

**MINUTES
CITY COUNCIL
CITY OF IMPERIAL
OCTOBER 20, 2021
OPEN SESSION 7:00 PM**

A. CITY COUNCIL CONVENES TO OPEN SESSION AT 7:00 P.M.

MAYOR EUGENIO Called the meeting to Order at 7:05pm

CITY COUNCIL PARTICIPATION

PHYSICAL ATTENDANCE: AMPARANO, BURNWORTH, TUCKER, AND EUGENIO

ABSENT: DALE

CITY STAFF PARTICIPATION:

PHYSICAL ATTENDANCE: MORITA, BROWN, HOLBROOK, MORA, GUTIERREZ, SHEFFIELD, ESTRADA, JR., ESTRADA, HALLER, LOPEZ, AND SELF.

*VIRTUAL ATTENDANCE: NONE

PLEDGE OF ALLEGIANCE was led by Captain M. Sheffield

ADJUSTMENTS TO THIS AGENDA

MORITA reported that on the C-1 of the Consent Agenda, Warrant number 101185 for EUGENIO would require a separate action.

B. PUBLIC APPEARANCES:

B-1. Matters not appearing on the agenda.

PUBLIC APPEARANCES: NONE

B-2. Matters appearing on the agenda.

PUBLIC APPEARANCES: NONE

C. CONSENT AGENDA:

All items appearing under "Consent Agenda" will be acted upon by the City Council by one motion without discussion. Should any Council member or other person request that any item be considered separately that item will then be taken up at the time as determined by the **MAYOR**

C-1. Approval of claims/warrants report.

C-2. Approval of the continuation of emergency declared by Resolution No. 2021-51.

C-3. Approval of City Council Meeting Minutes for September 15, 2021 and October 6, 2021.

C-4. Ratification of Letter of Support for the Imperial Valley Advanced Battery Manufacturing Hub Concept Paper being submitted by the San Diego State University – Imperial Valley.

C-5. Approval of Resolution No. 2021-57 for the Imperial County Air Pollution Control District Rule 310 Grant Application.

C-6. Approval of disbursement of funds for the Sensus Analytics Customer Portal in the amount of \$34,178.13.

ACTION#1

MOTION BY AMPARANO AND SECOND BY BURNWORTH to approve the Consent Agenda as presented withholding warrant #101185 for EUGENIO as separate action.

M/C: 4-0

ACTION#2

MOTION BY AMPARANO AND SECOND BY BURNWORTH to approve warrant #101185 for EUGENIO.

M/C: 3-1

AYES: AMPARANO, BURNWORTH AND TUCKER

NOES: NONE

ABSTAIN: EUGENIO

D. ACTION ITEMS: (DISCUSSION/ACTION – APPROVE-DISAPPROVE)

D-1. SUBJECT: DISCUSSION/ACTION: TRAFFIC CONCERNS AT THE INTERSECTION OF 4TH STREET AND “G” STREET

DISCUSSION:

MAYOR EUGENIO RECUSED HERSELF FROM THE MEETING DUE TO A CONFLICT OF REAL PROPERTY INTEREST ON THIS ITEM. COUNCILMEMBER TUCKER PRESIDED OVER THE MEETING IN HER ABSENCE.

MORA presented the item on behalf of the Community Development Department. MORA stated that following a traffic survey conducted by the Imperial Police Department, it is staff’s recommendation that no physical change be made to the intersection. AMPARANO voiced his concerns for the area, and asked what other measures could be taken if no physical change is recommended. SHEFFIELD stated that the speeding observed is much like other areas of the City, and that the recommended mitigation measure is enforcement. No other discussion was held by the City Council.

ACTION:

AMPARANO made a MOTION to bring the item back in February for review with a report on how effective the recommended mitigation measure was. BURNWORTH SECONDED.

M/C: 3-0

MAYOR EUGENIO REJOINED THE MEETING

D-2. SUBJECT: DISCUSSION/ACTION: ESSENTIAL AIR SERVICE AT IMPERIAL COUNTY AIRPORT (IPL)

DISCUSSION:

BROWN presented the item on behalf of the City Manager's Office and reviewed the purpose of the EAS program and the three proposals received for service at the Imperial County Airport. COUNCIL reviewed the proposals and considered the various plane options presented in the three bids. BURNWORTH stated that the fact Boutique Airlines flew to both Phoenix and Los Angeles gives travelers more options. EUGENIO stated that she liked that Boutique had a pressurized cabin and restroom onboard the plane. No further discussion was had by the City Council. EUGENIO called for a motion.

MOTION BY AMPARANO AND SECOND BY BURNWORTH to recommend BOUTIQUE AIRLINES as Imperial's choice to the Department of Transportation for Essential Air Service to Imperial County Airport.

M/C: 4-0

E. REPORTS:

E-1. SUBJECT: DEPARTMENT REPORTS.

HALLER – Reported on the upcoming Imperial Market Days Event Fiesta De Los Muertos

SHEFFIELD – reported on the Imperial Police Department's involvement in Breast Cancer Awareness Month and further stated that the Department would be participating in No Shave November. All proceeds are provided to Cancer Resource Center of the Desert.

LOPEZ- Reported that the City would be hosting and participating in the First Annual Charity Softball Tournament in memory of Fallen Officer Anthony Redondo. The Tournament would take place on November 6th at 4th Street Park and 14th Street Park.

E-2. SUBJECT: CITY MANAGER REPORT.

No Report from BROWN OR MORITA

E-3. SUBJECT: MAYOR AND COUNCIL MEMBER REPORTS.

AMPARANO reported on his attendance at the City's WWTP Grand Opening and expressed his appreciation for the Public Services Department.

EUGENIO – wished a Happy Birthday to Assistant City Manager Brown and reported on her attendance at the WWTP Opening.

MAYOR EUGENIO ADJOURNED THE MEETING AT 7:46 P.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING, WEDNESDAY, NOVEMBER 3, 2021 AT 7:00 P.M.

MINUTES

SPECIAL WORK SESSION OF THE CITY COUNCIL AND PLANNING COMMISSION CITY OF IMPERIAL OCTOBER 20, 2021 5:00 P.M.

The Imperial City Council meetings, including public comments, are being Livestreamed on the City's social media pages. By remaining in the room, you are giving your permission to be recorded.

1. You are encouraged to observe the City Council meetings via Livestream at the City of Imperial Facebook page.
2. Email public comments to cityclerk@cityofimperial.org by 4:00 pm on Wednesday, October 20, 2021. Comments received by 4:00 pm will be read into the record.
3. To participate virtually, please join my meeting from your computer, tablet, or smartphone <https://global.gotomeeting.com/join/549318133>.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT (760) 355-4373. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28CFR 35.102-35.104 ADA TITLE II]

CITY COUNCIL CONVENES TO OPEN SESSION AT 5:00 PM

MAYOR EUGENIO called the meeting to order at 5:06 P.M.

CITY COUNCIL PARTICIPATION:

PHYSICAL ATTENDANCE: AMPARANO, BURNWORTH, TUCKER, DALE AND EUGENIO

*VIRTUAL ATTENDANCE: NONE

PLANNING COMMISSION ATTENDANCE:

PHYSICAL ATTENDANCE: ABATTI, HARVEY, RIVERA, MENDOZA, AND HAMMERNESS

CITY STAFF PARTICIPATION:

PHYSICAL ATTENDANCE: MORITA, BROWN, HOLBROOK, MORA, SHEFFIELD, AND LOPEZ

VIRTUAL ATTENDANCE: GUTIERREZ

OTHER PARTICIPATION:

PHYSICAL ATTENDANCE: JENNY AN, ROSS DUENAS, ANNA GARATE, JOHNATHAN SANCHEZ

VIRTUAL ATTENDANCE: MONIQUE CHEN

PLEDGE OF ALLEGIANCE led by COMMISSIONER HARVEY

NO ADJUSTMENTS WERE MADE TO THE AGENDA

A. PUBLIC APPEARANCES:

A-1. Matters appearing on the agenda.

PUBLIC APPEARANCES: NONE

B. ACTION ITEMS: (DISCUSSION/ACTION – APPROVE-DISAPPROVE)

B-1. SUBJECT: DISCUSSION ONLY: SR 86 VISION BLUEPRINT

DISCUSSION:

Jenny An (AN), Ross Duenas (DUENAS), Anna Garate (GARATE), and Johnathan Sanchez (SANCHEZ) of Chen Ryan and Associates introduced themselves as a multi-disciplinary team to the Council and Commission. AN provided an overview of the project, presenting the goals and objectives of the SR 86 Vision Blueprint for consideration. AMPARANO, DALE and EUGENIO referenced their desire for beautification and mobility elements throughout the project scope. AMPARANO stated his concern for commercial trucks mobility through the corridor, but stated that we needed to slow down the speed. AMPARANO also stated that he would like to see dedicated bike lanes on both sides, but in the summer wasn't sure if they would get used. AMPARANO and DALE encouraged consideration of traffic calming measures such as roundabouts to the COUNCIL and COMMISSION. ABATTI voiced her concern that whatever improvements are made they must be easily maintained and sustainable for the valley's climate. DALE mentioned that the City should consider that this is a right-to-farm community, and to ensure that the lanes are wide enough for some equipment movement and commercial trucks. AMPARANO BURNWORTH and MENDOZA stated that the priority should be safety for pedestrians at controlled intersections. MENDOZA referred to the fact that her husband is an avid bicyclist and frequently uses SR 86 to commute. Safety in the corridor for active transportation is a necessity. MENDOZA also stated that the City should be planning for different traffic control measures south of 2nd street along the commercial corridor. RIVERA commented on ABATTI'S concerns regarding sustainability and mentioned that once these improvements are in place, people will naturally want to slow down with the new esthetics. HARVEY concurred with the overall sentiment expressed and stated that this will change the trajectory of the City. HARVEY stated that we have always been a City of firsts and making us a destination is only fitting for our next phase of growth.

DIRECTION:

CITY COUNCIL and PLANNING COMMISSION gave direction on the project goals and strategies for the SR 86 VISION BLUEPRINT as follows:

- Build a Destination that people want to stop at and visit; and
- Create walkable areas with opportunities for active recreation; and
- Improve pedestrian and bicycle connections across SR 86; and
- Reduce vehicle travel speeds and discourage large commercial vehicles; and

- Make the street attractive through landscape, vibrant, drought, tolerant plants. Paving, and more; and
- Identify gateway features to signify the entrance to the City of Imperial.

MAYOR EUGENIO ADJOURNED THE SPECIAL WORK SESSION AT 6:25 P.M. TO THE REGULAR MEETING OF THE IMPERIAL CITY COUNCIL.

NOTE: Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 S. Imperial Avenue, during normal business hours.

MINUTES

**SPECIAL MEETING OF THE CITY COUNCIL
CITY OF IMPERIAL
OCTOBER 25, 2021
5:30 P.M.**

CITY COUNCIL CONVENES TO OPEN SESSION AT 5:30 PM

MAYOR EUGENIO CALLED THE MEETING TO ORDER AT 5:34 PM

CITY COUNCIL PARTICIPATION

PHYSICAL ATTENDANCE: AMPARANO, BURNWORTH, TUCKER, DALE AND EUGENIO

VIRTUAL ATTENDANCE: NONE

CITY STAFF PARTICIPATION:

PHYSICAL ATTENDANCE: MORITA, BROWN, HOLBROOK, GUTIERREZ

VIRTUAL ATTENDANCE: NONE

OTHER PARTICIPATION:

PHYSICAL ATTENDANCE: PAUL NAJAR AND BRIAN BENSO OF GAFCON, INC.

VIRTUAL ATTENDANCE: MARTY GLASKE OF GAFCON, INC.

PLEDGE OF ALLEGIANCE WAS LED BY TUCKER

ADJUSTMENTS TO THE AGENDA

MORITA reported that one item would need to be added to the agenda is it came to the city's attention after which the agenda had been posted. The item is needed for immediate action so the MAYOR can attend on the City Council's behalf an upcoming press conference hosted by the Imperial Valley Regional Chamber of Commerce to discuss the Delays and Economic Impact at the Calexico East and West Ports of Entry.

ACTION:

MOTION BY DALE, AMENDED BY AMPARANO contingent on that the item be moved to B1 prior to the evenings already scheduled action calendar. SECOND TUCKER WITH AMPARANO'S AMENDMENT.

M/C: 5-0

A. PUBLIC APPEARANCES:

A-1. Matters appearing on the agenda.

DANIEL SOHN of the Imperial Valley Regional Chamber of Commerce appearing to comment on item B-1. SOHN expressed his appreciation for the Council adding the item to tonight's agenda. SOHN reviewed the guest speakers scheduled to appear, including Mayor Eugenio. SOHN also congratulated the City Council on a successful return of their Market Days event.

RAY ROBEN, a developer and former resident of the City of Imperial appeared to commend on item B-2 relating to the Northpoint Hotel Development. ROBEN asked the City Council to consider more than just the numbers that are in negotiation and look at the economic impacts it will have on the community. Referenced the set backs and delays that the current status caused even with his own developer. ROBEN expressed that GAFCON is the right partner for the City to be the catalyst for our north end growth. We need more than houses; we need a better sales tax base so we stop bleeding into our neighbor cities. Without the right operator, it is going to become less desirable and impacts the rest of the developments. Believes that if we don't partner with them, it will leave Imperial stuck with our current limited options. ROBEN stated that GAFCON is bringing industry where there isn't any. ROBEN closed his remarks that if it isn't a hotel, it's going to become apartments. And if becomes that you don't get any of the revenues GAFCON is going to bring.

B. ACTION ITEMS: (DISCUSSION/ACTION – APPROVE-DISAPPROVE)

B-1. SUBJECT: DISCUSSION/ACTION: IMPERIAL VALLEY REGIONAL CHAMBER OF COMMERCE PRESS CONFERENCE IN RESPONSE TO BORDER DELAYS AND ECONOMIC IMPACTS

DISCUSSION:

MORITA presented the item to the City Council. No discussion was held by the Council. EUGENIO called for a motion.

ACTION:

MOTION BY AMPARANO SECOND BY BURNWORTH to authorize the Mayor to appear on behalf of the City Council and take a position of support to the County of Imperial and City of Calexico regarding Border Delays and the Economic Impact it has had on the region.

M/C: 5-0

B-2. SUBJECT: DISCUSSION/ACTION: NORTHPOINT HOTEL DEVELOPMENT

DISCUSSION:

MORITA presented the item to the City Council. MORITA gave a brief history of how we arrived at this point referencing the history of the project speaking about the Planning Commission approval of the CUP. MORITA Expressed that GAFCON was forth-coming with information. Staff has reviewed the numbers presented by GAFCON and believes that those numbers are accurate. MORITA expressed agreement with ROBEN'S comments regarding TOT

and how it is generated and shared. MORITA referenced the terms in the agreement and also expressed that the hotel wasn't on the market for very long but there are risks associated on both sides. BROWN introduced Paul Najjar (NAJAR) of GAFCON and asked that he proceed with his presentation. NAJAR introduced himself as the General Counsel for GAFCON and the CHIEF DEVELOPMENT OFFICER of the project BRIAN BENSO (BENSO). NAJAR gave a presentation on his personal history and ties to the Imperial Valley. NAJAR further discussed the type of hotel that GAFCON plans to bring should the Council Approve the agreement. BENSO reviewed the numbers and community and economic benefits associated with the project. AMPARANO expressed his concerns with the project regarding the amount of money and time it will take to pay it back, referencing that he will be 68 by the time it is paid back. DALE stated we need to keep perspective as to what this City needs and the cause and effect this type of development will have on the north end. BURNWORTH stated she was in favor of the project, but asked that GAFCON work with the neighboring land owners. EUGENIO referenced that this negotiation has been ongoing for the last 10 months and that its Councils obligation to ensure quality developments are coming in. No further discussion was had by the City Council. Eugenio called for a motion.

ACTION:

MOTION BY DALE AND SECOND BY BURNWORTH to approve the transient occupancy tax sharing agreement between City of Imperial and Gafcon, Inc for the term of 20 years in the sum of \$5.2 million dollars.

M/C: 4-1

AYES: BURNWORTH, TUCKER, DALE AND EUGENIO

NOES: AMPARANO

ABSTAIN: NONE

MAYOR EUGENIO ADJOURNED THE MEETING AT 7:13 P.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING, WEDNESDAY, NOVEMBER 3, 2021 AT 7:00 PM.

NOTE: Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 S. Imperial Avenue, during normal business hours.