



CITY OF AVALON

*"There may be times when we are powerless to prevent injustice, but there must never be a time when we fail to protest", Elie Wiesel.***

November 27, 2016

TO: Mayor Marshall and City Council Members

FROM: City Manager

SUBJECT: **MANAGEMENT UPDATE**

THANKSGIVING REMEMBERED



We hope that all City employees, their families, and the people of Avalon had a wonderful Thanksgiving holiday. There is so much for us all to be grateful for. If we continue to work together for the benefit of the people of Avalon, we can and will be a successful community. "The people of Avalon come first."

WELCOME THE RAIN... IT CAN'T BE COUNTED ON ALL OF THE TIME

The City Manager and City Attorney will be meeting with senior staff at the California Public Utilities Commission (CPUC) this week to discuss ways in which to ensure that Avalon has a sustainable and reliable fresh water resource on a year-round basis. The City Council previously directed staff to conduct this meeting in person. The meeting is to be held at the CPUC headquarters in San Francisco.

CABRILLO MOLE UNDER-STRUCTURE REPAIR UPDATE

On Wednesday, November 23RD at 5:00 p.m. one sealed bid document had been received for repair of the Cabrillo Mole under structure. The bid will be opened by the City Clerk on Monday, November 28, 2016. This repair and under-structure strengthening project is estimated to cost \$2 million. It is the first phase of a major renovation and upgrade of the Cabrillo Mole Transportation

Center. It was expected that more companies would be making bids since 20 bid documents were taken out.

MAJOR DEVELOPMENT IMPACT FEE REQUEST TO BE MADE

At its meeting of December 6, 2016 the Avalon City Council will be asked to authorize staff to solicit a Request for Qualifications (RFQ) from professional firms to propose both interim and permanent development impact fees. These growth impact fees will ensure that new and expended development projects pay for the infrastructure costs they create on the community. The City Council wants to have reasonable, new development fees in place at the earliest time possible in 2017.

Communities throughout California adopt development impact fees that are authorized under State law to protect existing residents and business owners and operators from bearing the costs that new and expanded development create. The types of impacts that will be examined may include the following depending on whether the City Council looks favorably on these types of fees.

- i. Water and salt water
- ii. Sewer system treatment plant, collector system, and reclaimed water
- iii. Recreation facilities
- iv. Traffic circulation, safety infrastructure and traffic control devices
- v. Public Safety major equipment capital fund
- vi. Transportation facilities
- vii. Public facilities including animal shelter, corporation yard, and off street parking fund
- viii. Workforce housing mitigation fund

After determining the cost of new development, the City will vigorously explore other funding resources like State and Federal grants to make any impact fee structure affordable.

TREE SAFETY INSPECTIONS TO BE DONE



Weather and the holiday have delayed the City's arborist from coming over to the Island to inspect various trees in Avalon to ensure their safety. Trees found to be unsafe will be removed if on City property or ordered to be removed if on private property. It is important that periodic review of tree health and stability be undertaken to ensure public safety.

A close examination of eucalyptus trees will be made because of their vulnerability to weather conditions, location on eroding hillsides, branches breaking and historically shallow root system.

If members of the community suspect a tree of being unhealthy and/or unsafe, please report its location to the Department of Public Works.

PRIVATE DESALINIZATION PLANTS – RWQCB MEETING REQUEST

A follow-up letter was sent on November 25, 2016 to Samuel Unger, Executive Officer of the LA Regional Water Quality Control Board, asking for a meeting and conversation on permitting private desalination plants where no fresh water supply is available.

LBUSD DISCUSSION ON JOINT RECREATION FACILITIES REQUEST

A follow-up letter was sent to the LBUSD Superintendent Mr. Steinhauser asking for an opportunity to meet and discuss ideas on developing joint recreational facilities including a community swimming pool. This letter is a follow-up to the City Manager's letter of October 18, 2016.

THE GREEN GREEN GRASS OF HOME FIELD



The upgrade of Joe Machado Field is almost completed. In fact, the soccer portion of the field is expected to be completed for a high school soccer game the week of November 27th. After the field's first sporting event takes place, final improvements to the site will be made.

Community Services Director Dan Huncke

reports that “We are planning a celebration the weekend of the 10th and 11th of December. The school has 2 soccer games on the 10th finishing about 3 pm. We are planning a punt/pass/catch competition for the kids and then an alumni flag football game... This is an opportunity to welcome the community before we bring out the division championship football team prior to the game.

On Sunday, December 11th, we are planning both a soccer and baseball/softball competition for the kids. We will get the cafe vendor to be open both days.”

AFFORDABLE HOUSING – DEVELOPING AN ACTION PLAN

At its meeting of December 6, 2016, the Avalon City Council will be receiving a report and recommendation to approve an Exclusive Negotiating Agreement with C&C Development to identify sites and strategies for the development of quality Workforce housing in Avalon. The City Council selected C&C Development to be the company to work on this project after a competitive process was held.

In addition to residual redevelopment agency affordable housing funds and assets that are available to the Avalon Housing Authority (acting as the Housing Successor Agency), the City Council will be asked at a future time to consider financial alternatives to generate dollars annually for the development of quality workforce housing. A major effort is needed by City government,

land owners, and business owners and operators if we are to make a significant difference in the field of affordable housing.

Successful communities create opportunities for the people living there to own their own homes, afford rents for existing properties, and raise their children. The Avalon City Council and staff want to be good stewards of the public trust in this regard.

Respectfully submitted,

David M. Jinkens, M.P.A.

** About the man behind the quote: (Wikipedia)**Eliezer "Elie" Wiesel** September 30, 1928 – July 2, 2016) was a Romanian-born [American Jewish](#) writer, professor, political activist, Nobel Laureate and [Holocaust](#) survivor. He was the author of [57 books](#), written mostly in French and English, including [Night](#), a work based on his experiences as a prisoner in the [Auschwitz](#) and [Buchenwald concentration camps](#).