

**CITY OF BRAWLEY  
APRIL 4, 2017**

The City Council of the City of Brawley, California met in a special session at 5:00 PM, Council Chambers, 383 Main, Brawley, California, the date, time and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. §54954.2.

The meeting was called to order by **Mayor Couchman @ 5:01 PM**

**PRESENT:** Couchman, Kastner-Jauregui, Nava, Noriega, Wharton  
**ABSENT:** None

Invocation was offered by **Associate Pastor Bobby Noe**

Pledge of Allegiance was led by **CM Noriega**

**1. APPROVAL OF AGENDA**

The agenda was **approved** as submitted. m/s/c Wharton/Noriega 5-0

**2. PUBLIC APPEARANCES/COMMENTS**

- a. Introduction of Brawley Police Sgt. Daniel Santiago by Police Chief Michael Crankshaw
- b. Presentation of Proclamation in Honor of National Library Week, April 8-15, 2017

**Marjo Mello, Library Director** accepted the proclamation and introduced the Library Board of Trustees.

- c. **Rusty Garcia**, Brawley resident, addressed the City Council on behalf of the Brawley Union High School Athletic Director Billy Brewer. Comments were made in regards to firework sales and the City Council was asked if this item could be placed on the next agenda for review.

**3. CONSENT AGENDA** Items are approved by one motion. Council Members or members of the public may request consent items be considered separately at a time determined by the Mayor.

The consent agenda was **approved** as submitted. m/s/c Kastner-Jauregui /Noriega 5-0

**AYES:** Couchman, Kastner-Jauregui, Nava, Noriega, Wharton  
**NAYES:** None  
**ABSENT:** None  
**ABSTAIN:** None

- a. **Approved** Accounts Payable: March 17, 2017  
March 24, 2017
- b. **Adopted** Resolution No. 2017-14: Resolution of the City Council of the City of Brawley, California to Authorize Parcel Swap.

#### **4. PUBLIC HEARING**

- a. Discussion and Potential Action to Approve Tentative Tract Map (TM 16-02) and Zone Change (ZC 16-02) - Palm River Subdivision

##### **Staff Report - Gordon Gaste, Planning Director**

The proposed project is consistent with the City's General Plan and does not require a general plan amendment. The applicant is requesting a partial Zone Change from R-1 (Residential Single Family) to R-2 (Residential Low Density) in order to permit single family detached dwellings and single family zero-lot-line dwellings. The property is currently zoned R-1 (Residential Single Family). The site is currently vacant and is 24.49 acres in size. The proposed project is to allow for the construction of 47 single family detached homes and 86 zero-lot line homes. Access is proposed via River Drive, North Palm Avenue and Duarte Street.

##### **OPEN PUBLIC HEARING @ 5:18 PM**

**CM Nava** asked PD Gaste if the Planning Commission had expressed any concerns in regards to the development. PD Gaste stated no concerns were identified.

**Gracie Fernandez**, Brawley resident, commented regarding park availability and recreational space to serve the subdivision.

**Bill Gallegos**, Brawley resident, inquired if the tentative map and all of the conditions of approval are the same as what was recommended by the Planning Commission.

**PD Gaste** informed Mr. Gallegos that the requirements and tentative map have not changed. Mr. Gallegos expressed his concerns regarding backyard space within the development.

**CM Bayon Moore** stated that the City currently exceeds the standards in the City's General Plan and Open Space Element.

**Jay Goyal**, Developer, addressed the City Council and members of the Public in regards to the proposed development.

##### **CLOSED PUBLIC HEARING @ 6:00 PM**

1. **Approved** 1st Reading of Ordinance No. 2017- : Ordinance of the City Council of the City of Brawley, California Amending the Brawley Municipal Code to Change the Zoning Designation for Specified Property.

The City Council **approved** the 1st Reading of Ordinance No. 2017-02: Ordinance of the City Council of the City of Brawley, California Amending the Brawley Municipal Code to Change the Zoning Designation for Specified Property. m/s/c Nava/Noriega 5-0

#### **5. GENERAL FUND WORKSHOP**

- a. Presentation, Discussion and Staff Direction

##### **Power Point Presentation\* - Rosanna Bayon Moore, City Manager**

**CM Bayon Moore** presented content in a PowerPoint format, including the City's Revenue and Expenditure projections, City Council direction from the strategic planning session, data from the Mid-Year financial review, and debt restructuring of the CalPERS Side Fund.

City Council Member comments are summarized below:

**Noriega:** Inquired about the number of current City employees. Requested revenue projections with One World Beef factored in and the financial impact of a half of a percent increase to the Utility User Tax.

**Wharton:** Requested that staff look at all possible combinations of projected revenues for the City of Brawley and that all the departments take a look at what can be cut. Recommended a possible revisit of the current General Fund Reserve Policy. Suggested insurance options and cost cutting measures. Requested that content be brought back to a future City Council with incorporated historical growth trends.

**Nava:** Requested that income projections be formulated with One World Beef operations factored in.

**Kastner-Jauregui:** Inquired about School Resource Officers. Presented further questions about One World Beef revenue projections for enterprise funds and the Utility User Tax revenue for the General Fund.

**Couchman:** Requested that income projections be formulated with One World Beef Operations factored in. Indicated that the City may need to be more conservative. Would like to have updates and additional information in regards to the budget and current projections.

Content is available upon request at the Office of the City Clerk or City of Brawley website.

## **6. REGULAR BUSINESS**

- a. Discussion and Potential Action to Authorize The Holt Group, Inc. to Provide Professional Services Associated with Federal Transportation Administration (FTA) 5311 Grants SA #6414007 and SA #64BC15-00236 for a Fee Not to Exceed \$82,000.

The City Council **approved** the authorization of The Holt Group, Inc. to Provide Professional Services Associated with Federal Transportation Administration (FTA) 5311 Grants SA #6414007 and SA #64BC15-00236 for a Fee Not to exceed \$82,000. m/s/c Nava/ Kastner-Jauregui 5-0

- b. Brawley Business Incentive and Survey Update by City Council Members George A. Nava and Donnie Wharton

**CM Nava** and **CM Wharton** presented a Power Point Presentation in regards to creating incentives for businesses in the City of Brawley.

The participants engaged in the discussion were:

- Sean Whittle, New Castle Farms
- Doug & Andrew Dahm, Real Estate Agent
- Lisa Smelser, Ooh La La Dance Studio Owner
- Troy Caston Jr., Kaz Bro's Design Shop

- Jay Goyal, Exit Realty Owner
- Bill Haendiges, Business and Property Owner

**7. DEPARTMENTAL REPORTS**

- a. Monthly Staff Report for April 1, 2017 - Shirley Bonillas, Personnel & Risk Management Administrator

**8. INFORMATIONAL REPORTS**

- a. Record of Building Permits for February, 2017 - Prepared by Francisco Soto, Building Official

**9. CITY COUNCIL MEMBER REPORTS**

**Noriega:** Attended the Swearing-In of New Police Officers, Ribbon Cutting at Meserve Park and the Water Education for Latino Leaders' Conference.

**Kastner-Jauregui:** Attended the National Crime Victims' Rights Event at Las Chabelas Restaurant, Cesar Chavez Celebration, California League of Cities League Dinner at The Loft in El Centro and the Girl Scouts Tree Planting Event.

**Wharton:** Attended the California League of Cities League Dinner, Brawley Downtown Business Meeting at Tasty Fusion and attended National Crime Victims' Rights Event at Las Chabelas Restaurant.

**Nava:** Gave a quick presentation of how a Utility Tax Calculator works using his own bills; reported participation in multiple community events.

**Couchman:** Attended the run/walk event for the Anthony Garcia Foundation, Cesar Chavez Celebration Downtown, Desert Wildlife BBQ, Chamber Board Meeting, Air Pollution Control Advisory Board Meeting, car seat event at Pioneers Memorial Hospital in conjunction with the California Highway Patrol, Girl Scout Tree Planting Event, League of Cities Dinner, the SDSU Career Fair in Calexico, and the Meserve Park Ribbon Cutting Event.

**10. CITY MANAGER REPORT** None to report

**11. CITY ATTORNEY REPORT** None to report

**12. CITY CLERK REPORT** None to report

**13. CLOSED SESSION**

- a. PERSONNEL MATTERS  
California Government Code §54957  
Public Employee Appointment to the Position of Public Works Director

**14. PUBLIC REPORT ON ACTION TAKEN IN CLOSED SESSION**

The Council unanimously **ratified** the employment agreement between the City of Brawley and Jose Guillermo Sillas for the Position of Public Works Director / City Engineer with a term commencing April 17, 2017 and ending June 30, 2020. m/s/c Nava/Wharton 5-0

**ADJOURNMENT @ 8:08 PM**

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**Alma Benavides, City Clerk**