

**REGULAR MEETING
CALIFORNIA CITY REDEVELOPMENT AGENCY
TUESDAY, March 15, 2011 6:00 p.m.
Council Chambers, 21000 Hacienda Blvd.
MINUTES**

OPENING CEREMONIES

The meeting was called to order at 6:06 p.m. by Chairman Lessenevitch. Following the pledge of allegiance the City Clerk called the roll.

PRESENT: Fuller, McGuire, Smith, Vice Chairman Bohannon
Chairman Lessenevitch

ABSENT: None

ADOPT AGENDA

Motion by Director Fuller, second by Director McGuire to adopt the agenda. Motion carried 5-0

PRESENTATIONS None

STAFF ANNOUNCEMENTS/REPORTS

Executive Director Weil reported the vote in the House and Senate in regards to the Governor's desire to dissolve Redevelopment Agencies should take place this week.

PUBLIC BUSINESS FROM THE FLOOR None

CONSENT CALENDAR

CC 1. Check Register dated 03/10/11

CC 2. Approve minutes of meetings dated 2/15/11 and 3/1/11

Public comment was noted regarding check #7883, payable to Townsend and check #7899, payable to Helt Engineering.

Motion by Director Fuller, second by Vice Chairman Bohannon to approve the consent calendar. Roll call vote as follows:

AYES: Fuller, McGuire, Smith, Bohannon, Lessenevitch

NAYS: None

ABSENT: None

ABSTAIN: None

CONTINUED BUSINESS

CB 1. Transfer of RDA Properties to the City of California City

Executive Director reported that are additional properties which have been identified as having potential value in regards to future development potential and should be realigned as an asset of the City. These properties are being added to those properties previously deeded from the RDA to the City. (approved at special meeting held 3/7/11) (see attached listing of additional properties identified)

Public comment was noted in favor of the transfer to protect these properties.

Motion by Vice Chairman Bohannon, second by Director Fuller to approve the transfer of additional identified properties. Roll call vote as follows:

AYES: Fuller, McGuire, Smith, Bohannon, Lessenevitch

NAYS: None

ABSENT: None

ABSTAIN: None

CB 2. Legends Property Transfer / Contract Amendment No. 1: Desert Jade Corp.

Executive Director Weil reported that at the last RDA meeting included in the listing of parcels to be transferred to the City of California City, from the RDA, was property within the Legends Project. It has since been discovered that those parcels were purchased with Fund 20 money and could not be transferred to the City due to a conflict with reporting requirements. The Agency will therefore need to transfer, by grant deed, all remaining properties within the Legends tract to Desert Jade Corporation. Staff is recommending the approval of the transfer as well as authorizing the Executive Director to sign the necessary Addendum 1 to the contract documents with the Desert Jade Corporation.

Motion by Vice Chairman Bohannon, second by Director Fuller to approve the transfer of properties and Contract Amendment No. 1 with Desert Jade Corp. Roll call vote as follows:

AYES: Fuller, McGuire, Smith, Bohannon, Lessenevitch

NAYS: None

ABSENT: None

ABSTAIN: None

NEW BUSINESS

NB 1. Sewer Line Replacement Project

Executive Director Weil reported that the agency previously set aside around \$300,000 as a guarantee for Mojave Desert Bank, for the hotel

project. The hotel owner was successful in obtaining his financing with another institution where our guarantee was not a requirement. This money is now available for another RDA project.

Public Works Director Bevins presented a proposed sewer line project on South Loop between Bay and California City Blvd (CCB) and on CCB south frontage between South Loop and 8327 CCB. The proposed cost is \$178,000 if the lateral extensions were paid for by the property owners. If the RDA pays for the extensions the cost rises to approximately \$220,000. The principle benefit of the project is that it ties in quite a number of homes, plus three multi family projects that are currently on septic tanks. Two of those properties have already had their systems fail once in the last few years, causing a second deep well to be installed. There is no room for a third deep well on said properties.

Public questions were addressed and it was explained that the Municipal Code requires that an owner of an improved property has one year to tie into the sewer main if any exterior boundary is within 100 feet of the main. The Code also requires an owner of an unimproved lot with any exterior boundary within 200 feet of a sewer main to tie in prior to the issuance of a permit to construct improvements. The owner is responsible for the construction of the lateral and the connections to the main.

Director Smith inquired if we would be offering this to other apartment owners on the other side of the city if they have the same problems. Mr. Weil explained that he requested Mr. Bevins to look for a project to secure these funds and not leave them vulnerable for the state to take. The question of road closures and delays was asked. It was explained that typically a sewer main goes in 5 ft off the center line so one lane of traffic will be shut down; it is built in sections so that the whole thing is not shut down at once. No timeline has yet been put together.

Motion by Director Fuller, second by Vice Chairman Bohannon to move forward with the project. Chairman Lessenevitch asked for any further discussion. Mr. Weil asked that the board clarify if the motion was to with the laterals paid for or just the main itself.

Motion amended, by Vice Chairman Bohannon and agreed by Director Fuller to include the RDA paying for the laterals to the properties.

Director Smith stated this is a freebie that not everyone else is going to be offered. He inquired if the affected owners have been asked to contribute to the project. Mr. Weil explained that they would be starting to receive a bill for being on sewer. Also discussed was that a special assessment district can be formed in order to pay for the connection over a period of time.

Chairman Lessenevitch agreed that it is hard to make other projects work when some owners get something done for free.

Roll call vote on the amended motion:

AYES: Fuller

NAYS: McGuire, Smith, Bohannon, Lessenevitch

ABSENT: None

ABSTAIN: None

Motion by Vice Chairman Bohannon, second by Director McGuire to approve the project as presented by staff for the installation of the sewer line only to the property line.

AYES: Fuller, McGuire, Bohannon

NAYS: Smith, Lessenevitch

ABSENT: None

ABSTAIN: None

AGENCY AGENDA None

ADJOURNMENT

Motion by Director McGuire, second by Director Fuller to adjourn at 6:42pm. Motion carried.

Respectfully Submitted:

Denise Hilliker
Agency Secretary

APPROVED BY AGENCY ON _____