

**CITY OF FOUNTAIN VALLEY  
MINUTES**

**City of Fountain Valley City Council /Agency for Community Development  
Regular Meeting  
April 20, 2010**

**AGENCY STUDY SESSION 5:00 P.M.**

**Attendance:** Council/Agency Member Nagel, Council/Agency Member Collins, Council/Agency Member Carrozzo, Mayor Pro Tem/Agency Vice Chair Brothers, Mayor/Agency Chair Crandall, Housing Coordinator Brent Hoff, Planning/Building Director Andy Perea, City Attorney Alan R. Burns, City Manager Ray Kromer, Deputy City Clerk Kathy Heard

**Study Session to review proposals for a workforce housing development on the 3.9 acre Agency owned site locate off Mt. Hope (APN# 169-211-050)**

Housing Coordinator Brent Hoff gave a brief summary of the purpose of the study session stating that the Fountain Valley Agency for Community Development purchased a 3.9-acre vacant property located north of the City Yard on Mt. Hope Street for the purposes of developing workforce family housing for low and moderate-income households, thereby satisfying the City's Regional Housing Needs assessment requirements.

Mr. Hoff stated that staff prepared a Request for Proposal in September 2009 and from the fifteen proposals received, two finalists were chosen to present their proposals to the Agency. The companies chosen to present their proposals are Jamboree Housing Corporation and AMCAL Multi-Family Housing Corporation.

Laura Archuleta, President of Jamboree Housing Corporation gave a brief presentation on the background and accomplishments of Jamboree Housing Corporation. She then introduced the architect representing Gonzalez Goodale Architects who presented a detailed concept of the site, buildings, energy efficiency (green) features, financials, and social services to be provided by the proposed multi-family housing development called "Rancho Las Bolsas".

Questions ensued by Council Members regarding the number of parking spaces allocated for the site, and whether handicapped parking and guest parking was included in the count and whether each unit would have individual utility meters.

After a brief intermission, Mr. Hoff introduced Percival Vaz President and Chief Executive Officer of AMCAL Multi-Family Housing Corporation who gave a presentation on the background and accomplishments of AMCAL Housing Corporation. Mr. Vaz then introduced Ricky de la Rosa, Project Manager from the architectural firm Withee Malcolm who gave a presentation on the detailed concept of the site, buildings, and energy efficiency (green) features. Mr. de la Rosa

then introduced Mario Turner Director of Development for AMCAL who provided the construction financing aspect of the project and their tax credit experience.

Council Member questions ensued regarding AMCAL's tax credit success rate, the total number of parking and handicapped spaces allocated for the project, ingress and egress to the property, and utility metering for the units.

Mayor/Agency Chair Crandall thanked the developers for their presentations and stated the members of the Council would evaluate each proposal and come back with a decision at the June 1, 2010 Council meeting.

## **REGULAR MEETING**

### **CALL TO ORDER**

Mayor/Agency Chair Crandall called the April 20, 2010 City Council/Agency for Community Development meeting to order at 7:00 p.m.

### **INVOCATION**

Council/Agency Member John J. Collins gave the invocation.

### **SALUTE TO THE FLAG**

Mayor Pro Tem/Agency Vice-Chair Cheryl Brothers gave the salute to the flag of United States.

**ROLL CALL** Council/Agency Member Nagel, Council/Agency Member Carrozzo, Council/Agency Member Collins, Mayor Pro Tem/Agency Vice Chair Brothers, Mayor/Agency Chair Crandall - PRESENT

**ALSO PRESENT** Community Services Manager Mark Nix, Planning/Building Director Andy Perea, Housing Coordinator Brent Hoff, Police Chief Paul Sorrell, Finance Director Sherri Holman, Personnel Manager Jean Hirai, City Attorney Alan Burns, City Manager Ray Kromer, Deputy City Clerk Kathy Heard

### **APPROVAL OF MINUTES**

**(Council/Agency)** Consideration of approval of the minutes of the City Council/Agency for Community Development meeting held on April 6, 2010 as amended.

***Motion by Council/Agency Member Carrozzo, second by Mayor Pro Tem/Agency Vice Chair Brothers to approve the minutes of the City Council/Agency for Community Development meeting held on April 6, 2010 as amended.***

***Ayes: Nagel, Carrozzo, Collins, Brothers, Crandall***

***Noes: None***

***Motion Carried 5-0***

## PRESENTATIONS

- Mayor/Agency Chair Crandall presented a proclamation to student members of the Fountain Valley High School Future Business Leaders of America.

## CONSENT CALENDAR

City Manager Ray Kromer announced that Item No. 5 of the Consent Calendar was being pulled from the agenda until negotiations with Rainbow Disposal were completed.

1. (Council) Approval of: 1.) Change Order No. 1 in the decreased amount of \$50,795; and, 2.) The Final Closeout Agreement and Release of All Claims for the Sewer Replacement Project No. SF 620, Contract No. 09-28.
2. (Council) Approval of: 1.) Amendment of the Gas Tax Fund (Fund 23) Budget for FY 2010/2011 in the amount of \$110,000 to fund the City of Fountain Valley's share of the City of Huntington Beach's Garfield Avenue and Magnolia Street Pavement Rehabilitation Project; and, 2.) Approval of a Cooperative Agreement between the City of Fountain Valley and the City of Huntington Beach.
3. (Council) Approval of a maintenance and service agreement with Black Box Network Services for City telephone system equipment support in the amount of \$8,500.
4. (Council) Acceptance of improvements and authorization to exonerate Improvement Bond No. CWS71354, for the Tremont Subdivision improvements, Tract No. 16929.
5. (Council) Authorization to distribute notification regarding proposed residential waste disposal rate increases in compliance with Proposition 218.
6. (Council) Approval of a resolution of the Fountain Valley City Council authorizing the destruction of certain City records.

**RESOLUTION NO. 9249** A Resolution of the Fountain Valley City Council Authorizing the Destruction of Certain Records

7. (Council) Approval of a resolution of the Fountain Valley City Council implementing preferential permit parking for Friday June 11, Saturday June 12, and Sunday, June 13, 2010.

**RESOLUTION NO. 9250** A Resolution of the Fountain Valley City Council Implementing the City's Designated Parking System Designating the Area Subject to those Restrictions and Specifying the Dates and Times it will be in Effect.

**Motion by Council/Agency Member Collins, second by Council/Agency Member Carrozzo to approve Consent Calendar Items 1, 2,3,4,6 and 7.**

**Ayes: Nagel, Carrozzo, Collins, Brothers, Crandall**

**Noes: None**

**Motion Carried 5-0**

#### **ADMINISTRATIVE ITEM**

8. (Council) Approval of the proposed FY 2010-2011 Community Development Block Grant (CDBG) Budget including Public Service Agency funding recommendations.

*Housing Coordinator Brent Hoff gave a brief summary of the materials submitted to Council Members in their agenda packets. Mr. Hoff stated that every year the U.S. Housing and Urban Department (HUD) Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to entitlement communities. On March 31, 2009, the City was informed by HUD that the City's CDBG allocation would be \$379,662 representing an increase of \$27,795 or 7.9%. Including the estimated program income and un-obligated carryover of \$145,000 the total funding available would be \$524,662.*

*Mr. Hoff went on to provide Council with the Public Service Agency Program allocations noting the pro-rated upward adjustment by the 7.9% increase up to the point that the organization was funded to the amount requested; and the balance of the surplus above the amount requested was distributed to the organizations that were funded below the requested amount.*

*Questions and inquiries ensued by members of the Council regarding the reason for the Fair Housing and Neighborhood Revitalization allocation being lower than last year; and whether grants for lead based paint testing have been established. Council has suggested to staff that a Press Release be sent out about the new requirements regarding the mandatory testing on lead based paint.*

**Motion by Council/Agency Member Collins, second by Council/Agency Member Nagel to approve the proposed FY 2010-2011 Community Development Block Grant (CDBG) Budget including Public Service Agency funding recommendations.**

**Ayes: Nagel, Carrozzo, Collins, Brothers, Crandall**

**Noes: None**

**Motion Carried 5-0**

## PRESENTATION OF DEMANDS

### (Council) Ratification of Payroll:

Payroll Checks and Direct Deposit Vouchers as listed in the report.

*Motion by Council/Agency Member Nagel, second by Council/Agency Member Collins to approve the ratification of payroll and direct deposit vouchers as listed in the report provided by Finance by the following roll call vote:*

**Ayes:** Nagel, Carrozzo, Collins, Brothers, Crandall

**Noes:** None

**Motion Carried** 5-0

### (Council) Register of Demands:

Checks, ACH Vendor Payment, and Electronic Transfers as listed in the report.

*Motion by Council/Agency Member Carrozzo, second by Council/Agency Vice Chair Brothers to approve the register of demands, checks, ACH vendor payments and electronic transfers as listed in the report provided by Finance by the following roll call vote:*

**Ayes:** Nagel, Carrozzo, Collins, Brothers, Crandall

**Noes:** None

**Motion Carried** 5-0

## COUNCIL/AGENCY COMMENTS (Outside Committee Activities, AB1234 Reporting and General Comments)

Mayor Pro Tem/Agency Vice Chair Brothers announced her attendance at the annual budget review at Vector Control; and the LAFCO Board meeting where they requesting their budget analysis be sent back to staff to keep contributions level with this year.

Council Member Nagel announced his attendance at an administrative services meeting with the League of California Cities, his attendance at the Tip-A-Cop Fundraiser, the Dance for the Disabled, the dedication of the new playground equipment at Colony Park, the Mayor's Breakfast, the Senior Center Volunteer Luncheon, and the Fountain Valley Community Foundation meeting.

Council Member Collins announced his attendance at the Tip-A-Cop Fundraiser, his attendance at the League of California Cities Infrastructure Analysis meeting, the memorial service for Bernard Selz, the Dance for the Disabled, the Colony Park dedication, the Mayor's Breakfast and the Senior Center Volunteer Luncheon.

Council Member Carrozzo announced his attendance at both the memorial's for Bernard Selz and Beverly Burnett, the Senior Center Volunteer Luncheon, and the Colony Park dedication. Mayor/Agency Chair Crandall announced his attendance at the Tip-A-Cop Fundraiser, the Mayor's Breakfast, and the Ground Water Replenishment System Committee meeting.

#### ADJOURNMENT

Mayor/Agency Chair Crandall adjourned the City of Fountain Valley City Council/Agency for Community Development in memory of Bernard Selz and Margaret Raymond at 7:30 p.m. to the next scheduled meeting of May 4, 2010.



---

Larry R. Crandall Mayor/Agency Chair



---

Kathleen Heard, Deputy City Clerk/Agency Secretary