



AGENDA

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

**Regular Meeting
September 3, 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:

ANTICIPATED LITIGATION

The City will recess to closed session with its attorney regarding anticipated litigation in that:

Significant Exposure To Litigation Against The City. A point has been reached where, in the opinion of the City Council on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City. There is 1 such potential case. (Government Code §54956.9(b)(1)).

City to Initiate Litigation. Based on existing facts and circumstances, the City Council body has decided to initiate or is deciding whether to initiate litigation. There are 3 such potential case(s). (Government Code §54956.9(c)).

NEGOTIATIONS REGARDING ACQUISITION/DISPOSITION OF REAL PROPERTY

The City Council will recess to closed session pursuant to Government Code §54956.8 to give instructions to the City's negotiators **Ruben Duran, City Manager**, and **Marcela Piedra, Economic Development Director**, regarding negotiations with **Josefina M. Arvizu** 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 **442 East Brighton Avenue**.

The City Council will recess to closed session pursuant to Government Code §54956.8 to give instructions to the City's negotiators **Ruben Duran, City Manager**, and **Marcela Piedra, Economic Development Director**, regarding negotiations with **Successor Agency to the El Centro Redevelopment Agency** 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 **525 State Street**.

The City Council will recess to closed session pursuant to Government Code §54956.8 to give instructions to the City's negotiators **Ruben Duran, City Manager**, and **Marcela Piedra, Economic Development Director**, regarding negotiations with **Successor Agency to the El Centro Redevelopment Agency** 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 **703 South Industry Way**.

The City Council will recess to closed session pursuant to Government Code §54956.8 to give instructions to the City's negotiators **Ruben Duran, City Manager**, and **Marcela Piedra, Economic Development Director**, regarding negotiations with **Successor Agency to the El Centro Redevelopment Agency** 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 **385 West Main Street**.

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

6:10-6:15 PRESENTATIONS AND ANNOUNCEMENTS BY MAYOR

1. Presentation of Wellness Program Biggest Loser Certificates of Recognition.

6:15-6:35 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. Monthly Report by El Centro Chamber of Commerce
3. Pastor Albert Zambrano's request for waiver of sewer capacity fees for property located at 997 E. Evan Hewes Hwy., El Centro.
4. Presentation by Robert Williams regarding the fees to connect to the West Main Waterline.
5. Presentation by El Centro Police Department Dispatchers regarding their far reaching arm of the dispatch family with the Dispatchers from Newton, CT.

6:35-6:40 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.

6. Approval of the El Centro City Council/City Council as Successor Agency to the Redevelopment Agency/Successor Housing Agency Minutes for July 30, 2013, August 6, 2013 and August 20, 2013.
7. Approval of the Warrants and Payroll for July 2013.
8. Approval of the Treasurer's Report for July 2013.
9. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO ACCEPTING GRANT FUNDS FROM THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FY 2013 FOR THE PURCHASE OF EQUIPMENT BY THE EL CENTRO POLICE DEPARTMENT

10. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH EXECUTIVE LANDSCAPE, INC. FOR LAWN MOWING AND OTHER RELATED SERVICES FOR THE BUENA VISTA LANDSCAPING AND LIGHTING DISTRICT
11. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH EXECUTIVE LANDSCAPE, INC. FOR LAWN MOWING AND OTHER RELATED SERVICES FOR THE LEGACY RANCH LANDSCAPING AND LIGHTING DISTRICT
12. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO AWARDING THE BID TO AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH PACIFIC COAST LANDSCAPE & DESIGN, INC. FOR SMALL MOWING AND LANDSCAPING SERVICES (Bids received on May 23, 2013, Pacific Coast Landscape & Design - \$4,200; Advance Service, Inc. - \$4,480; Sun Landscape, Inc. \$4,930)
13. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO AWARDING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT TO ADVANCE SERVICE, INC. FOR LARGE MOWING AND LANDSCAPING SERVICES (Bids received on May 23, 2013, Pacific Coast Landscape & Design - \$12,960; Advance Service, Inc. - \$12,880; Sun Landscape, Inc. - \$18,365)
14. Approval of Resolution No. 13 - , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING AN AGREEMENT WITH AMERINATIONAL COMMUNITY SERVICES, INC. FOR ESCROW AND RELATED SERVICES FOR THE CITY'S HOUSING PROGRAMS
15.
 - a. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING AN AGREEMENT WITH PUBLIC SERVICE PROVIDERS IDENTIFIED IN THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT ONE-YEAR ACTION PLAN (2013-2014) FOR FUNDING FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE ENTITLEMENT GRANTEE PROGRAM
 - b. Authorize the necessary City Departments to execute their respective sub-recipient agreement and expend the funds allocated in the 2013-2014 CDBG Action Plan.
16. Approval of the plans and specifications for the Wastewater Treatment Plant Post-Earthquake Repair Project and authorize city staff to proceed with public competitive bidding.
17. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO AWARDING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR 2013 SLPP STREETS REHABILITATION PROJECT NO. SLPP 5169(039) TO AGGREGATE PRODUCTS, INC. (Bids received on August 15, 2013, Vance Corporation - \$2,577,370.00; Aggregate Products, Inc. - \$2,070,192.50; Granite Construction Co. - \$2,428,099.00)
18. Approval of the Grand Jury Response regarding the City of El Centro Water & Wastewater Departments.

RECOMMENDATION: Approval of the Consent Agenda as presented.

FINAL ACTION:

6:40-7:05 PUBLIC HEARING

19. Public Hearing to consider the recommendation for approval of Negative Declaration No. 12-07 without monitoring plan for General Plan Amendment No. 12-04 and General Plan Amendment No. 12-04 – City of El Centro 2013-2021 Housing Element Update.

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

RECOMMENDATION: a. Approval of Resolution No. 13- , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO ADOPTING NEGATIVE DECLARATION NO. 12-07 WITHOUT MONITORING PLAN FOR PROJECT; General Plan Amendment No. 12-04 – Amendment to the Housing Element of the General Plan

b. Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING GENERAL PLAN AMENDMENT NO. 12-04 UPDATING THE CITY OF EL CENTRO HOUSING ELEMENT OF THE GENERAL PLAN AND DECLARING SAME TO BE THE FOURTH GENERAL PLAN AMENDMENT FOR CALENDAR YEAR 2013

FINAL ACTION:

20. Public Hearing to solicit public input on the 2012-2013 City of El Centro's Consolidated Annual Performance and Evaluation Report (CAPER) and authorize staff to submit the CAPER to the U.S. Department of Housing and Urban Development (HUD).

PRESENTATION: Marcela Piedra, Director of Economic Development

RECOMMENDATION: Approval of Resolution No. 13- , RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CENTRO APPROVING THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT 2012 AS PART OF THE END OF THE YEAR REQUIREMENT REPORT PROVIDED TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE ENTITLEMENT GRANTEE PROGRAM

FINAL ACTION:

7:05-7:20 UNFINISHED BUSINESS

21. Discussion and any necessary action regarding consideration of a City Policy relating to film production within the City of El Centro's jurisdictional boundaries and approval of Release Hold Harmless and Agreement Not to Sue.

PRESENTATION: Marcela Piedra, Director of Economic Development

RECOMMENDATION: a. Approval of City Film Production Policy Statement relating to film production with the City of El Centro's jurisdictional boundaries;

b. Approval of the Release, Hold Harmless and Agreement Not to Sue which relates to the City's Film Production Policy Statement

FINAL ACTION:

7:20-7:35 NEW BUSINESS

22. Discussion and any necessary action regarding the determination of the City's position on the proposed 2013 League of California Cities Annual Conference Resolutions.

PRESENTATION: Mayor Benjamin J. Solomon

RECOMMENDATION:

FINAL ACTION:

INFORMATIONAL ITEMS

23. Received and referred to Planning Department, Application for Alcoholic Beverage License regarding the following:
 - a. Family Dollar, Inc. 1111 So. 4th Street, El Centro, CA 92243
24. Received and filed Planning Commission Minutes of Regular Meetings of May 14, 2013 and July 9, 2013.
25. Received and filed Planning Commission decision letter regarding Conditional Use Permit No. 13-03 to allow the remodel of an existing gas fueling station on property located at 960 N. Imperial Avenue.

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

No scheduled business

SUCCESSOR HOUSING AGENCY

No scheduled business

7:35-7:40 (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.

7:40-7:40 COUNCIL RECESS

7:40-7:45 TASK FORCE REPORTS

7:45-7:50 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. (_____).*

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.