

CITY OF SAN CLEMENTE

City Council Minutes

Adjourned Regular Meeting - February 27, 1991

An Adjourned Regular Meeting of the City of San Clemente, conducted in the Community Development Department Conference Room, located at 910 Calle Negocio, San Clemente, California was called to order by Mayor Diehl at 6:35 p.m.

PRESENT ANDERSON, BENEDICT, HAGGARD*, LORCH, MAYOR DIEHL

*Arrived at 6:55 p.m.

ABSENT NONE

STAFF PRESENT Michael Parness, City Manager; Myrna Erway, City Clerk; Jeff Oderman, City Attorney; Dean Porter, Finance Director; Mike Sorg, Interim Assistant City Manager; Jim Holloway, Community Development Director; Jim Knight, Director of Fire Protection; Al Ehlow, Police Chief; Bill Cameron, City Engineer.

Talega Valley Project

City Manager Parness explained the purpose of this meeting is to enable the Arvida Company to brief Council on the status of the Talega Valley development project.

Note: The following depicts a summary of the presentations given by representatives of the Arvida Company. For greater detail concerning the Talega Valley project, refer to the Arvida Company's written report, entitled "Fire Service and Communities Facilities District Workshop for Talega", dated February 27, 1991, which is on file in the City Clerk's Department.

Mo Tidemanis, Vice President/General Manager of the Arvida Company, provided an overview of the Talega Valley development project; advised that the Arvida Company has commenced grading on the County portion of Talega; relayed the Arvida Company's desire to work with the City to effect an annexation of the Talega land currently situated within the County of Orange; summarized the benefits of the project to the City of San Clemente; noted the Arvida Company has advanced \$2 million to facilitate construction of a reclaimed water line. (See Pages 1 and 2 of the report entitled "Fire Service and Communities Facilities District Workshop for Talega.")

Kevin Canning, Director of Public Relations of the Arvida Company, reviewed the possibility of a City fire service agreement; noted that preliminary studies indicate that Station #3 could service the southern section of Talega; suggested that Stations #4 and #5 could be combined so as to service both Talega Valley and Forster Ranch; recommended that Council direct staff this evening to negotiate a fire service agreement with the County and the Arvida Company, noting that the company is willing to underwrite the cost of financial and/or fire consultants if such expertise is deemed desirable; provided an overview of proposed community facilities districts, noting that the Arvida Company supports a joint City/County Community Facilities Financing Agreement; noted that a Mello-Roos district could supplement costs associated with police and fire service as well as park maintenance. (See Pages 3 through 7 of the report entitled "Fire Service and Communities Facilities District Workshop".) Mr. Canning also commented on the merits of entering into a Development Agreement, irrespective of whether a Community Facilities Agreement is established; reviewed required City Council actions. (See Pages 22 and 23 of the report entitled "Fire Service and Communities Facilities District Workshop.")

Carl Rieger, Director of Finance of the Arvida Company, commented on the possibility of entering into a Community Facilities agreement; reviewed specifics pertaining to the proposed issuance of Mello-Roos bonds. (See Pages 10 through 21 of the report entitled "Fire Service and Communities Facilities District Workshop.")

Larry Rolapp, of Fieldman, Rolapp and Associates (the City's financial consultant) summarized the financial aspects of the project, focusing on the possibility of utilizing a Mello-Roos district as a funding mechanism. During the course of discussion, it was clarified that the Mello-Roos district would be used for the sole purpose of financing public improvements, with no impact on the City's General Fund.

Council recommended considering establishing CFD policy guidelines similar to those adopted by other cities. Mr. Rolapp advised he has other cities' guidelines; noted they are useful as a method of encouraging certain types of development.

City Attorney Oderman noted that the desired City benefits from the project would be specifically contained within the Development Agreement. Although the City has not yet determined the benefits that should be addressed, possible considerations include 1) dedication of a civic center site, 2) dedication of a high school site, and 3) controlling development phasing to ensure that maximum fiscal benefits are obtained.

MOTION BY COUNCILMEMBER BENEDICT, SECOND BY MAYOR PRO TEM ANDERSON to direct staff to enter into negotiations with the County of Orange relative to a possible fire service agreement at no cost to the City.

Council requested that the fire service agreement include sufficient provisions to ensure that the City's existing level of service is not compromised.

SUBSTITUTE MOTION BY COUNCILMEMBER LORCH to direct staff to study issues and draft ground rules for Council consideration prior to entering into negotiations. The Substitute Motion died for lack of a second.

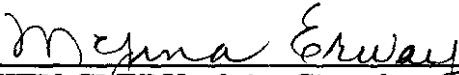
THE ORIGINAL MOTION CARRIED 4-1 (COUNCILMEMBER LORCH VOTING NOE).


MOTION BY COUNCILMEMBER LORCH, SECOND BY MAYOR DIEHL, CARRIED 5-0, to direct staff to retain consultants (to be funded by the Arvida Company) to identify issues associated with a Community Facilities Agreement and to report back to Council in April with a report.

ADJOURNMENT

Council adjourned at 9:05 p.m. to Monday, March 4, 1991 at 6:30 p.m. at the Community Center, 100 North Seville, San Clemente, California for the purpose of discussing the City's Vital Few projects and City goals and objectives.

The next Regular Meeting will be held on Wednesday, March 6, 1991 at 7:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California.


CITY CLERK of the City of
San Clemente, California


MAYOR of the City of
San Clemente, California

CITY OF SAN CLEMENTE
AFFIDAVIT OF POSTING ORDER
OF ADJOURNMENT OF MEETING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, declare as follows:

That I am the City Clerk of the City of San Clemente; that at an Adjourned Regular City Council meeting held on February 27, 1991 said meeting was adjourned to the time and place specified in the ORDER OF ADJOURNMENT attached hereto; and that on February 28, 1991 at the hour of 9:00 a.m. a copy of said order was posted at a conspicuous place near the door at which said meeting was held.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 28, 1991 at San Clemente, California.


MYRNA ERWAY
City Clerk

