviewing the Agency's position and instructing its representative(s) regarding matters of salaries, salary schedules, compensation paid in the form of fringe benefits, or, as applicable, other matters dealing with mandatory subjects within the scope of representation pursuant to Government Code §3504 with Fire Safety Management and Police Officers Association.

PERSONNEL MATTERS

The Agency will recess to closed session pursuant to Government Code §54957 to consider the evaluation of the performance of the City Attorney.

SUCCESSOR AGENCY CLOSED SESSION:

No scheduled business

RECONVENE FOR OPEN SESSION – 6:00 P.M.

NOTICE TO THE PUBLIC

This is a public meeting, any person wishing to address the City Council, Successor Agency to the RDA & Housing Agency is asked to complete a blue "Speaker Slip" and submit it to the City Clerk prior to the start of the meeting. When the item is announced and your name is called by the Mayor, please come forward to the microphone and address yourself to the City Council. Unless the Mayor extends the time, there is a three (3) minute time limit for each public presentation. If you wish to address the City Council on any subject matter within the City Council's jurisdiction that is not listed on the agenda, you may do so during the public comment portion of the agenda. Any information provided on the "Speaker Slip" will be public record.

6:00 P.M. Open Session – COUNCIL CHAMBERS

ALL TIMES ARE APPROXIMATE AND MAY VARY

CALL TO ORDER:

Call to order a meeting of the City Council, also serving as the Successor Agency to the Redevelopment Agency (SA) and Successor Housing Agency (HA).

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

INVOCATION

6:05-6:10 *CITY ATTORNEY REPORT ON CLOSED SESSION*

6:10-6:10 PRESENTATIONS AND ANNOUNCEMENTS BY MAYOR

1. Presentation recognizing City of El Centro's 105th Birthday.

6:10-6:15 SCHEDULED PUBLIC COMMENTS (Not to exceed 3 minutes each)

Item(s) appearing under this section have submitted a written request to the City Clerk a minimum of one week prior to the regular meeting.

2. Presentation by Tony Young, CEO – American Red Cross San Diego/Imperial Counties Chapter.
3. Annual presentation by IVEDC.

ITEMS FROM CLOSED SESSION:

- A. **Approval of Resolution No. 13-20, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO ESTABLISHING TERMS AND CONDITIONS OF EMPLOYMENT, INCLUDING COMPENSATION, FOR FISCAL YEAR 2012-2013 – Police Officers Association – Approved unanimously – Council Member Sanders absent**
- B. **Approval of Resolution No. 13-21, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO IDENTIFYING, RECOGNIZING AND ESTABLISHING TERMS AND CONDITIONS OF EMPLOYMENT FOR UNREPRESENTED FIRE SAFETY MANAGEMENT EMPLOYEES – Approved unanimously – Council Member Sanders absent**

6:15-6:20 CONSENT AGENDA

Consent agenda items are approved by one motion. Council members or members of the public may pull consent items to be considered separately at a time determined by the Mayor.

4. Approval of the Warrants and Payroll for March 2013.
5. Approval of the Treasurer's Report for March 2013.
6. Approval of the City Council Minutes for March 20, 2013, April 2, 2013 and April 3, 2013.
7. Approval of **Resolution No. 13-22, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH IMPERIAL COUNTY WORK TRAINING CENTER, INC.**
8. Approval of the plans and specifications and authorize city staff to proceed with public competitive bidding for the "Rehabilitation of 5MG and 2.5MG Tanks for Water Treatment Plant in the City of El Centro project. – **PULLED AND APPROVED BY SEPARATE ACTION**
9. Approval of the Amendments to the Personnel Rules and Regulation.

RECOMMENDATION: Approval of the Consent Agenda as presented.

FINAL ACTION: APPROVED

6:20-6:45 PUBLIC HEARINGS

10. Public Hearing for the purpose of considering Change of Zone No. 13-01, a rezoning of southern four (4) acres of a vacant 12.9 acre parcel of land located on the northeast corner of S. 6th Street and Spear Avenue (extended) from R-1, single-family residential to CT, tourist commercial. The project site is further identified by APN 053-740-040.

PRESENTATION: Norma M. Villicaña, AICP, Community Development Director

RECOMMENDATION: Approval of **Ordinance No. 13-17**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CENTRO AMENDING THE ZONING MAP OF THE CITY OF EL CENTRO PERTAINING TO APPROVED ZONE CHANGE – CHANGE OF ZONE NO. 13-01, waive reading and pass as a 1st reading

FINAL ACTION: **APPROVED**

11. Public Hearing for the purpose of considering Zoning Ordinance Text Amendment No. 11-02, General Plan Amendment No. 11-01 and Mitigated Negative Declaration No. 11-09. The project proposes amendments to the City’s General Plan Land Use Element and the City’s Zoning Ordinance in order to incorporate recommendations from Project SHAPE. The proposed amendments include increasing the floor area ratio, modifying the off-street parking requirements and landscape requirements, encouraging and establishing standards for shared parking facilities, establishing design standards, eliminating the off-street downtown commercial zone by right or subject to the issuance of conditional use permit. The downtown commercial area includes properties fronting Broadway Avenue, Main Street and State Street, between 4th Street and 8th Street.

PRESENTATION: Norma M. Villicaña, AICP, Community Development Director

RECOMMENDATION: a. Approval of **Resolution No. 13-23**, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO ADOPTING MITIGATED NEGATIVE DECLARATION NO. 11-09 WITH MITIGATION MONITORING AND REPORTING PROGRAM FOR ZONING ORDINANCE TEXT AMENDMENT NO. 11-02 AND GENERAL PLAN AMENDMENT NO. 11-01 FOR THE CITY OF EL CENTRO, as amended

b. Approval of **Ordinance No. 13-18**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CENTRO AMENDING CHAPTER 29 OF THE CODE OF THE CITY OF EL CENTRO ENTITLED ZONING BY AMENDING SECTION 29-17 OF DIVISION 2 OF ARTICLE I OF CHAPTER 29 ENTITLED “B” DEFINITIONS; SECTION 29-22 OF DIVISION 2 OF ARTICLE I OF CHAPTER 29 ENTITLED “G” DEFINITIONS; SECTION 29-34 OF DIVISION OF ARTICLE I OF CHAPTER 29 ENTITLED “S” DEFINITIONS; SUBSECTIONS (a), (b) AND (c) OF TABLE 29-61.1 OF DIVISION 3 OF ARTICLE II OF CHAPTER 29 ENTITLED COMMERCIAL ZONES USE REGULATIONS; SUBSECTION (g) OF TABLE 29-62.1 OF DIVISION 3 OF ARTICLE II OF CHAPTER 29 ENTITLED COMMERCIAL ZONES DEVELOPMENT STANDARDS; SUBSECTION (q), OF SECTION 29-63 OF DIVISION 3 OF ARTICLE II OF CHAPTER 29 ENTITLED COMMERCIAL ZONES DESIGN STANDARDS; PARAGRAPH 1 OF SECTION 29-130 OF

DIVISION 5 OF ARTICLE III OF CHAPTER 29 ENTITLED AREAS EXEMPT FROM REQUIRED PARKING; SUBSECTION (b)(4) OF SECTION 29-136 OF DIVISION 5 OF ARTICLE III OF CHAPTER 29 ENTITLED OFF-STREET LOADING SPACES; SECTION 29-138 OF DIVISION 5 OF ARTICLE III OF CHAPTER 29 ENTITLED SHARED PARKING FACILITIES; AND SUBSECTION (e) OF SECTION 29-142 OF DIVISION 6 OF ARTICLE III OF CHAPTER 29 ENTITLED REQUIRED LANDSCAPING, as amended, waiving reading and pass as a 1st Reading

c. Approval of **Resolution No. 13-24**, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING GENERAL PLAN AMENDMENT NO. 11-01 UPDATING THE CITY'S GENERAL PLAN LAND USE ELEMENT BY AMENDING THE DOWNTOWN COMMERCIAL ZONE AND DECLARING SAME TO BE THE SECOND GENERAL PLAN AMENDMENT FOR CALENDAR YEAR 2013

FINAL ACTION: APPROVED

6:45-7:00 NEW BUSINESS

12. Discussion and any necessary action regarding the proposed City of El Centro Strategic Planning Program 2013-2018.

PRESENTATION: Council Members Silva and Jackson (Strategic Planning Task Force)

RECOMMENDATION:

FINAL ACTION: APPROVED

INFORMATIONAL ITEMS

13. Received and filed Planning Commission Minutes of the regular meeting of March 12, 2013.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

No scheduled business

SUCCESSOR HOUSING AGENCY

No scheduled business

7:00-7:05 (Time may vary) –PUBLIC COMMENTS

The City Council welcomes your input. At this time, members of the public may address the City Council on any matter not listed on the posted agenda. Pursuant to the Brown Act, no action will be taken on any issue brought forth under Public Comments. Please complete a "Speaker Slip" and submit it to the City Clerk prior to the start of the meeting. Unless the Mayor extends the time, there is a three (3) minute time limit for each public presentation.

7:05-7:05 COUNCIL RECESS

7:05-7:10 TASK FORCE REPORTS

7:10-7:15 MAYOR AND COUNCIL MEMBERS REPORTS

Council Members reports on conferences or other City activities. Time limit 3 minutes.

ADJOURNMENT no later than 9:45 p.m: *Unless a majority of Council has voted to continue or asked that the meeting be adjourned to another date & time. (8:22 P.M.) to April 29, 2013 at 9:00 a.m., and April 30, 2013 at 9:00 a.m., Fairfield Inn & Suites, 503 E. Danenberg Drive, El Centro, for a joint meeting with El Centro Regional Medical Center Board of Trustees for the purpose of Strategic Planning.*

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet will be available for public inspection at the Office of the City Clerk, 1275 Main Street, El Centro, California 92243, Monday-Friday during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (760)337-4515. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangement to assure accessibility to this meeting.