

CITY OF BRAWLEY
April 12, 2011

The City Council of the City of Brawley, California met in a Special 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 submitted. m/s/c Miranda/Nava 4-0

AYES: Campbell, Couchman, Miranda, Nava

NAYES: None

ABSTAIN: None

ABSENT: Kelley

1. PUBLIC APPEARANCES/COMMENTS

President of Westmount Properties, Steve Hyman spoke about the Springhouse Project which is now called Florentine, it was a broken project. Here tonight is *Mario Gonzales* who is the builder and *Stuart Chelin* who is a partner of Westmont Properties. We want to give you an update on the project, it will be a fully gated community, we will be working on this project continuously, we have met with the landscape company to finish the entrances, and we are looking to put palm trees on both sides with council and staff approval. We are finishing off the last of 6 multi-plexus which are single ownership condo's which should be completed within 30 days, we have spent about \$2-3 million and we are financing it ourselves. We are going with 5 multi-plexus instead of 6 that are between 150-175 units depending on the models and what the public wants, we will shortly be fixing the pool area. We are constructing a club house with a full gym, kitchen, meeting place for residents, and 2 patios complete with a play area. *Mario* and *Stuart* have been working with City staff and they have been very helpful.

Mayor Campbell asked if they had done the traffic study. *Answer:* Yes and we put it through the City. (*Hyman*)

Mr. Hyman stated that he wanted to bring some things that we are not going to be able to discuss tonight but just to fill you in. The development agreement has been put through the *CM*

Burroughs from like 3 weeks ago. We are waiting for the model house agreement for 5 multiplex and we are building 3 single models, which the **CM Burroughs** will have in a few weeks. The traffic report submitted to **CM Burroughs** was done by an outside agency that was required by **CM Burroughs** and staff. It showed that we can go up to 135 houses, we are preparing to do Panno and Willard Streets, we have received an occupancy letter from **CM Burroughs** for 21 houses, and we have 15 houses up and 6 new ones that will be built. There were some discrepancies on the language so Stuart sent the letter to him and we are waiting for an answer so we can start selling because we have a lot of interested buyers. Even though the traffic report states that we can do 135 houses without the conclusion of Panno Street that doesn't say that 135 houses will be built in one week, it will take about 2-3½ years and hopefully you will have an agreement with the bond company because Panno Street needs to be finished. It has been a long time and not only for our project but for the residents, schools and hospital. Also we are on site and have the staff and trucks so our prices will be much different than someone else doing it because we already have the staff there.

Mayor Campbell stated you are saying that you guys can handle Panno Road and do it up to the specs? **Answer:** Yes because we are going to do a portion anyways that is part of our agreement and we will honor our agreement, so once we start that we can do the whole street. (**Hyman**)

Mayor Campbell asked if they had any buyers. **Answer:** Yes one (1) it's a doctor and there is probably about 3 to 4 people putting offers in the next couple weeks, it's difficult to open because we don't have everything finished but people are seeing a lot of activity and they like what we are doing. (**Hyman**)

Mayor Campbell mentioned that he had visited the area with **CM Miranda** and that it is a very nice project I want to commend you all for investing in this project.

Mr. Hyman indicated that prices start from \$129,999 to 169,999 we are trying to attract First Time Home Buyers, people that lost their houses due to foreclosures, prison workers, border patrol, and people that don't want to mow their lawn anymore want a different lifestyle, this is a type of project that you in San Diego or the Coachella Valley where you have a park, workout center, walking trails, this is very important to your city because of its location.

Mr. Hyman mentioned there was one more thing that he wanted to discuss was the increase of fees, I feel that because of the prices we are selling our project or the type of people coming in because you know qualifying individuals for a house now a days is hard, if you can help us with the increases and the taxes I think a portion should be grandfathered for a period of time so that the project can get off the ground. Another thing is that we have had to do a lot of extra work probably in the range of about \$500,000-\$700,000 that we thought the former purchaser had completed but we have to fix and correct it. To do a project like this takes a lot of time and effort.

CM Miranda stated that he visited the houses and I do encourage anyone that is in the process of buying a home to look at these, the houses are nice and a different style.

CM Nava thanked **Mr. Hyman** for the update.

2. DEPARTMENT REPORTS

PWD Arellano reminded everyone about the April 30th Spring Clean-up at the Airport.

PC Gillmore stated the Bike Rodeo was very successful, and that they issued approximately 65 licenses, there was like 5 to 6 booths with information, in attendance was the California Highway Patrol, Sheriff and Fire Departments who had a very good time. I took notes for improvements for next year.

2. CONSENT AGENDA

The consent agenda was *approved* as followed: m/s/c Nava/Couchman 4-0

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

- a. *Approval* of Accounts Payable Registers March 31, 2011.

3. REGULAR BUSINESS

- a. **DISCUSS AND APPROVE DRAFT FY 2011/2012 TO FY2020/2021 CAPITAL IMPROVEMENT PROGRAM (CIP).**

Staff Report - Yazmin Arellano, Public Works Director

The City of Brawley FY11/12-FY20/21 Capital Improvement Program (CIP) is a 10 year schedule of public improvements to City infrastructure. The City is in its 3rd year of utilizing a formal 10 year CIP. Last year’s CIP is on the City’s website and upon approval by City Council; the FY11/12-FY20/21 will be placed on the City’s website. The CIP sets forth proposed expenditures and schedules for systematically constructing, upgrading, expanding and replacing City facilities, public infrastructure, and equipment acquisition. Projects usually address major expenditures having a value in excess of \$10,000. On April 6, the draft CIP was presented to the Planning Commission. Major projects in the CIP and those projects critical to operations during the next fiscal year were specifically discussed. The Planning Commission approved the direction the City was taking in developing the CIP and in establishing a critical project list.

ACE Sullivan presented a Power Point Presentation.

Mayor Campbell asked about the water meters for commercial accounts, are we going to be able to go back for grants and how much are we applying for? *Answer:* Yes we are going to apply for grants and to BECC. (*Arellano*)

CM Nava asked for how much are we applying for? *Answer:* \$4 million. (*Arellano*)

Mayor Campbell asked if in the CIP it included the pond lining. *Answer:* Yes all ponds. (*Arellano*) I will let *Mr. Mireles* give you an update on the ponds.

ODM Ruben Mireles stated that the Imperial Irrigation District is asking to store 7 days and we only have enough storage for 3 day so these are the scenarios to having to repair the ponds.

CM Miranda asked if we applied for California Rescue funds. *Answer:* Yes, but we did not receive because there was not sufficient damages (*Arellano*)

b. DISCUSSION OF FY 2011 BUDGET ITEMS.

Staff Report - Ruby Walla, Finance Director

A power point presentation was presented on the Water and Wastewater Funds.

4. COUNCIL MEMBER REPORTS

- a. *CM Couchman* mentioned that he attended the Bike Rodeo and thought it was a great event that made things safer for bike riders, the dispatcher that dressed in the dog suit was also great, we recently evaluated the Imperial Valley Enterprise Director and is doing fairly well.
- b. *CM Miranda* just wanted to let everyone know that this weekend is the Little League annual BBQ at the Lions Center.
- c. *CM Nava* thanked staff for being at the Bike Rodeo I believe it was well attended, I attended the Dancing with the Stars event that *CM Kelley* participated in and did a very good job and I also attended the Institute for Economic Socio event at Cattle Call Park and just a reminder there will be Chamber Mixer on Thursday, April 14th.
- d. *Mayor Campbell mentioned* that he will be going to a SCAG meeting in Los Angeles to do a video on the Main Street I believe sometime in May, I also attended the Cesar Chavez Celebration and I want to commend *CM Miranda* and *CM Nava* for helping out at this event. I would like to take this opportunity to thank staff for all their hard work.

5. CITY MANAGER REPORT

- a. *ACM Gillmore* mentioned that he had been in contact with the *CM Burroughs* and he wanted me to inform you that entire he has met with State and Federal Representatives and is doing what he can to get funds.

6. ADJOURNED TO CLOSED SESSION

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

None to report

ADJOURNMENT @ 6:50 PM

Alma Benavides