

**CITY OF FILLMORE REDEVELOPMENT AGENCY
TUESDAY, JANUARY 26, 2010**

**REGULAR MEETING
CITY COUNCIL CHAMBERS
6:30 P.M.**

**FILLMORE CITY HALL
CENTRAL PARK PLAZA
250 CENTRAL AVENUE
FILLMORE, CALIFORNIA 93015-1907**

AGENDA

IF YOU WISH TO SPEAK: Oral Communications is the time for citizen presentations or comments on items **not on the agenda**, but within the responsibility of the City Council. Please complete an Audience Participation Form prior to the beginning of oral communications and hand it to the clerk if you wish to speak. Please stay within the time limit indicated by the Mayor. If you wish to speak on an item **on this agenda**, please fill out an Audience Participation Form and hand it to the clerk prior to that item.

AUDIBLE DEVICES: Please ensure all audible devices (pagers, telephones, etc.) are off or otherwise not audible when the Council is in session. Thank you.

AGENDA TIMES: Please note the time listed for each agenda item is the **suggested/estimated time for that item to begin**. Items may be heard earlier or later than the listed time. The estimation includes providing an occasional 10-minute break. No new business will be considered by the City Council **after 11:30 p.m.** unless a majority of the Council determines to continue.

MEMORANDUMS: Memorandums relating to agenda items are on file in the City Clerk's Office. If you have questions regarding the agenda you may call City Hall at (805) 524-3701 or come to City Hall for information. Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall during normal business hours. Such documents are also available on the City of Fillmore's website at www.fillmoreca.com subject to staff's ability to post the documents before the meeting.

City Council and Redevelopment Agency Agendas are posted on the Web at: www.fillmoreca.com/cityhall/agendas

**PLEASE NOTE THAT THE CITY COUNCIL IS A SEPARATE AGENDA DOCUMENT; PLEASE REFERENCE THE
CITY COUNCIL AGENDA FOR CITY COUNCIL PUBLIC HEARINGS AND BUSINESS ITEMS**

<u>ITEM</u>	<u>REFERENCE</u>
1. CALL TO ORDER & PLEDGE OF ALLEGIANCE	
2. ORAL COMMUNICATIONS	
3. REDEVELOPMENT AGENCY CONSENT CALENDAR 3A. Minutes of December 8, 2009 Regular Meeting.	Copy
4. REDEVELOPMENT AGENCY PUBLIC HEARINGS – None.	
5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARINGS – None.	
6. REDEVELOPMENT AGENCY BUSINESS ITEMS – None.	
7. REDEVELOPMENT AGENCY CLOSED SESSION – None.	

8. **ADJOURNMENT** – City of Fillmore Redevelopment Agency adjourns to a regular meeting set for Tuesday, February 9, 2010 at 6:30 p.m. at Fillmore City Hall, 250 Central Avenue, Fillmore, California.

PLEASE NOTE: If you challenge the actions of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. (Calif. Gov't Code §65009).

Any legal action by an applicant seeking to obtain a judicial review of the City Council's decision on a Hearing listed on this Agenda may be subject to the 90-day filing period of, and governed by, Code of Civil Procedure Section 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) 524-3701. Notification 48 hours prior to 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)

City Council/Redevelopment Agency Replay Schedule: City Council/Redevelopment Agency meetings will re-broadcast daily at 6 p.m.

**FILLMORE REDEVELOPMENT AGENCY MEETING
250 CENTRAL AVENUE
FILLMORE, CA 93015**

**DECEMBER 8, 2009
6:30 P.M.
REGULAR MEETING**

1. CALL TO ORDER

Mayor Walker called the Fillmore City Council regular meeting to order at 6:30 pm. Council Members present: Mayor, Patti Walker; Mayor Pro-tem, Gayle Washburn; Councilmember, Jamey Brooks; and Councilmember, Laurie J. Hernandez; Councilmember Steve Conaway. Councilmember's absent: None.

City Staff present: City Manager, Yvonne Quiring; City Attorney, Ted Schneider; Public Works Director, Bert Rapp; Community Development Director, Kevin McSweeney; Sheriff's Captain, Tim Hagel; Fire Chief, Rigo Landeros; and Provisional Administrative Specialist, Ky Spangler.

2. ORAL COMMUNICATIONS

None.

3. REDEVELOPMENT AGENCY CONSENT CALENDAR

**ACTION:
ADOPT CONSENT
CALENDAR**

Motion to approve consent calendar:

Motion: Washburn; Second: Brooks; MOTION PASSES by the following voice vote to adopt the City Council consent calendar, consisting of the following items:

3A. Minutes of November 24, 2009 Regular Meeting

AYE: Brooks, Conaway, Hernandez, Walker, Washburn; NO: None; ABSENT: None; ABSTAIN: None.

4. REDEVELOPMENT AGENCY PUBLIC HEARINGS

**4A. MID TERM
REVIEW OF THE
FIVE YEAR
IMPLEMENTATION
PLAN FOR THE
FILLMORE
CENTRAL CITY
REDEVELOPMENT
AND ADOPTION OF
REDEVELOPMENT
AGENCY
RESOLUTION NO.
09-243**

Bill Bartels presents the staff report.

This is the mid-year review of the five year implementation plan. This is a required public hearing under CA Redevelopment law. It is required that at least once during the period of the plan there us a noticed public hearing to take public testimony from any interested party about what has been done during the course of the plan.

Staff has a short presentation and is recommending adoption of Resolution 09-243.

The agency established Four goals – promote expansion of new and retention of existing commercial and industrial businesses & improving employment opportunities. During the implementation period, the Agency has contributed \$105,000 to the Heritage Valley Tourism

Bureau, provided grant funding for storefront rehabilitation and for infrastructure and staffing for annexation of the Business Park. This will be re-couped as development takes place.

Goal 2 – sponsor needed infrastructure improvements – the Agency has contributed \$19,000,000 towards the design and construction of the Water Recycling Plant. It is anticipated that at the conclusion of the project, including the recycled water project, some portion of \$19,000,000 will be able to be reallocated to other projects. Central Avenue Storm Drain Project - the Agency contributed 600,000 and the Agency was a leveraging of other sources. Construction of B Street railroad crossing & B Street buildout – to be completed in 2010; that completion will be reflected in next 5 year plan.

Goal 3 – increase, improve and preserve the supply of affordable housing. The Agency has provided \$1,300,000 in a loan to the Central Station Townhome project; contributed \$81,000 to the dangerous building demolition project and \$21,000 to the housing rehabilitation grants. The Agency also provided \$4,600,000 to the Parkview Senior Apartment and \$367,000 to First time Buyer Loans, including low and very low support.

Goal 4 – sponsor the rehabilitation and development of community facilities. Two Rivers Park received \$600,000 for the first phase and \$3,000,000 to the pool complex.

Questions for staff. None.

Mayor Walker opens the public hearing. No speakers.

Mayor Walker closes the public hearing.

Open for discussion and comment.

ACTION

Move to approve Resolution 09-243, the mid-term review of the Five Year Implementation Plan.

Motion: Washburn; Second: Hernandez.

AYE: Brooks, Conaway, Hernandez, Walker, Washburn; NO: None; ABSENT: None; ABSTAIN: None.

5. JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARINGS – NONE.

6. REDEVELOPMENT AGENCY BUSINESS ITEMS

6A. APPROVAL OF AGREEMENT WITH VENTURA COUNTY TRANSPORTATION COMMISSION FOR UPGRADING MOUNTAIN VIEW RAILROAD CROSSING AND SELECTION OF CONSTRUCTION OPTION

Bert Rapp presents the staff report.

The Agency budgeted this project in the current fiscal year 2009-10. Staff is proposing that the work be done by the Ventura Country Transportation Commission; that is how the work was done on other railroad crossings in town.

This is a difficult crossing to work on since Mountain View is a critical access for east side of town. Staff has wrestled with how to perform the work. Do we fully close the crossing for four weeks? Do we do the work at night and keep people awake? Do we try to put in detours and do one half at a time – that had costs and complications as well. Also considered doing the work during the day and use steel plates and let people drive in and out during rush hour. Dave Wilkinson is in the audience and he helped work on the cost of the various options.

One option would limit the hours of work and increase the duration of the project.

Fifth option – do it on our own without VCTC help. The Commission does not have the money to do the work. \$262,000 is the project cost, but VCTC would not contribute half of that, they would only contribute half of the main line so would only be \$50,000 of the cost. The City is currently paying for the cost of maintenance because they are deteriorating.

We want to move forward with this now in preparation for the Mountain View repave in the spring that will be done with stimulus money.

Staff's recommendation is the full road closure option. We weighed other options and had concerns.

#1 was night work – primary concern was disturbing residents. Cabrillo residents will be moving in February. Even homes at Main Street would be disturbed. The Fillmore Western liked the idea because the railroad crew could work longer at night.

#2 option to work mid day would only have 6.5 productive hours.

#3 would be half and half option with a detour. The primary concern is that the road is very narrow. Only gives 17 feet for detour less about another 2 feet for working cushion, leaves 15 feet and would leave less than a 10 foot each travel lane for traffic.

#4 full road closure – would allow Fillmore & Western to do full

closure and provide notices to surrounding residents. This would shift everyone over to Central Avenue. We did that last summer with the Central Avenue Railroad crossing but people were used to not using Central due to storm drain project

If weather cooperates, the project could be done in three weeks, but are proposing four weeks to be safe.

Questions for staff:

Councilmember Brooks – so we are able to fund completely with RDA funds budgeted now. Yes.

What is preference of Fillmore & Western in terms of these options?

Dave Wilkinson can explain how the process will work.

Dave Wilkinson – Bert has a done a good job – only concern is weather. When this project is OK'd we would start demolition at first of year and build panel tracks away from the project. I thinks it would be less than 3 weeks that we can have the panels down – it is complex with 3 tracks at one time. The subcontractor will be Mendez Concrete and it will be a much smoother crossing. It will be an art to bring it all together. Weather is the only real concern but thinks it can be done quickly

Mayor Pro tem Washburn asks if Mr. Wilkinson is in support of staff's option #4 to do all of the work at one time. Yes. That is the most logical.

No other questions.

Councilmember Hernandez moves to select option #4 to construct the Mountain View Railroad Crossing in the amount of \$262,000. Councilmember Conaway seconds.

Discussion:

Mayor Pro tem Washburn – question for Bert regarding the spring road repairs on Mountain View.

Bert states that the stimulus project goes from Mountain View to 126 and includes Santa Clara from A to Sespe planned in the spring.

Mayor Pro tem Washburn – I'm just trying to understand the amount of closure for residents.

Bert indicates that the overlay will be short times of closure; not full closures.

ACTION

Move to select option #4 to construct the Mountain View Railroad Crossing in the amount of \$262,000.

Motion: Hernandez; Second Conaway

AYE: Brooks, Conaway Hernandez, Walker, Washburn; NO: None; ABSENT: None; ABSTAIN: None.

ACTION

Move to make an additional budget appropriation in the amount of \$37,000 for account 902 to fund the difference between the \$225,000 budgeted and the \$262,000 cost.

Motion: Hernandez; Second Conaway

AYE: Brooks, Conaway Hernandez, Walker, Washburn; NO: None; ABSENT: None; ABSTAIN: None.

ACTION

Move to direct the Agency Chairman sign the Agreement with Ventura County Transportation Commission to improve the Mountain View Railroad Crossing.

Motion: Hernandez; Second Conaway

AYE: Brooks, Conaway Hernandez, Walker, Washburn; NO: None; ABSENT: None; ABSTAIN: None.

ACTION

Authorize Fillmore & Western to order contract railroad pads to that they can begin manufacturing

Motion: Hernandez; Second Conaway

AYE: Brooks, Conaway Hernandez, Walker, Washburn; NO: None; ABSENT: None; ABSTAIN: None.

Redevelopment Agency Business completed at 7:33 pm.

7. REDEVELOPMENT AGENCY CLOSED SESSION – NONE.

8. ADJOURNMENT

ADJOURN

Mayor Walker adjourned the Redevelopment Agency to a joint Redevelopment Agency meeting set for Monday, December 14, 2009, 6:30 p.m. at City Hall, 250 Central Avenue, Fillmore, California.

Prepared By: KY SPANGLER, Provisional Administrative Specialist

Approved By: CLAY WESTLING, City Clerk