

LOMA LINDA HOUSING AUTHORITY

AGENDA

REGULAR MEETING OF JUNE 14, 2016

A regular meeting of the Housing Authority of the City of Loma Linda is scheduled to be held at 7:00 p.m. or as soon thereafter as possible, Tuesday, June 14, 2016 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Reports and Documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours. The Loma Linda Branch Library is also provided an agenda packet for your convenience. The agenda and reports are also located on the City's Website at www.lomalinda-ca.gov.

Materials related to an item on this Agenda submitted to the Housing Authority Board after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 25541 Barton Road, Loma Linda, CA during normal business hours. Such documents are also available on the City's website at www.lomalinda-ca.gov subject to staff's ability to post the documents before the meeting.

Persons wishing to speak on an agenda item are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, please step forward to the podium, the Chair will recognize you and you may offer your comments. The Housing Authority meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertains to items NOT on the agenda and is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, no action may be taken by the Housing Authority at this time; however, the Housing Authority Board may refer your comments/concerns to staff or request that the item be placed on a future agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Agenda item requests for the JULY 12, 2016 meeting must be submitted in writing to the City Clerk no later than NOON, TUESDAY, JUNE 27, 2016

A. Call To Order

B. Roll Call

C. Closed Session – 5:30 p.m. - Conference with real Property Negotiator – Government Code Section 54956.8

Property:	APN 0284-042-08 (10933 Evans Street); APN 0292-131-71, 74, & 75 (Juanita Street); APN 0283-092-37 (Lind Avenue); APN 0283-121-53 (Palm Drive); APN 0283-134-02 (10531-41 Poplar); APN 0283-114-56 (10582 Poplar); APN 0283-292-22 (Mt. View)
Negotiating Parties	T. Jarb Thaipejr, Pamela Byrnes-O'Camb, Susan McDevitt on behalf of Mary Erickson Community Housing
Under Negotiation:	Price and Terms

D. **Items To Be Added Or Deleted**

E. **Oral Reports/Public Participation - Non-Agenda Items (Limited to 30 minutes; 3 minutes allotted for each speaker)**

F. **Conflict of Interest** Disclosure - Note agenda item that may require member abstentions due to possible conflicts of interest

G. **Scheduled and Related Items**

1. **Joint Public Hearing** of the City Council and Housing Authority [**Special Counsel**]
 - a. LLHA Bill #R-2016-03 – Approving an Affordable Housing Agreement with Mary Erickson Community Housing
 - b. Council Bill #R-2016-24 – Consenting to the Affordable Housing Agreement with Mary Erickson Community Housing

2. **Joint meeting** of the City Council, Successor Agency, and Housing Authority regarding - First Amendment to the Joint Powers Agreement to replace the Loma Linda Redevelopment Agency with the Loma Linda Housing Authority as a party [**Special Counsel**]
 - a. Council Bill #R-2016-25 (Successor Agency)
 - b. Council Bill #R-2016-26 (City Council)
 - c. LLHA Bill #R-2016-04 (Housing Authority)

H. **Consent Calendar**

3. Demands Register

4. Minutes of May 24, 2016

I. **Old Business**

J. **New Business**

K. **Chair and Member Reports**

L. **Reports of Officers**

M. **Adjournment**



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Phillip Dupper, Vice-Chairman
Ovidiu Popescu, Member
Ronald Dailey, Member
John Lenart, Member

HOUSING AUTHORITY AGENDA: June 14, 2016

TO: Housing Authority

SUBJECT: **Joint Public Hearing** of the City Council and Housing Authority
[Special Counsel]

Approved/Continued/Denied By Housing Authority Date _____

- a. LLHA Bill #R-2016-03 – Approving an Affordable Housing Agreement with Mary Erickson Community Housing
- b. Council Bill #R-2016-24 – Consenting to the Affordable Housing Agreement with Mary Erickson Community Housing

PLEASE SEE THE CITY COUNCIL AGENDA FOR THE STAFF REPORT AND ATTACHMENTS.

RECOMMENDATION

It is recommended that the Housing Authority Board adopt LLHA Bill #R-2016-03 and that the City Council adopt Council Bill #R-2016-24.



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Phillip Dupper, Vice-Chairman
Ovidiu Popescu, Member
Ronald Dailey, Member
John Lenart, Member

HOUSING AUTHORITY AGENDA: June 14, 2016

TO: Housing Authority

SUBJECT: **Joint meeting** of the City Council, Successor Agency, and Housing Authority regarding - First Amendment to the Joint Powers Agreement to replace the Loma Linda Redevelopment Agency with the Loma Linda Housing Authority as a party [**Special Counsel**]

- a. Council Bill #R-2016-25 (Successor Agency)
- b. Council Bill #R-2016-26 (City Council)
- c. LLHA Bill #R-2016-04 (Housing Authority)

PLEASE SEE THE CITY COUNCIL AGENDA FOR THE STAFF REPORT AND ATTACHMENTS.

RECOMMENDATION

It is recommended that the Housing Authority Board adopt LLHA Bill #R-2016-04; the City Council adopt Council Bill #R-2016-26; and Successor Agency Board adopt Council Bill #R-2016-25.

Approved/Continued/Denied
By Housing Authority
Date _____



City of Loma Linda Official Report

Rhodes Rigsby, Chairman
Phill Dupper, Vice-Chairman
Ovidiu Popescu, Member
Ronald Dailey, Member
John Lenart, Member

HOUSING AUTHORITY AGENDA: June 14, 2016
TO: Housing Authority Members
VIA: T. Jarb Thaipejr, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of May 24, 2016

Approved/Continued/Denied By: Housing Authority Date _____
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RECOMMENDATION

It is recommended that the Housing Authority Board approve the Minutes of May 24, 2016.

Loma Linda Housing Authority

Minutes

Regular Meeting of May 24, 2016

A regular meeting of the Loma Linda Housing Authority was called to order by Chairman Rigsby at 7:21 p.m., Tuesday, May 24, 2016, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Board Members Present: Chairman Rhodes Rigsby
Vice-Chairman Phill Dupper
Ron Dailey
John Lenart

Board Members Absent: Ovidiu Popescu

Others Present: Executive Director T. Jarb Thaipejr
General Counsel Richard Holdaway

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

LLHA 2016-011

CC-2016-049 - Joint meeting of the City Council and Housing Authority regarding Fiscal Year 2016-2017 Budget

- a. Presentation of proposed FY 2016-2017 Budget
- b. Budget Committee Recommendations
- c. Five-Year Capital Improvement Program (CIP)
- d. Council Bill #R-2016-19 – Approving the 2016-2017 adjusted appropriations limit
- e. Investment Policy
- f. COPS Grant Expenditure Plan
- g. Schedule "A" pertaining to contract with Sheriff's Department
- h. Extension of Annual Service Contracts for Fiscal Year 2016-2017
 1. Albert Grover and Associates - Interconnect Traffic Signal Monitoring;
 2. Golden West Landscape - Landscape Maintenance Services in the Landscape Maintenance District (LMD) areas and Barton Road Median;
 3. Cannon Pacific Services Inc. – Street Sweeping Services
 4. KBM Janitorial Services
 5. Rogers, Anderson, Malody & Scott – Auditing Services
- i. Wildland Fire Protection Contract #3CA02727 between the California Department of Forestry and Fire Protection (Cal.Fire) and the City for Fiscal Year 2016-2017 in the amount of \$43,573.53 and authorize the Mayor or Mayor pro tempore to sign the contract pursuant to Government Code 40601
- j. Council Bill #R-2016-20 - Adopting the 2016-2017 fiscal year budget
- k. LLHA Bill #R-2016-02 – Adopting the 2016-2017 fiscal year budget

Finance Director DeAnda presented the 2016-2017 Budget which included the General Fund, the City as a whole (all funds) and the Housing Authority Budget. She reviewed changes to the proposed budget since the April 12 workshop, noting that there were increases to beginning balances in the Water Acquisition Fund due to the repayment of the Successor Agency Loan; the Special Projects Fund due to the Successor Agency Loan repayment and an advance repayment from the Park Development Fund; Successor Agency Capital Projects Bond Proceeds due to the transfer of RDA Bond Proceeds to the city for capital projects; and the Water Fund due to the reallocation of liability insurance based on incidents.

There were also decreases to beginning balances to the General Fund due to the reallocation of Deputy coverage through year end; the Park Development Fund for repayment of advances for park open space; the Storm Drain Fund for the Benton Street Storm Drain Improvement; and the General Fund for the increase in City Council compensation.

Ms. DeAnda then reviewed the General Fund, noting that the top seven revenue sources were sales tax, motor vehicle license fees, administrative overhead, property tax, refuse service, franchise fees, and building permits. The main General Fund Expenditures consisted of Administration, General Government, Police Services, Community Development, Fire Department and Public Works.

She then reviewed the Housing Authority's Budget, indicating that revenue came from repayment of loans made to home buyers of those houses for which long-term affordability covenants run with the land for a State-specified period of time pursuant to the Housing Authority's Affordable Housing Program.

She then responded to questions.

Jay Gallant, Chairman of the Budget Advisory Committee addressed the City Council, noting initial observations that the Fiscal Year 2016-2017 Budget was a deficit budget of approximately \$500,000; that deferred infrastructure and replacement costs along with prior City Council and personnel concessions may overpower the modest gains in revenue; prior budgets were balanced but not sustainable; the increase in City Council compensation was approximately \$43,000 of the deficit and was a higher amount per capita than surrounding cities.

He then recommended that as the City's economy improved, concessions made be replaced; that modification to the City Council salary increase be considered; that the "Rainy Day Fund" be used for emergency spending only; and that a policy be developed as to how the Vehicle Replacement Fund would function.

Extensive discussion ensued relating to the City Council's salary. The City Attorney responded to questions, stating that the Government Code Section dictating the manner in which City Council salaries were to be determined was adopted in 1949; that the ordinance establishing the salary was adopted; that it was the decision of individual Council Members as to whether or not they took the salary or any portion thereof.

Kurt Swigart of the Budget Committee also spoke relating to the City Council Salary, stating that it was his opinion that with a deficit budget, a salary increase was inappropriate.

City Manager Thaipejr then presented the Five-Year Capital Improvement Program, a planning document for both short-term and long-term capital improvements. He reviewed the various funding sources and the limitations of each; the proposed projects over the five-year period, noting that funding for some projects sometimes spanned several years, depending upon the size and complexity of the project.

He indicated that no vehicle purchases were anticipated in Fiscal Year 2016-2017; that relocation of the Curtis Fisk House to Heritage Park, general maintenance of Heritage Park and remodel of the Corporation Yard restrooms were part of the General Fund. Park Development Fees would be used for the Tree Planting Program and the construction of restrooms at the Trail Head; no sewer improvements were anticipated; pavement rehabilitation was proposed for Anderson Street from Court Street to Stewart Street and University Avenue from Barton Road to Campus Street; extending the eastbound left-turn pockets at Barton Road and Mt. View Avenue and Barton Road and Loma Linda Drive; and widening Campus Street from University Avenue to Stewart Street. Relating to the Water Fund, proposed was to replace water meters and water valves at various locations, replace and upgrade the waterline in Curtis Street, Rosarita, Yardley and San Mateo, with some funding coming from CDBG Funds. He added that funding for most of the projects did not include the General Fund.

Mr. Thaipejr indicated that the I-10/Mt. View Avenue Interchange was being worked on to add right-turn pockets both eastbound and westbound.

Discussion again ensued concerning the City Council salary. Councilman Lenart asked that the Budget Committee return with specific recommendations to reduce the deficit and asked staff to return with actual compensation/benefits of City Councils in surrounding cities, noting that some legislative bodies have vehicle allowance as well as other benefits.

Motion by Dupper, seconded by Lenart and unanimously carried to approve the Five-Year Capital Improvement Program, adopt Council Bill #R-2016-19 pertaining to the 2016-2017 Adjusted Appropriations Limit, approve the Investment Policy, COPS Grant Expenditure Plan, Schedule "A" of the Sheriff's Contract, Extension of the Annual Service Contracts for Albert Grover and Associates, Golden West Landscape, Cannon Pacific Services, Inc., KBM Janitorial Services, Siemens Industry, Inc. and Rogers, Anderson, Malody & Scott; the Wildland Fire Protection Contract and to adopt Council Bill #R-2016-20 and LLHA Bill #R-2016-02. Councilman Popescu absent.

Resolution No. 2891

A Resolution of the City Council of the City of Loma Linda, California adopting an Amended City Appropriations Limit for Fiscal Year 2016-2017 in accordance with the provisions of Division 9 of Title 1 of the California Government Code

Resolution No. 2892

A Resolution of the City Council of the City of Loma Linda, California, adopting the Final Budget for the City of Loma Linda for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017

Resolution No. 29

A Resolution of the Loma Linda Housing Authority establishing a Final Budget for Fiscal Year 2016-2017

The Housing Authority Board recessed at 9:41 p.m. and reconvened at 9:46 p.m. with all members present except board Member Popescu.

LLHA-2016-012 - Consent Calendar

Motion by Dailey, seconded by Lenart and unanimously carried to approve the following items. Board Member Popescu absent.

The Demands Register dated May 24, 2016 with commercial demands totaling \$11,929.01/

The Minutes of May 10, 2016 as presented.

The meeting adjourned at 9:46 p.m.

Approved at the meeting of _____, 2016.

Secretary