

**CITY OF BRAWLEY**  
**January 4, 2011**

The City Council of the City of Brawley, California met in a regular meeting at 6:00 PM, Council Chambers, 383 Main Street, 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 Campbell* @ 6:00 PM

The invocation was offered by *Mayor Campbell*

The pledge of allegiance to our flag was led by *CM Nava*

**PRESENT:** Campbell, Couchman, Miranda, Nava

**ABSENT:** Kelley

**APPROVAL OF AGENDA**

The agenda was *approved* as amended. m/s/c Couchman/Miranda 4-0 Kelley absent

**AYES:** Campbell, Couchman, Miranda, Nava

**NAYES:** None

**ABSTAIN:** None

**ABSENT:** Kelley

*Item 3-b:* Approve Agreement with Airport Manager/Fixed Base Operator at the Brawley Municipal Airport *was pulled from consent agenda and moved to regular business.*

*CM Kelley* entered @ 6:15 PM

**1. PUBLIC APPEARANCES/COMMENTS**

*Charla Teeters of the Film Commission and Desert Gateway* gave an update on productions and happenings at the desert. The Film Commission had 47 productions in 2010; \$1.4 of monies was spent in the Imperial Valley. In 2011 we have 15 productions scheduled with estimation of \$225,000 to be spent locally. United Kingdom-Man vs. Wild staying in Brawley with 5 days of filming and about 40 people, a music video will be filming at the end January and we will have our IV Annual Film Festival on April 9, 2011. On Desert Gateway we have the annual dunes cleanup day scheduled for January 15<sup>th</sup> and everyone is welcomed to come.

*CM Nava* asked for a short film what the economic impact is. *Answer:* About \$50,000. (*Teeters*)

**Rusty Garcia Brawley Union High School Board Member** stated that he had an idea of having a plaque for Police and Fire personnel that have served more than 15 years. A letter was presented to the Public Safety Committee and will be coming to you with recommendations but just wanted to get the ball rolling. There is no cost to the City just putting it up probably as you enter the Council Chambers.

**CM Kelley** mentioned that he is in favor of it and will submit the letter of recommendation.

**PC Gillmore** stated that it will hopefully be at our next meeting.

## **2. DEPARTMENT REPORTS**

**CM Gary** would like to officially recognize Ruby Walla as our new Finance Director and Teresa Santiago as the new Economic & Redevelopment Coordinator.

**LD Mello** passed out a flyer regarding library services being moved due its remodeling.

**PWD Arellano** wanted to invite you to the retirement luncheon this Thursday from 12:00 Noon – 1:00 PM for Jesus Hiraes at the Public Works yard.

## **3. CONSET AGENDA**

The consent agenda was **approved** as followed: m/s/c Couchman/Miranda 5-0

**AYES:** Campbell, Couchman, Kelley, Miranda, Nava  
**NAYES:** None  
**ABSTAIN:** None  
**ABSENT:** None

- a. **Approval** of Accounts Payable Registers December 16, and December 17, 2010.
- b. **Approve** Application for the Safe Drinking Water State Revolving Fund Loan Program (SDWSF) and adopt Resolution No. 2011-01: Resolution of the City Council of the City of Brawley, California authorizing an application to the California Department of Public Health.

## **4. REGULAR BUSINESS**

### **a. APPROVAL OF AGREEMENT WITH AIRPORT MANAGER/FIXED BASE OPERATOR AT THE BRAWLEY MUNICIPAL AIRPORT**

**Staff Report – Yazmin Arellano, Public Works Director**

On November 30, 2010 we entered into a temporary agreement with Mr. Gary Lambe. And now we are presenting an Agreement for approval for the Airport Manager with changes in Sections 3, 8 and 9.

*Mayor Campbell* thanked Mr. Lambe for accepting on a temporary basis the operations of the airport.

The council *motioned* to approve the Agreement with Airport Manager/Fixed Base Operator Gary Lambe at the Brawley Municipal Airport as amended. m/s/c Couchman/Nava 5-0

**b. DEVELOPMENT IMPACT FEES AND WATER/WASTEWATER CAPACITY FEES**

***Staff Report – Gary Burroughs, City Manager***

This is a lengthy item but it is not to make a decision tonight. It is to get your comments, concerns, recommendations and answer any of your questions. Hopefully we can have this back on the February 15<sup>th</sup> agenda for discussion and action we will re-cap the workshop we had back in October that include the Planning Commission and City Manager’s recommendations.

We will have a power point presentation by Gordon Gaste, City Planner and Yazmin Arellano, Public Works Director.

*PD Gaste and Andrea Roess of David Taussig & Association* presented a power point presentation.

*PD Gaste* stated that his recommendations are as follows for the Planning Commission and City Manager to approve the Development Impact Fees by 100% but in steps. First step recommended by the Planning Commission and City Manager 33% immediately and 2<sup>nd</sup> step Planning Commission approved 66% in 2 years by 2013. The City Managers recommendation is to approve in 1 year by 2012.

*CM Miranda* indicated that the last time we did it was in 2006 or talked about and nothing was approved.

*CM Burroughs* stated that the last time was in 1999. Two (2) years is good enough and we will still be lowest. I believe two (2) years is reasonable but I don’t think that will stop developers from coming in. I have a more aggressive schedule and that is what I am recommending but you have two (2) recommendations from the Planning Commission and City Manager.

*CM Miranda* mentioned that his concern is that we have two (2) measures in November and I think that is going to hurt us in losing some votes.

*CM Burroughs* stated that Development Impact Fees are different from the Utility Users Tax. This applies to new developments not the existing.

*CM Couchman* indicated that on page 13 it looks lower and then on page 14 it is above. I don’t like to be compared to El Centro.

*Mayor Campbell* mentioned that he thought we already discussed the level of fees and that we were not going to discuss. How did we get to 100%?

**CM Kelley** stated that on page 5 the demographic shows 30? Then on next page it's something different. **Answer:** 20 to 30 years \$30,000 predicting the same kind of growth as years ago. (**Gaste**)

**CM Kelley** indicated that on page 12 on transportation it says if we have another box store? What if someone from town wants to expand? **Answer:** You stated transportation the fees are important because of the added strain on the communities if they had to pay for all added expenses alone for example the Brawley Wal-Mart unopened for nearly a year because the city didn't have enough money to pay for extra street improvements. When the Burger King goes in this will generate an impact and the analysis is good to use. If you look at the City of Imperial before they rose their Impact Fees all those housing developments sprung up and now they are struggling to catch up. (**Burroughs**)

**PD Gaste** mentioned to look at the area around Wal-Mart it sat there empty with funds wasted.

**CM Burroughs** stated that staff and I are not here to make your decision it's an analysis and a recommendation.

**CM Kelley** asked on the graphic that is showing El Centro rates what are their actual rates? **Answer:** Since the study it has not had a chance to update. (**Roess**)

**CM Couchman** asked why we put this chart when they are not on that level.

**Mayor Campbell** stated we need to have a real comparison.

**CM Nava** indicated that comparisons are just to show a level.

**CM Couchman** mentioned that we need to have the actual instead of comparisons.

**Chairman of the Planning Commission Eric Reyes** stated this was a difficult decision to make we need to stop bending over for people. There is an Enterprise Zone and Community Redevelopment Agency and other ways to get funds. When you don't properly charge it leaves the rest of the generations responsible.

**PC Jay Goyal** said that he voted against the recommendation. I know we have to meet State and Federal requirements and minimize the expense. The banks are not lending anymore so my recommendation is not 100%.

**CM Burroughs** mentioned that the Planning Commission has its recommendation and I disagree with some of the comments given.

**PWD Arellano** presented a power point presentation on the Water & Wastewater Treatment Plants.

**PWD Arellano** indicated that the Department of Health Services states that when you peak 80% at the Water Treatment Plant which it has you need to start planning for another WTP, when the

City installed the water meters it dropped 25 – 35%. The Wastewater Treatment Plant exceeded the 80% several years too.

**CM Burroughs** mentioned that 25% is a small percentage.

**CM Couchman** asked if this chart reflected all usages and if 80% capacity is it figured out yearly or one time out of the year. **Answer:** I believe its one (1) time out of the year. (**Arellano**)

**PWD Arellano** stated that on the 10 Year Capital Improvement Projects these are needed projects not wished for projects. The Imperial Irrigation District requires seven (7) days of water capacity and we only have for the (3) days.

**Principal of Bartles Wells & Associates Mr. Reed Schmidt** presented a power point presentation.

**CM Burroughs** stated that he suggests looking at the two (2) phases before asking any questions.

**PWD Arellano** mentioned that the Planning Commission recommended phasing it in.

**CM Burroughs** stated that on National Beef we want to charge the right capacity fee. Since we are close to El Centro we don't want to have a dilemma on capacity fees to save and use when we built down the line.

**CM Couchman** asked what happens to existing commercial development fees and what happens to residential? **Answer:** Existing commercial are already grandfathered in the new commercial are the ones that need to establish and on residential you increase the meter size. (**Burroughs**)

**CM Nava** stated likely they will require an additional meter.

**CM Burroughs** stated there is a time line to adopt Development Impact Fees.

**PD Gaste** indicated that to adopt it, it has to be ordinance or resolution and hold one (1) Public Hearing.

**CM Burroughs** asked right now what you are asking is to get actual fees from other cities in the valley to do a comparison right. **Answer:** Yes and add Calexico too. (**Couchman**)

### **c. DISCUSSION/ACTION ON CONTRACT WITH CITY ATTORNEY**

**Staff Report – Gary Burroughs, City Manager**

I have provided you with the contract to review and have a discussion if needed and take action.

**CM Kelley** asked if any bills are pending. **Answer:** Their might be a possibility that there is and that will carry over to this year. (**Morita**)

The council *motioned* to approve Contract with the City Attorney Dennis H. Morita. m/s/c Miranda/Campbell 5-0

**5. COUNCIL MEMBER REPORTS**

- a. *Mayor Campbell* just wanted to send his condolences to the family of Pete L. Romero. Pete worked for the City for 30+ years in the Sanitation Department.

**6. CITY MANAGER REPORTS**

- a. January 18<sup>th</sup> tentatively is the setup for the redevelopment workshop. A Community Redevelopment Agency Representative will be here to do the free workshop.
- b. There is a 2 day seminar in February in Pleasanton, California regarding CRA.
- c. Reminder that the Mayor and myself intend to go to Washington, D.C. and meet with Congress and staff in March.
- d. 6<sup>th</sup> Annual IVEDC meeting.

**7. ADJOURNED TO CLOSED SESSION**

**REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY.**

None to report

**ADJOURNMENT** @ 8:05 PM

*Alma Benavides*