

MEETING MINUTES

The City Council/Redevelopment Agency of the City of Firebaugh Vol. No. 10/08-02

Location of Meeting: Andrew Firebaugh Community Center
1655 13th Street, Firebaugh, CA 93622

Date/Time: August 2, 2010/ 6:30 p.m.

CALL TO ORDER Meeting called to order by Mayor Pro Tem Javier Marquez at 6:00 p.m.

ROLL CALL

PRESENT: Mayor Javier Marquez
Mayor Pro Tem Chris J. DeFrancesco
Council Member Rod Lake
Council Member Jim Lowe
Council Member Marcia Sablan 7:30 p.m.

ABSENT:

OTHERS: City Attorney, Meggin Boranian; City Manager, Jose Antonio Ramirez; City Finance Director; Odi Ortiz; Deputy City Clerk, Rita Lozano; Police Chief, Elsa Lopez, Public Works Director Ben Gallegos, City Engineer Mario Gouveia, Mary Van Pelt, Dave Iadarola, Lydia Lowe, Cesar Gamez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Council Member Lake.

PUBLIC COMMENT

John Baltierra, 1538 Q Street, requested more variety of music for the Annual Festival and a time change for the start of the Council Meeting to the previous time of 7:30 p.m.

Cesar Gamez, 1502 Saipan, wanted to invite the public to the Firebaugh Church of Christ Back-2-School Carnival on August 14th between 6:00 p.m. and 8:00 p.m. School supplies will be offered to children; there will be water games, bounce house, food and other prizes. The Church is accepting donations for the event and requested assistance in the traffic patrol for that day.

Lydia Lowe, River Lane, thanked the Police Department and staff for a nice successful event and wanted to complement the City.

PRESENTATION

None

CONSENT CALENDAR

1. **APPROVAL OF MINUTES – The City Council meeting on July 19, 2010.**

Motion to approve minutes with recommended changes; Correct the time of when meeting was called to order, add City Engineer comments for staff reports, correct spelling for the Fire Chief staff report from nature to natural by Council Member Lake; second by Council Member Lowe, motion passed by consensus vote.

PUBLIC HEARING

2. REVIEW ANNUAL GRANTEE PERFORMANCE REPORT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 09-STAR-6389 AND PROGRAM INCOME.

Public Hearing opened at 6:44 p.m. – No public comment given – Hearing Closed at 6:48 p.m.

Motion to approve review of the annual report for CDBG Grant 09-STAR-6389; motion passed by consensus vote.

OLD BUSINESS

None

NEW BUSINESS

3. DISCUSS AND REVIEW SAN JOAQUIN VILLAS AND MILLER LUX HOME APPLICATIONS.

John Gamboa informed that the San Joaquin Villas and Miller Lux projects are introducing solar panels to the project in an effort to support going “Green”. City Manger Jose Antonio Ramirez added that the Joe Serna Grant requires match funds, the California Community Builders applied for an additional grant, where match funds are not required to support the project. Comcast Grant application may request company recognition, such as a park named in their honor. PG&E agreed to provide solar panels for the 21 unit project and are currently discussing additional panels for the Miller Lux Project. Miguel Vasquez stated the goal is to complete the San Joaquin Villas project first, and will apply for the Joe Serna Grant Fund, along with additional HOME funds which the deadline is September 1, 2010, award notification should be received by the end of the year, and the Developers are asking the City to help with grant application submittal. If awarded, construction to begin in the first quarter of 2011 and construction to be completed in about six months.

Information Item only, no action taken.

4. NOTICE OF AWARD OF CONTRACT TO AMERICAN PAVING CO. FOR RECONSTRUCTION OF DOWNTOWN SIDEWALKS & RAMPS PROJECT [ESPL-5224(14)].

City Engineer Mario Gouveia reported that the City received three bids; the bid was estimated about \$20,000 more than the Engineer’s Report, but additional funding needed for this project will be funded from the remaining previous grant funds.

Motion to approve Notice to Award of Contract for the (Base Bid Project amount \$167,043.00) to American Paving Co. made by Council Member Lowe, second by Council Member DeFrancesco; motion passed by consensus vote.

5. NOTICE OF AWARD OF CONTRACT TO MARKO CONSTRUCTION FOR “O” STREET SIDEWALK RECONSTRUCTION.

City Engineer Mario Gouveia reported that the City received four bids and any additional funding needed for this project will be applied from the underground lighting project.

Motion to approve Notice to Award of Contract for the (Base Bid Project amount \$281,391.50) to Marko Construction by Council Member Lowe, second by Council Member Lake; motion passed by consensus vote.

6. SIGN ORDIANANCE UPDATE/REVIEW.

At the request of the Council, City Planner Karl Schoettler enclosed in the agenda a proposed Sign Ordinance to update our current one, please review and consider for approval. If you have any questions please contact Karl Schoettler.

Information Item only, no action taken.

7. RESOLUTION NO. 10-37 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH CONCERNING MEASURE C EXTENSION LOCAL TRANSPORTATION PURPOSE PASS-THROUGH AND PROGRAM FUNDS ANNUAL ALLOCATION FOR FY 2010/2011.

Motion to approve Res. No. 10-37 by Council Member Lowe, second by Council Member Lake; motion passed by consensus vote.

8. CITY OF FIREBAUGH PHOTOVOLTAIC PROJECT INTEGRATED RESOURCES DEVELOPMENT AGREEMENT.

City Manager Jose Ramirez stated that changes and corrections were made from the original proposed project agreement. Enclosed is a rate schedule for the summer and winter rates, should the City purchase energy from the Solar Project. The City of Firebaugh has most of its meters on the A1 commercial rate which has the following rates: Winter – flat rate of \$0.14373 and Summer- flat rate of \$0.19937. The 60hp Pump at the park is on the A6 rate as well as a booster pump meter #33440R Winter – No Peak Charge, Part Peak \$0.16567, Off Peak - \$0.12084. Summer Peak \$0.45331, Part Peak \$0.20061, Off Peak \$0.11691. The Sewer plant is on the E19SV rate: Winter – Part Peak \$0.09397, Off Peak \$0.10525. Summer Peak \$0.15257, Part Peak \$0.10525, Off Peak \$0.08591. The Integrated Resources Development will construct and operate the facility; the land will be leased from the City and will receive income through rebates and contracts with PG&E. They would like to make an agreement with the City to Lease the land for 15 to 20 years, then the City would take over the facility and the maintenance of the solar project.

Additional questions asked: How many moving parts are on the tracking system? What kind of maintenance will a tracking system require vs. a fixed system require after the city takes control in the 15th year? **The system will have a maximum of four motors that will have a factory warranty of 25 years, all other moving parts will be similar to a drive shaft on a car that will connect all the rows of trackers and the tilt mechanism will run on a spline, these items will require grease annually. Other regular maintenance can be taught to the city or contracted out to a third party.** Are there any guarantees for the moving parts on the tracking system and how long do they last? **See above. The motors will have the 25 year guarantee.** What is the range of the price per watt for the system? **Depending on the final size of the system the per watt cost will be between \$4.25 - \$4.75 /installed watt. This is due to the fact that this will be a smaller system and panel prices are a little higher. If the system was larger the 2 MW the price per watt would drop to between \$3.90 - \$4.10 /installed watt due to the economies of scale.** What is the difference in the PPA rate if we move from tier 7 to tier 8? **We plan to finish the final estimate for the lift station location and will run two new pro-formas; one in each tier both at a flat rate and escalated to see what the PPA rate may end up. We will let the city decide which they would prefer.** Council members inquired about the cost to construct a similar project with city funds, what the maintenance cost would be if the city accepts the agreement after the 20 years of service and has the city considered advertising for bids to have other companies complete the construction.

Information Item only, no action taken.

- *Motion approve Urgent Agenda item to be added as Item #9 on the agenda, Resolution No. 10-38 which addresses the Light and Landscape Maintenance District #1of the City of Firebaugh along with the City Engineer's report as the supporting documents; made by Council Member Sablan, second by Council Member Lake; motion passed by consensus vote.*

Motion approve Resolution No. 10-38 Light and Landscape Maintenance District #1; made by Council Member Lowe, second by Council Member Sablan; motion passed by 4-1 vote, DeFrancesco - no.

PENDING ITEMS

- RFP for Auditors Services.
- City Attorney and City Engineer will work together to review the Development Agreement and conditions for the Valle De Sol Subdivision.

STAFF REPORTS

- **Ben Gallegos, Public Works Director** – Reported problems with Well #7.
- **Jose Antonio Ramirez, City Manager** – Comcast Cable Communication Managing is looking for a statewide video licensing, so the City will work with legal counsel to address an agreement with Comcast regarding our Westside Cable Authority Contract. Held training with AIMS regarding Workers Comp claims and procedures. Working with Bill Davis to annex his property along Highway 33 to the City of Firebaugh. A Copy of the Annual California Emerging Technology Fund 2010 is complete if anyone is interested in viewing it. California Dept. Water Resources requested a flood emergency evacuation plan, so staff is working with them.
- **Meggin Boranian, City Attorney** – Announce the City of Mendota has a new City Manager Krystal Chojnacki, scheduled to begin in the middle of September 2010.

COUNCIL ITEMS

- **Council Member Lake** – Inquired on unfinished landscaping area in the Maldonado Park.
- **Council Member DeFrancesco** – Inquired about the status of the RFQ for Auditor Services, he has informed that staff is finalizing the RFQ and will post soon. Suggested clean up of trash in the alley behind the La Fiesta Market. Asked if the water usage is reduced because of the meter installations.
- **Council Member Lowe** – Stated his concern regarding the garbage behind the grocery store.
- **Council Member Sablan** – Inquired if an update was presented to council regarding Insurance Benefits for the City Clerk and Treasurer’s position. Deputy City Clerk stated that the City Attorney provided an update at the June 21 council meeting and council took action on June 22 during budget workshop, formal action through resolution will be on the next agenda.
- **Council Member Marquez** - Stated concern regarding Basketball Lights at Maldonado Park, would like them to face opposite direction to provide more light to the park at night. Ben responded that energy efficient light have be installed to address the concern with low visibility behind the restroom to resolve the issue.

**Motion to enter closed session after a five minute break at 9:31 pm by consensus vote.*

CLOSED SESSION

9. REAL ESTATE NEGOTIATION – REDEVELOPMENT AGENCY – Pursuant to Government Code Section #54956.8.

Owner or Designative Rep. City Negotiator Jose Antonio Ramirez

APN 007-050-15

ANNOUNCEMENT AFTER CLOSED SESSION

- *Motion to enter open session at 10:11 pm by consensus vote – No Action Taken.*

ADJOURNMENT

Motion to adjourn made my Council Member Lowe, seconded by Council Member Lake; motion passed by consensus vote. Meeting adjourned at 10:12 p.m.