

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE
TURNED OFF IN THE COUNCIL CHAMBERS**

**A G E N D A
REEDLEY REDEVELOPMENT AGENCY MEETING**

7:00 P.M.

(RDA Meeting is typically convened after the City Council Meeting is adjourned)

TUESDAY, JULY 14, 2009

**Meeting Held at Reedley Council Chambers
845 "G" Street, Reedley, California**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 300.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

City of Reedley's Internet Address is www.reedley.com

Mary L. Fast, Board Chairman

Pete Chavez, Vice Chairman
Ray Soleno, Board Member

Steven Rapada, Board Member
Anita Betancourt, Board Member

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT - *Provides an opportunity for members of the public to address the RDA Board on items of interest to the public within the Board's jurisdiction and which are not already on the agenda this evening. It is the policy of the RDA Board not to answer questions impromptu. Concerns or complaints will be referred to the Executive Director's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the RDA Board as each item is brought up for discussion.*

NOTICE TO PUBLIC

*Under a **CONSENT AGENDA** category, a recommended course of action for each item is made. Any Board member may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended course of action, and the Board can approve the remainder of the **CONSENT AGENDA**.*

CONSENT AGENDA

1. MINUTES OF REDEVELOPMENT AGENCY MEETING OF JUNE 23, 2009 - Recommend Board approve.

NEW BUSINESS

2. REQUEST FOR FAÇADE IMPROVEMENT GRANT FROM MICHAEL JACKSON FOR THE BURGESS HOTEL- Report, Discussion, and/or Board action to approve, modify, and/or take other action as appropriate (Administration)

BOARD REPORTS

3. REQUESTS BY BOARD MEMBERS FOR FUTURE AGENDA ITEMS AND/OR REPORTS OF BOARD MEMBER ACTIVITIES.

STAFF REPORTS

4. UPDATES OR REPORTS BY EXECUTIVE DIRECTOR AND/OR STAFF MEMBERS

ADJOURNMENT

REEDLEY REDEVELOPMENT AGENCY BOARD MEETING – June 23, 2009

The meeting of the Reedley Redevelopment Agency Board of Directors was called to order by Chairman Fast at 8:44 p.m. on Tuesday, June 23, 2009 in the Reedley City Hall Council Chambers, 845 "G" Street, Reedley, California.

ROLL CALL

Board of Directors

Present: Steve Rapada, Ray Soleno, Anita Betancourt, Mary Fast.

Absent: Pete Chavez (away at training).

RDA Staff

Present: Rocky Rogers, Executive Director; Scott Cross, RDA Counsel; Russ Robertson, Public Works Manager; Lori Oken, Finance Director; Steve Wright, Police Chief; Joel Glick, Community Services Director; Jerry Isaak, Fire Chief; David Brletic, City Planner; Mike Pardo, Lead Engineering Associate; Dana Ritschel, Capital Projects Manager; and Kay Pierce, RDA Secretary.

Others

Present: Ruben Ramirez, Jonathon Avedian, Ana Thatcher, Kristy Johnson, Ted Tartaglia, Margaret Johnson, Eileen Schaffer, Julia Martinez, Cecyrie Velasco, Fred Hall, Cheryl Lingo and others.

CONSENT AGENDA

Board Member Rapada moved, Board Member Betancourt seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA** as follows:

1. MINUTES OF REDEVELOPMENT AGENCY MEETING OF JUNE 9, 2009 – Board received and filed.

Motion **carried** as follows:

AYES: Rapada, Betancourt, Soleno, Fast.
NOES: None.
ABSTAIN: None.
ABSENT: Chavez.

NEW BUSINESS

2. FEE WAIVER ASSISTANCE REQUEST BY IRENE HILL, 676 SO. BUTTONWILLOW AVENUE, FOR WATER AND SEWER CONNECTIONS.

Mayor Fast advised she owns rental property that is currently dealing with a well abandonment and felt this would be a conflict of interest and left the Chambers. Board Member Soleno will chair this item.

Executive Director Rogers advised Ms. Hill came before the Board requesting a fee waiver. This request is being brought before the RDA Board for consideration. The request is for property located at 676 S. Buttonwillow. This property was annexed into the city with the Generation Homes project. When annexed into the city, the property is then required to abandon their private well and connect to city water and sewer. Ms. Hill has stated that she is financially unable to pay for the full cost of the well abandonment and connection to city services. The total amount would be approximately \$7,200. There is a current program of assistance offered by the

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Redevelopment Agency based upon the annual income of the property owner. Ms. Hill did not quite meet this annual income threshold. However, the Board does have the authorization to waive this requirement and make an exception. Ms. Hill is requesting the \$5,000 offered by the RDA. Ms. Hill has stated that she can pay the balance of \$2,200 for the service connection. Ms. Hill has cooperated with the city in working with the Engineering Department and Administration in trying to resolve this matter. Ms. Hill is anxious to cooperate with the requirements of the city. Staff has contacted the other eight residents bordering Ms. Hill who also have to connect to city services. Two have responded, but have not responded favorably in working with the city to connect to city services even though they qualify for the RDA assistance. Staff is asking the Board to make this exception for Ms. Hill in providing assistance to her so she can connect to city services. It must be stated that Ms. Hill did not vote to be annexed into the city and is now forced to connect to city services and is willing to do so with some financial help from the RDA. Of the nine property owners annexed, Ms. Hill was the only one who did not qualify for assistance, however, she is the only one agreeing to connect to the services.

Executive Director Rogers advised that in the future, when developers annex property into the city and there are existing homes, it will be the contractor's responsibility to connect those residents to city services.

Board Member Rapada advised his concern that if the Board does this for Ms. Hill even though she doesn't meet the requirements, then anybody that the Board has an issue with from here on out can challenge this, even if they are in a position to pay for it, can come back and say we did it for Ms. Hill, why can't we do it for them. Board Member Rapada advised he feels badly for Ms. Hill and does not want to say no to this request, but has a bad feeling that if he does say yes, there will be people who could very easily pay the \$7,200 will be coming in a stating we did for this person and better do it for them as well. There are more wells being identified in the city that have been around for years and not hooked up to city services.

Board Member Soleno asked how many wells are there in the city limits that are not hooked up to city services? Executive Director Rogers advised there are the nine on the list on Buttonwillow and an additional nine that the city is aware of. However, not all are well abandonments, some just need to connect to city sewer and some need to connect to city water.

Board Member Betancourt advised she is in favor of helping Ms. Hill connect to the city services as she did get caught up in this annexation and is the only resident over the median income. In the future, staff will have to try to prevent this happening again.

Board Member Rapada asked City Attorney Cross if the Board approves this request, will it set a precedent? City Attorney Cross advised that it will not set a binding precedent. Anyone can come in and ask for similar relief, but the Board has discretion in circumstances such as this to grant relief for someone and deny for others. There are really no guidelines, however, the city ordinance does mention in Article 8, 1-3, about connecting to city water services and the requirement is within three years to connect once a water main is available. In subsection C, it talks about relief from service connection requirements and states, "When the City Council determines that special circumstances make connection to the city water system an unreasonable hardship on a property owner, the City Council may, by resolution, suspend the requirement to connect to the city water system for a specific time or for the time the specific circumstances exist." It doesn't specifically address this particular circumstance. It talks about basically giving an extension of time for that three year requirement, but it isn't inconsistent for the Board or the Council to consider a request of this nature. It is not prohibited by law. The Board or Council can look at individual circumstances whenever a request is received.

Board Member Rapada advised there are set guidelines and if we make an exception, he has a bad feeling. He feels there are more wells in the city that are still unknown to staff and those property owners with those wells could well afford to pay the \$7,200 for city connections, but would probably cause a stink because someone else got a break and they can't.

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Council Member Betancourt moved, Council Member Soleno seconded to assist Ms. Hill with a fee waiver in a not-to-exceed amount of \$5,000. The payment will be given directly to the contractor doing the work for Ms. Hill.

Motion carried as follows:

AYES:	Betancourt, Soleno.
NOES:	Rapada.
ABSTAIN:	Fast.
ABSENT:	Chavez.

3. RESOLUTION NO. 137 – A RESOLUTION ADOPTING THE FINAL BUDGET OF THE REEDLEY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR JULY 1, 2009 TO JUNE 30, 2010, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.

Finance Director Oken requested approval from the Board.

Board Member Betancourt moved, Board Member Soleno seconded to approve RESOLUTION NO. 137 – A RESOLUTION ADOPTING THE FINAL BUDGET OF THE REEDLEY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR JULY 1, 2009 TO JUNE 30, 2010, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.

Motion carried as follows:

AYES:	Betancourt, Soleno, Rapada, Fast.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Chavez

BOARD REPORTS - None.

STAFF REPORTS

4. UPDATES OR REPORTS BY EXECUTIVE DIRECTOR AND/OR STAFF MEMBERS

ADJOURNMENT

Board Chairman Fast adjourned the RDA Board meeting at 9:02 p.m.

Mary L. Fast, Chairman

ATTEST:

Kay L. Pierce, RDA Secretary



REPORT TO RDA BOARD
MEMORANDUM

AGENDA ITEM NO: 2

RDA MEETING DATE: July 14, 2009

SUBJECT: Request for Assistance by Michael Jackson owner of Burgess Hotel.

RECOMMENDATION(S):

1. That the RDA Board grants approval upon staff review of Mr. Jackson's façade grant for the full \$25,000 of matching funds.
2. For staff to come back with any loan recommendations if the Board concurs.

BACKGROUND:

Mr. Jackson has requested assistance through City RDA funds or other funds in order to final the Steak House at the Burgess Hotel for a proposed opening of Valentine's Day 2010. This request would be for a loan to be paid back over a given period of time. Mr. Jackson is preparing a business plan for our review in order to make recommendations regarding the loan. He has also requested assistance for replacing 40 windows at the Burgess Hotel which would fall under the City's façade grant program.

The City currently has no other policy by which to afford funding to Mr. Jackson. It is staff's goal to have several policy items regarding RDA funds by September 22nd Council / RDA Meeting. The RDA Board may wish to provide further direction to staff with regards to granting Mr. Jackson money for his project.

However, for discussion purposes, it should be known that in order for the City to recoup \$1,000 from sales tax, \$65,000 of retail sales would need to occur each year. On the same note, in order for the City to recoup \$1,000 from assessed property tax, property improvements would have to increase \$170,000 in a year. It is staff's hope and goal that all funding from the RDA, other than the 20% set aside money, would go toward stimulating sales tax dollars or improving property values through some reassessments in order to grow the dollars needed to make greater contributions to the overall improvement and growth of Reedley.

FISCAL IMPACT:

Budgeted item: No
Expenditure: One Time – From RDA façade grant funding
Fund Acct(s): 087-4765 page 40 of budget document under expenditure detail

Prepared/Approved by: [Signature] City Manager

Attachment(s): Attachments to be supplied at the Board meeting.

Motion: _____
Second: _____