

CITY OF RIDGECREST

INFRASTRUCTURE COMMITTEE

City Council Conference Room
100 W. California Avenue.
Ridgecrest, CA 93555

Tuesday December 13, 2005 at 5:00 p.m.

Minutes

Present Chairman Steve Morgan; Members Duke Martin, Jim Smith, and Chuck Roulund; CM Harvey Rose, DCM James McRea, APD Joe Pollock and public

1. **CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

2. **APPROVAL OF AGENDA**

The agenda was approved.

3. **APPROVAL OF MINUTES November 8, 2005**

The minutes were approved with amendment to item h. adding "A vote, 4-ayes and 0-noes, was taken to move this project and matching funds to Priority 1 on the project list.

4. **COMMENTS: (PUBLIC COMMENT)**

None

5. **DISCUSSION ITEMS:**

a. Alleyways behind Balsam St. and area of Speedy Lube.

Information only. APD Pollock indicated alleys are a problem; there are no funds to improve them. There are about 5 miles of alley in City. Commercial alleys get a lot of traffic; City maintains (i.e. potholes). City could do assessment district to fund alley maintenance. City policy is to require improvements with commercial development. It's difficult to abandon alleys because they have utilities and are needed for emergency access. Don't want improvements in alley to be piece meal. CM Rose commented that City should have a policy in planning to require alley improvements. A Business Improvement District would solve problem; a BID is for a specific area. Current cost of road mix is \$45 per ton and it would take about 300 tons to improve an alley with 3" depth; this does not include designing, preferable way to do is to tear out and redo. **No action will be taken on this item.**

Anna Marie Bergen – French and Argus is bad; alley contributes to run-off.

Jim Ciani – Notice dirt on sidewalk in some of the alleys; could become a liability. Staff will speak with Code Enforcement.

b. Downs St. widening

Information only. Power poles need to be relocated. City did have funds but someone decided it would be better to underground. This will cost \$1.6-1.8 million. City has \$2 million in Rule 20 funds; \$500K was borrowed for North China Lake; Edison is checking on. APD Pollock presented a short term solution for S. Downs that includes putting in dedicated left turn lanes at the ball fields and school. Apartment project will be required to widen about 600ft. of Downs. Member Roulund commented City should look at Calvary church to the south to make improvements. Staff commented that there is a development agreement for development on the west side but it assumed it would be developed at once and it's not. Traffic signal is funded by development; currently have about \$20-25K. City can apply for HES grants, sometimes there are no matching requirements or it could require a 10-15% matching requirement; but it is competitive. DCM McRea commented that the Charter school bought property a year ago and there CUP required improvements and they agreed to the improvements if and when they owned the property. However, City can't expect them to

move power poles. Imagine Calvary church wasn't required to put in improvements because they exit on Upjohn and don't use Downs.

The committee concurred that the City should concentrate on the east side; the west side is about a year out. Staff is waiting for information from SCE, City is out of sequence for HES grant (3 years), and have matching funds but no grant to move forward. Interim timeline depends on when apartments are built.

Member Martin – Big item is traffic created not only within the project but downstream. What are the City's legal grounds, authority for development? Can we require them to put in off-site improvements? **This to remain on the agenda.**

- c. College Heights improvements
Information only. APD Pollock informed the committee that something needs to be done soon on College Heights Blvd.; left turn pockets are needed on Franklin and Dolphin. We're 3-4 years out. Hope to get enough funds for curb, gutter and sidewalk for Dolphin to China Lake. There was mention that the states mega bond will dilute Kern's safe roads initiative, which College Heights project is listed on (\$2.5 million)
- d. Sewer main extensions
Reeves Avenue between Norma and Sierra View (500 ft +/-) and Graaf Avenue between Norma and Wayne (1200 ft +/-). APW Pollock indicated the City has CMAQ money for Graaf Street (Norma-Wayne) and on Reeves. Both locations don't have sewer in them and we will need to put it in so development doesn't dig up new pavement. Area is a good for infill development. Water main line in, they didn't put in laterals (can require them to boar). Chair Morgan commented that Wastewater funds can be used for improvements and repairs and this is an appropriate use. Member Martin concurred and commented he wants to make sure we don't tear up new roads. Member Smith agreed. The Committee directed staff to forward (3-ayes, 0-noes, 1-absent) the request allocating sewer funds to council with the project bid.
- e. Partially operational traffic signals, suggestion to turn them into four way flashing red until they can be fixed (Norma and Ward, Norma and Drummond, College Heights and China Lake). APD Pollock indicated signals are failing because detection loops are bad and detection loops are bad because of bad pavement. Chief Avery was not in favor of putting on flash. It was suggested putting the signals on flash at night only. If this can't be done automatically then don't do. City has funds for loops but not for pavement.
- f. Corporation Yard.
Information only. No report.
- g. Grading Requirements in the Ridgecrest Heights Area.
Information only. Building department is requiring retaining walls and the site drain to street. Member Martin understood the City attorney was going to look at. Statement was made that Gary Parsons said he met with County and that they would not accept letter. Staff is still working on options.

6. DIRECTOR'S REPORT - none

Adjournment 6:17 p.m.