



**City Council and Successor Agency
to the Brea Redevelopment
Agency Agenda**

Study Session - 6:30 p.m.
General Session - 7:00 p.m.

Zoom/Teleconference
TownePlace Suites 3920 E. Highway 66
Gallup, New Mexico 87301

Tuesday, May 21, 2024, 7:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

**** Revised ****

Christine Marick, Mayor

Blair Stewart, Mayor Pro Tem

Cecilia Hupp, Council Member

Marty Simonoff, Council Member

Steven Vargas, Council Member

This agenda contains a brief general description of each item Council will consider. The City Clerk has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the City Clerk's Office at (714) 990-7756 or view the Agenda and related materials on the City's website at www.cityofbrea.net. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Council

The Council encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Mayor calls the item or address other items under Matters from the Audience. State law generally prohibits the City Council from responding to or acting upon matters not listed on this agenda.

The Council encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Council rules prohibit clapping, booing or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Council is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing cityclerksgroup@cityofbrea.net. Written comments received by 3 p.m. on the day of the meeting will be provided to the Council, will be made available to the public at the meeting, and will be included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 990-7757. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

The City of Brea shows both live broadcasts and replays of City Council Meetings on Brea Cable Channel 3 and over the Internet at www.cityofbrea.net. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

1: STUDY SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - 6:30 P.M.

- 1A. Call to Order/Roll Call
- 1B. Public Comment
- 1C. Clarify Regular Meeting Topics
- 1D. Wildland Urban Interface Presentation
- 1E. Council Member Reports/Requests

2: GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 7:00 P.M.

- 2A. Call to Order/Roll Call
- 2B. Pledge of Allegiance: Brea Girl Scouts
- 2C. Invocation: Pastor Dan Crane, Formation Church
- 2D. Presentation - Brea Students Trip to Sister City of Anseong Gyeonggi-do Republic of Korea and Friendship City of Namyangju, Gyeonggi-do Republic of Korea
- 2E. Proclamation - National Public Works Week
- 2F. Presentation - Cal Domestic Annual Update
- 2G. Report - Prior Study Session
- 2H. Community Announcements
- 2I. Matters from the Audience
- 2J. Response to Public Inquiries

3: PUBLIC HEARING

This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 5 minutes per speaker.

- 3A. Conduit Financing for the Rancho Brea Project
 - 1. Conduct the public hearing under the requirements of the Tax and Equity Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code of 1986, as amended (the “Code”), in connection with the proposed issuance of revenue bonds by the California Municipal Finance Authority (the “CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$166,000,000, (the “Bonds”), to (a) pay costs of the 2024 New Money Project (as defined below) and (b) refund all or a portion of the Authority’s outstanding Mobile Home Park Senior Revenue Bonds (Caritas Affordable Housing, Inc. Projects), Series 2014A (the “2014A Bonds”), and Mobile Home Park Subordinate Revenue Bonds (Caritas Affordable Housing, Inc. Projects), Series 2014B (the “2014B Bonds” and, together with the 2014A Bonds, the “2014 Bonds”), which 2014 Bonds were issued to finance and refinance the 2014 Project (as defined below, and as referred to herein collectively with the 2024 New Money Project, the “Project”)
 - 2. Adopt Resolution No. 2024-032 approving the issuance of the Bonds by the CMFA for the benefit of Caritas Affordable Housing, Inc. (the “Corporation” and, together with the LLCs, the “Borrowers”), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

3B. Disposition, Development, and Loan Agreement, and Ground Lease for a Permanent Supportive Affordable Housing Project at 323 North Brea Boulevard

- 1. Approve a Disposition, Development, and Loan Agreement ("DDLA") (Attachment A) regarding 323 North Brea Boulevard, which includes the terms and conditions for a 99-year ground lease to JHC-Acquisitions LLC ("Jamboree");
- 2. Authorize the City Manager and City Clerk to execute the DDLA;
- 3. Authorize the City Manager and City Attorney to administratively make non-monetary revisions to the DDLA and related documents as necessary or appropriate; and
- 4. Adopt a Resolution approving the DDLA (and its exhibits) and making findings California Health and Safety Code Section 33433 (Attachment B).

4: CONSENT CALENDAR

The City Council/Successor Agency approves all Consent Calendar matters with one motion unless Council/Agency or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during "Matters from the Audience."

4A. May 7, 2024 City Council Regular Meeting Minutes

- 1. Approve.

4B. Accept a one-time \$100,000 Community Development Block Grant under the Coronavirus Aid, Relief and Economic Security (CARES) Act for ADA Improvements at the Arovista Park Upper Parking Lot

- 1. Accept a one-time grant for the Community Development Block Grant (CDBG) Program under the Coronavirus Aid, Relief, and Economic Security (CARES) Act, H.R. 748. with the County of Orange in the amount of \$100,000 for ADA improvements at the Arovista Park Upper Parking Lot Project (CIP 7948).
- 2. Adopt Resolution No. 2024-033 authorizing the Mayor or his/her designee to execute, for an on behalf of the City of Brea, the necessary agreement(s) and/or any other documents or actions required by the grant.

4C. November 5, 2024 General Municipal Election Authorization and Consolidation Request

- 1. Adopt Resolution No. 2024-034 calling and giving notice of the holding of a General Municipal Election on Tuesday, November 5, 2024 for the election of certain officers as required by provisions of the laws of the State of California relating to General Law cities; and
- 2. Adopt Resolution No. 2024-035 requesting the Board of Supervisors of the County of Orange to consolidate a General Municipal Election held on Tuesday, November 5, 2024 with the Statewide General Election to be held on that date pursuant to Section 10403 of the California Elections Code. Funding for the 2024 General Municipal Election has been allocated into the Fiscal Year 2024-2025 adopted budget. There is no fiscal impact on the General Fund.

4D. Personnel Budgeting Software Purchase

- 1. Authorize the City Manager or designee to approve the Software as a Service Agreement between the City of Brea and ClearGov, Inc. for a Personnel Budgeting software solution in the amount of \$127,141 for a five-year term.

4E. Second Reading and Adoption of Ordinance No. 1250, An Ordinance of the City Council of the Brea Amending the Brea City Code by Adopting Zoning Ordinance Text Amendment (ZOTA) No. 2023-03 and approving a CEQA Exemption Determination

- 1. Waive full reading and adopt Ordinance No. 1250 titled "An Ordinance of the City Council of the City of Brea Amending the Brea City Code by Adopting Zoning Ordinance Text Amendment No. 2023-03 and approving a CEQA Exemption Determination" ; and
- 2. Approve a California Environmental Quality Act (CEQA) Exemption Determination

- 4F. Amended Contract with Emergency Ambulance Services Inc, for Emergency Ambulance Transport
- 1. Approve the First Amendment to limit EAS’ scope of service to performance of ambulance transport services in an amount not to exceed \$993,165.12 until January 18, 2025 unless earlier terminated as provided in the Agreement; and
 - 2. Amend the City’s Fiscal Year 2023-25 Operating Budget to appropriate \$993,165.12 from the City’s Paramedic Services Fund (174) for Ambulance Transport Services and appropriate \$993,165.12 in revenues for ambulance billing services. the ambulance transport billing revenue will offset the cost of this agreement and will be accounted for in the City’s Paramedic Services Fund (174).
- 4G. Adoption of a new job description and salary table for Ambulance Operator, amend the position allocation list for FY 2024/25 to reflect the changes and place the classification in the Part-Time Employment and Benefits Policy, adopt compensation and benefits plan for full-time equivalent position.
- 1. Adoption Resolution No. 2024-036 of a new job description and salary table for Ambulance Operator; and
 - 2. Amend the position allocation list for FY 2024/25 to reflect the changes and place the classification in the Part-Time Employment and Benefits Policy; and
 - 3. Adopt Resolution No. 2024-037 compensation and benefits plan for full-time equivalent position.
- 4H. Monthly Report of Investments for the City of Brea for Period Ended April 30, 2024
- 1. Receive and file.
- 4I. May 3 and 10, 2024 City Disbursement Registers
- 1. Receive and file.

5: CITY/SUCCESSOR AGENCY - CONSENT

- 5A. Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended April 30, 2024
- 1. Receive and file.

6: ADMINISTRATIVE ANNOUNCEMENTS

- 6A. City Manager
- 6B. City Attorney
- 6C. Council Requests

7: COUNCIL ANNOUNCEMENTS

- 7A. Council Announcements

8: ADJOURNMENT

- 8A. Meeting Adjournment