

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
JUNE 23, 2009**

Chair Luckino called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:30 p.m.

Agency Members Present: Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino.

Staff Present: Executive Director Takata, Agency Counsel Haubert, Deputy Town Manager Stueckle, Administrative Services Director Yakimow, Public Works Director da Rosa, and Secretary Anderson.

CONSENT AGENDA

1. **Approve**, Minutes of the Redevelopment Agency Meeting of May 26, 2009 as presented.
2. **Adopt**, Resolution No. RDA-09-03, determining the necessity for administration expenditures from the Redevelopment Agency Low and Moderate Housing Fund.

A RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT AGENCY
AUTHORIZING THE TOWN OF YUCCA VALLEY TO BE REIMBURSED FOR
EXPENSES INCURRED FROM THE LOW AND MODERATE HOUSING FUND ON
BEHALF OF THE YUCCA VALLEY REDEVELOPMENT AGENCY

3. **Ratify**, Warrant Registers in the amount of \$29,280.75 for expenses dated May 22, 2009 through June 9, 2009. Ratify Payroll Registers in the amount of \$6,948.51 dated May 29, 2009.

Agency Member Huntington moved to adopt Consent Agenda Items 1 - 3. Agency Member Goodpaster seconded. Motion carried 5-0 on a roll call vote.

AYES: Agency Member Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino
NOES: None
ABSTAIN: None
ABSENT: None

DEPARTMENT REPORT

4. **Budget Appropriation, Award of Contract for Engineering Consultant Design Services, Project Report and Environmental Studies (PA & ED) for the Realignment of SR 62 from Camino Del Cielo (PM 9.21) to Trojan Lane (PM 11.75) Town Project No. 8662**

Public Works Director da Rosa reported this contract is for preparation of the environmental documents necessary to obtain Caltrans approval for the Old Town realignment project. RBF is the most qualified consultant.

Eric Mueller, Pioneertown, urged the Agency to approve the item.

Agency Member Mayes commented regarding the cost of \$1.2 million for this project and requested an explanation regarding the RFQ process. Public Works Director da Rosa advised that, because the project is on the state highway we are governed by Caltrans. Because a Request for Qualifications was issued, staff is only allowed to consider qualifications and not cost. Deputy Town Manager Stueckle added that with requests for qualifications, implemented in their pure form, the selection of a firm is suppose to be strictly based on qualifications, so we can not consider costs. We are only allowed to open the fee proposal from the firm that is deemed most qualified. Staff's responsibility is to review the fee proposal and determine if it is reasonable or if negotiations need to take place. He added that the reason the RFQ process was used on this project to be eligible for federal funding in the future if funds become available.

Agency Member Huntington commented it also bothers him and agreed that the problem has to do with federal and state laws, noting that qualifications are discretionary.

Agency Member Mayes expressed concern about spending \$1.2 million without getting a second bid. Deputy Town Manager Stueckle advised that the Agency does have an option, because there are no federal or other funds being put into this phase of the design, and if there is concern about the RFQ process and not being able to see the numbers, the Agency can reject all bids and direct staff to go through a RFP process, which will require about another 60 days to process.

Chair Luckino questioned the down side of doing that. Deputy Town Manager Stueckle advised, with the federal stimulus package, there is a possibility of federal funds coming our way, as this is the rerouting of a state highway and a significant undertaking. Qualifications are rated higher than the fees because an experienced firm is needed who has done that type of project before and can make it happen. He noted there have also been times when there has been frustration with the opposite approach on Capital Projects where the Town is mandated by state law to go with lowest bidder. Chair Luckino questioned if it is the "lowest responsible bidder". Deputy Town Manager Stueckle advised it is.

Agency Member Huntington questioned if the fees listed in the proposal jived with the engineering estimate. Public Works Director da Rosa advised that it is in the ballpark figure of what the project should cost. Deputy Town Manager Stueckle added that just slightly less than 50% of the fees on the project are for environmental review.

Agency Member Mayes moved to amend the 2008/2009 FY Budget, appropriating \$860,000 from fund 930, RDA Capital Projects, and award a contract for engineering design services to RBF, Inc. in the amount of \$1,192,800 which includes reimbursable expenses not to exceed \$60,000; and authorize the Executive Director, Deputy Executive Director, Agency Counsel, and the Chairman to sign all necessary documents, and

authorize the Executive Director to expend the contingency if necessary to complete the project. Agency Member Huntington seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Agency Member Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

Agency Member Herbel commented as things move forward with Old Town and the realignment the Agency needs to keep in mind how to make the area a destination and how to anchor it.

5. Budget Appropriation, Redevelopment Consulting Services, Award of Contract, Rosenow Spevacek Group (RSG)

Deputy Town Manager Stueckle advised that at its meeting of August 28th the Agency authorized staff to release a RFP for consulting service. The Agency has private land development issues, etc, and requires assistance of specialized RDA staff. Six bids were received, the firms interviewed, and reference checks made. The recommendation is to award the bid to Rosenow, Spevacek Group, Inc., for a three year period, and appropriate \$100,000 from fund 930.

Agency Member Mayes moved to appropriate \$100,000 from Fund 930, RDA Capital Projects for Professional Redevelopment consulting Services, and award a contract for Professional Redevelopment Consulting Services to Rosenow Spevacek Group, Inc., in the amount not to exceeded \$75,000, and authorize the Executive Director, Deputy Executive Director, Agency Counsel, and the Chairman to sign all necessary documents. Agency Member Goodpaster seconded. Motion carried 5-0 on a voice vote.

- AYES:** Agency Member Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Jamie Anderson
Agency Secretary