

**CITY COUNCIL COMMITTEE ON  
DEVELOPMENT AND TRANSPORTATION  
Meeting Minutes  
January 9, 2014**

**CALL TO ORDER**

The meeting was called to order at 5:07 p.m. in Room 1600 of the City Hall Ross Annex.

**ATTENDANCE**

The following Committee Members were present: Vincent Sarmiento, Michele Martinez, David Benavides (arrived 5:16 p.m.)

Staff Present: David Cavazos, City Manager; William Galvez, Interim Executive Director/Public Works Agency; Ryan Hodge, Assistant City Attorney; Karen Haluza, Interim Executive Director/Planning and Building Agency; Jason Gabriel, Principal Civil Engineer; and Lorrie Ortiz, PWA Executive Secretary.

Consultants Present: Hal Suetsugu, Vice President/Evan Brooks Associates; Juliet Arroyo, Senior Planning Associate/Evan Brooks Associates; Cathy Higley, Vice President of Transportation/Cordoba Corporation.

**PUBLIC COMMENTS**

None

**AGENDA ITEMS**

1. APPROVAL OF MINUTES:
  - A. October 31, 2013 Special Meeting
  - B. November 7, 2013 Regular Meeting

Motion by Committee member Martinez and seconded by Chairman Sarmiento to approve the minutes and approved unanimously by a vote of 2:0 (Benavides absent).

Councilmembers Martinez and Sarmiento summarized for the record and future reference SB 751 which newly requires the actions and votes on public meeting motions be restated for the record.

2. WARNER INDUSTRIAL CENTER ASSESSMENT DISTRICT

William Galvez introduced the item, which is a proposed self-assessment district of property owners to potentially raise funds in partnership with the city for street improvements to the Warner Industrial Center (WIC). He advised that the requesting property owners are having trouble collecting the required signatures.

When the petitions are accepted by the city, the City Council will need to approve a study, including an engineer's report. Other council actions will need to be taken, including a full financial disclosure, before a ballot is prepared for the assessment district, due to a financial commitment that will need to be made by the city.

Jason Gabriel provided background on the proposed project, stating that a group of industrial business owners, led by Ms. Gail Fosler, approached the city in 2011 concerning the concept of repairing the asphalt industrial streets in the area of WIC. There is currently no dedicated City funding for industrial streets. The affected region is 3.2 miles of local industrial streets in two areas; the streets at issue have been field-inspected by staff and found to be in need of repairs; there are approximately 26.9 miles of industrial streets in need of rehabilitation which would cost almost \$63 million; this area in the WIC constitutes approximately 12% of the overall need in the city. A map of the affected area was shown. Area 1 is in the vicinity of Warner/Santa Ana River/Centennial Regional Park/OC Flood Channel. Area 2 is in the area of Segerstrom/Susan/Warner/OC Flood Control Channel. Mr. Gabriel noted that special assessment districts are governed by Proposition 218; properties that benefit would pay; require 60% of landowners to petition; a notice and public hearing are required; the process may be stopped by a majority protest. A process flow chart was provided. Total fees and costs are estimated at approximately \$5 million, with the city contributing approximately 50%. Assessment costs of approximately \$1.3 million would be added to the property owner's portion, based on an assumed 6% interest and a 20-year total life of the district.

Chairman Sarmiento stated that the WIC assessment district is a good idea and may be a model for other industrial areas that need improvement; that it appears to be a more feasible and accelerated way of addressing inevitable improvements.

Vice Chair Martinez recommended direct communication with the Finance Director and staff with regard to bonding and financing of the potential assessment district, so that payment alternatives are explored and presented to the City Council to ensure the best financial options for the city.

Committee Member Benavides noted that some property owners in the vicinity of Coastal Communities Hospital are interested in making improvements to that area and inquired about the process taken by the WIC property owners.

### 3. STATUS OF REGIONAL SUPPORT AND STREETCAR POLICY – EVAN BROOKS ASSOCIATES AND OCTA

Chairman Sarmiento stated for the record his disappointment that OCTA has not appeared at Committee meetings and Study Sessions/Council meetings. Noted that the fixed guideway project is intended to be a cooperative effort with cities

and the county, and OCTA should take an active role in order to jointly share information.

Hal Suetsugu presented an update on the Santa Ana-Garden Grove Fixed Guideway Project. He introduced Juliet Arroyo of his staff; and Cathy Higley of Cordoba Corporation who will present the status of the Environmental Impact Report. Mr. Suetsugu noted the benefits of the project, particularly for the community to be informed of the project's importance in this densely populated region. A chronology of community outreach efforts since 2010 was provided; as well as a list of services provided to date; and forthcoming services by Evan Brooks Associates. The project's impending plans were summarized.

Chairman Sarmiento commented on the TIFIA (Transportation Infrastructure Finance and Innovation Act) funding instrument, and inquired about identifying various funding sources. He advised that a federal lobbyist has been retained by the City, and they may be able to provide additional input on funding for this project.

Mr. Suetsugu affirmed that he will check with OCTA to see if there are different funding strategies that may be available, including TIFIA. He stated that he will contact the City's federal lobbyist to discuss various funding tools that may be applicable; will prepare an advocacy outreach plan; and will address financial aspects of TIFIA and the Federal Transit Administration (FTA), New Starts and Small Starts.

Cathy Higley provided an update on the Environmental Impact Report process. Reported that the FTA office is interested in the project. Reported that an active update and refinement has been completed to address concerns from the State Historic Preservation Office (SHPO), and will be resubmitted to FTA next week. Noted that comments have not been received concerning the EA/EIR that was submitted in October 2013. The next step will be the legal sufficiency review. Stated she will keep Council members apprised on progress and approvals, and shortly thereafter will meet with key stakeholders.

Chairman Sarmiento stated that he will attend a Garden Grove City Council meeting as a representative of this Committee to help solidify support from Garden Grove. He noted the need to identify ambassadors in impact areas to help garner support for this county-wide project.

Vice Chair Martinez encouraged synchronization of projects such as the Circulation Element and Complete Streets for project fusion.

## **COMMITTEE MEMBER COMMENTS**

Chairman Sarmiento

- Requested that the pulverization processes (cold in-place recycling or full-depth reclamation) again be utilized for the proposed WIC project, since that process has been cost-effective and environmentally-friendly.
- Suggested coordination of a meeting with OCTA's Director concerning the Fixed Guideway Project.
- Recommended that consultants get in touch with Holland & Knight to assist with identifying funding tools.
- Requested financial information and timelines for operating and managing the Fixed Guideway project, to enable the city to respond to the community and to facilitate support for the project.

Vice Chair Martinez

- Recommended coordination of meetings with new OCTA Board members due to recent changes on their Board; one-on-one meetings may be helpful to the progress of the Fixed Guideway project.

Committee member Benavides

- Requested that staff/contractors advise Committee Members on how to facilitate and streamline the outreach for the Fixed Guideway project in order to remove roadblocks, due to the importance of the project in the region.

**ADJOURNMENT – 6:19 P.M.**



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Edwin "William" Galvez, P.E.  
Interim Executive Director  
Public Works Agency

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