

# MEETING MINUTES

The City Council/Successor Agency of the City of Firebaugh  
Vol. No. 20/03-02

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**Location of Meeting:** Andrew Firebaugh Community Center  
1655 13<sup>th</sup> Street, Firebaugh, CA 93622

**Date/Time:** March 2, 2020/6:00 p.m.

**CALL TO ORDER** Meeting called to order by Mayor Lopez at 6:00 p.m.

**ROLL CALL** Mayor Elsa Lopez  
Mayor Pro Tem Freddy Valdez  
Council Member Marcia Sablan  
Council Member Brady Jenkins

**ABSENT:** Council Member Felipe Pérez

**OTHERS:** City Attorney Jim Sanchez; City Manager/Acting Public Works Director, Ben Gallegos; Deputy Clerk, Rita Lozano; Finance Director, Pio Martin; Police Chief, Sal Raygoza; Fire Chief, John Borboa; City Engineer, Mario Gouveia, Wanda Breshears, & others.

**PLEDGE OF ALLEGIANCE** *Council Member Valdez led pledge of Allegiance.*

## APPROVAL OF THE AGENDA

*Motion to approve agenda by Council Member Sablan, second by Council Member Valdez; motion pass by 4-0 vote.*

**PUBLIC COMMENT** *None*

**PRESENTATION** *None*

## CONSENT CALENDAR

### 1. APPROVAL OF MINUTES – The City Council regular meeting on February 3, 2020.

*Motion to approve minutes by Council Member Valdez, second by Council Member Jenkins; motion pass by 4-0 vote.*

### 2. WARRANT REGISTER – Period starting January 1, and ending on January 31, 2020.

January 2020	General Warrants	#39239 - #39343	\$ 448,428.22
	Payroll Warrants	#71198 - #71222	\$ 232,819.20
<b>TOTAL</b>			<b>\$ 681,247.42</b>

*Motion to approve warrants by Council Member Sablan, second by Council Member Valdez; motion pass by 4-0 vote.*

## PUBLIC HEARING

*None*

## NEW BUSINESS

### 3. RESOLUTION NO. 20-08 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIREBAUGH, CALIFORNIA, DECLARING CERTAIN CITY PROPERTY AS SURPLUS EQUIPMENT.

*Motion to approve Res. No. 20-08 by Council Member Jenkins, second by Council Member Sablan; motion pass by 4-0 vote.*

4. **PLANNING COMMISSIONER APPOINTMENT OF ALTERNATE.**

*Motion to appoint Juan Hernandez as Alternate Planning Commissioner by Council Member Valdez, second by Council Member Jenkins; motion pass by 4-0 vote.*

*\*Motion to move Agenda item # 7 before #5 & #6 by Consensus of the City Council; motion pass by 4-0 vote.*

7. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS & CONSIDER HABITAT FOR HUMANITY PROPOSAL REGARDING THE SAN JOAQUIN VILLAS PROJECT.**

Mr. Mathew Grundy of Habitat for Humanity stated their interest in completing the San Joaquin Villas Project; However, their concerns is the \$350,000 funding the City issued to the current owner, if Habitat for Humanity takes the project over, would the City consider waiving the RDA funding, via Owner Participation Agreement & Deed of Trust, to get the note off the property for purchase or transfer of the property? They proposed modification to the original plan, if they develop & complete the project. They proposal to transfer two or three of the housing lots in the original plan, to parking lots due to the inadequate parking for the current resident in that area. They still plan to build additional seven or eight more housing units to the complex, which will match the existing homes and meet City guidelines. The new units will have two car garages with two additional parking spaces in the driveways, since they is already issues for the emergency vehicles to enter the complex. Fire Chief John Borboa recommends the city paint all the curbs in that area, red, to leave space for emergency vehicle to have access. Habitat for Humanity lastly recommends, instead of a Homeowners Association for the property owners, they prefer the City maintain the streets, curb, gutters, parking lots, storm drain basin through a Landscape Lighting Maintenance District.

*Council directed staff to research the source & requirements/restrictions, if any, about the RDA funding.*

5. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH APPROVING MR. FRANK WILLIAMS AS THE CITY OF FIREBAUGH REPRESENTATIVE ON THE FRESNO WESTSIDE MOSQUITO ABATEMENT DISTRICT BOARD.**

*Motion to appoint Frank Williams as the City of Firebaugh representative on the Abatement District Board by Council Member Sablan, second by Council Member Jenkins; motion pass by 4-0 vote.*

6. **THE CITY COUNCIL OF THE CITY OF FIREBAUGH TO DISCUSS & REVIEW FIREBAUGH POLICE DEPARTMENT SOCIAL MEDIA POLICY.**

*Item was tabled.*

**STAFF REPORTS**

- **Police Chief Sal Raygoza** – Staff is doing a great job, we are still working on some investigations. Arrests were made (Middle School Kids, known as MOB gang name) for the vandalism to the I-5 Daycare building, but the District Attorney dismissed the charges because, some information was improperly obtained. Some of the stolen property recovered in Del Rio has been returned to their property owners, but the investigation is still pending. An Officer arrested a gang member at the park, he come from out town, but was in possession of drugs and a gun. There has been some Code Enforcement issues, at State Foods, so staff will have a meeting to discuss, as well as other sites.
- **Finance Director, Pio Martin** – Auditors are working on the audit, & provided a verbal update, it looks like the water account is not meeting our bond coverage requirement, so the City make have to offset the difference with general fund money from the reserves. Staff will be contacting Albert Peche, city’s financial advisor, to discuss the issue. Sewer account looks fine, & no updates about the General fund. A report submitted to the State about water in to the wastewater treatment, is showing a significant decrease, so it may be the reason for the decrease in the water account revenue, more residents are conserving.
- **City Engineer, Mario Gouveia** – FAA did an inspection of the Airport, they had no issues to report. The CDBG project is currently in design. Hwy 33 beautification project had to be re-designed, it is a 100% grant, no match.

- **Deputy City Clerk, Rita Lozano** –I’ve been working on gathering information for Public Request Acts, we received about eight this past week, grant applications information & research for upcoming projects and issues. I emailed, Council & staff the grant notification on the Maldonado Expansion & Aquatic Center, which unfortunately, were not awarded. Reminder - 700 Forms deadline is in a few weeks.
- **City Manager, Ben Gallegos** – New CA State Bill (SB998) Discontinuation of residential water service: urban & community water systems, aka: Water Shut-off Protection Act. It sets new guidelines & restrictions on residential water service termination for non-payment of a water utility bill. Staff is working with City Attorney to establish a new policy. Elsa & City Manager meet with Mid-Valley about the billing of garbage services, since the City is unable to shut-off utility services, it is difficult to continue collecting garbage fees. Mid-Valley was asked to do their own billing, but provide some recommendations to work together & avoid changes the billing process. Will attend a media policy meeting, Spring Clean-up will be April 20 – 25, flyers will go out & additional advertisement for the residents informing them of the event. March 6, 2020, a pre-bid/walk through meeting will be held for contractors regarding the VFW Rehab project. Working with West Hills College on their project, we are waiting for the bonds before the easement work can begin. EDC will do a 20 minute video to showcase the City of Firebaugh, so anyone interested in participating in the interview, please let staff know. Have been receiving interests from new business owners that may come to town again. City & School will be re-submitting for the Maldonado Expansion & Aquatic Center grant, since there is additional rounds available.
- **City Attorney, James Sanchez** – Will provide a short presentation on the Social Media Policy at the next meeting. Working with city staff & Tara of RSG on the San Joaquin Villas project to address the concerns.
- **Council Member Valdez** – With the amount of years Mr. B. Davis has had to start one of his projects, & nothing has become of it, I’m not sure it will happen. I would like to place an item on the agenda, to discuss reacquiring the property the City sold him, for the new businesses that are interested. Staff informed, Council Member Valdez, language stating the City could reacquiring the property is not stated in the agreement, like some believed. Attended the Grand Opening of State Foods was a positive event and a good turnout of people attending.
- **Mayor Lopez** – Attended the Mid Valley meeting with Ben, they provide a mattress box, to dispose of old mattresses, instead of leaving them on the side of the roads. Attended the COG meeting, Caltrans provided a report about HWY33, so construction may begin in April or May. I, Mayor Lopez, was appointed to the Countywide Redevelopment Oversight Board.

**PUBLIC COMMENT ON CLOSED SESSION ITEM ONLY**

*Motion to enter Close Session @ 7:24 pm, by Council Member Valdez, second by Council Member Sablan; motion pass by 4-0 vote.*

**CLOSED SESSION**

**7. Government Code Section 54957.6**

CONFERENCE WITH LABOR NEGOTIATORS: ALL REPRESENTED AND UNREPRESENTED EMPLOYEES

City Negotiator: Ben Gallegos

Employee Organizations: Police & Public Works bargaining units and all unrepresented positions

*Motion to enter Open Session @ 8:51 pm, by the consensus of the Council; motion pass by 5-0 vote.*

**ANNOUNCEMENT**

*No Action to Report.*

**ADJOURNMENT**

*Motion adjourn by Council Member Valdez, second by Council Member Jenkins; motion pass by 4-0 vote at 8:52 p.m.*