

**RIDGECREST CITY COUNCIL  
SUCCESSOR REDEVELOPMENT AGENCY  
FINANCING AUTHORITY  
HOUSING AUTHORITY**

**MINUTES**

**Wednesday, October 4, 2023**

**Closed Session – 5:30 p.m.  
Regular Session – 6:00 p.m.**

This meeting was recorded and will be on file in the Office of the City Clerk for a certain period of time from date of approval by the Ridgcrest City Successor Agency/Financing Authority/Housing Authority. Meetings are recorded solely for the purpose of preparation of minutes.

**ROLL CALL – 5:30 p.m.**

Council Present: Mayor Eric A. Bruen; Vice Mayor Kyle Blades; Council Member L. Scott Hayman;  
Council Member Skip Gorman  
Absent: Mayor Pro-Tem Solomon P. Rajaratnam  
Staff Present: City Attorney M. Koczanowicz; City Manager Strand; City Clerk Charlon; Chief  
Scott; Parks & Rec Director Wegener; Finance Director Cheri Freese

**APPROVAL OF AGENDA**

*Motion To Approve Agenda – **Blades – Gorman 4 Ayes; 1 Absent***

**NOTE:** The vote is displayed in bold below each item. For example, **Blades-Rajaratnam** denotes Council Member Blades made the motion and Council Member Rajaratnam seconded the motion. Ayes, Noes, Absents, Abstentions follow.

**PUBLIC COMMENT ON CLOSED SESSION - None**

**CLOSED SESSION**

CONFERENCE WITH LEGAL COUNSEL – Potential Litigation  
Gov. Code § 54956.9(b)(d)(2) – one case

**REGULAR SESSION**

**ATTORNEY REPORT OUT OF CLOSED SESSION – Claim denied**

**PRESENTATIONS**

- |   |                |
|---|----------------|
| 1. <u>Constitution Week Proclamation</u>                | <b>Council</b> |
| 2. <u>Key To The City Presentation – Darrell Eddins</u> | <b>Council</b> |
| 3. <u>Employee Service Award Presentations</u>          | <b>Council</b> |

**PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA**

Comments heard from Petty Officer Ortiz; T. Wiknich; C. Holloway; T. Frazier

**COUNCIL ANNOUNCEMENTS/DIRECTION**

## CONSENT CALENDAR

4. Proposed Action To Approve Draft Minutes Of The Ridgecrest City Council *Special Meeting* Dated August 24, 2023 **Charlon**
5. Proposed Action To Approve Draft Minutes Of The Ridgecrest City Council *Special Meeting* Dated September 11, 2023 **Charlon**
6. Proposed Action To Approve Draft Minutes Of The Ridgecrest City Council *Special Meeting* Dated September 25, 2023 **Charlon**  
*Motion To Approve Consent Calendar - Hayman - Blades 4 Ayes; 1 Absent*

## PUBLIC HEARINGS

7. Second Public Hearing Before The City Council For Potential Protest And Vote On Resolution To Renew The Ridgecrest Tourism Improvement District (RTID) 2023-2033 And Sunset The Existing One, Per Request Of Ridgecrest Area Convention Visitors Bureau (RACVB) **Attorney**
  - Open public hearing 6:30 p.m.
  - Receive staff report
  - Receive public comments - None
  - Close public hearing 6:33 p.m.*Motion To Approve - Gorman – Blades 4 Ayes; 1 Absent*
8. Public Hearing And Approval Of A Resolution Of The City Council Of The City Of Ridgecrest Authorizing Staff To Submit The 2023-2031 Draft General Plan Housing Element & The Fair Housing Analysis To The California Department Of Housing And Community Development **Spurlock**
  - Open public hearing 6:34 p.m.
  - Receive staff report
  - Council comments:
    - Gorman – Are the checklists in the report applied to all cities? Consultant – yes. Concerned that the report does not mention water, should it be represented?
    - Hayman – asked about #8 displacement –Do you take into consideration the 30%(renters) to 80%(homeowners) extra additional costs for landlords? Consultant – The report does not look at the overhead of the landlord, we assume the landlord calculates those in. In the quantified objectives does the new construction category take into consideration the new Mojave View apartments being built? Speaker – We do not take into consideration new apartments for the 6<sup>th</sup> cycle. They are based on the date permits are pulled and will be added in later at the end of next year’s annual housing report review of this report’s first year.
    - Blades – What is the *access to service* disparity compared to? Heather – The old Wherry housing census track 53, as an example, the entire cut out is the single family. That is a small portion of our community. CDBG grants are examples of improving services for those community members in that census track.
    - Strand – Are there any negative findings in the report we should be concerned about. Heather – no I don’t think so, all the programs that are in it we are continuing. We are on top of and ahead of concerns that may be seen. Is it true to state we are on track with our housing element? Consultant – Yes.

- Mayor – It is important for public to go back to 2019 when Mojave View was presented to council and at that time questions were raised about ‘this type of housing’. When we approve a project like this, we are able to exchange land to the developer so that we may access state tax grants or funds. This report guides the city’s actions as it relates to acquiring, developing or improving housing within our community. He looked through the 15 goals 1. Why would we continue to have a goal to be established by 2016? Consultant – that is an error. 2. #14 special needs housing and homeless shelter - at this time we are not obligated to have any specific programs as it relates to homelessness? Consultant – State mandates we do some things automatically. There are so many different housing laws that mandate what the city must do. The recent zoning code amendments bring us compliant.
- Receive public comments
  - T. Wiknich – Are we meeting state requirements when it comes to low income housing? Heather – Yes, we do meet those requirements. Do we still have a pure R1 district? Heather – Yes, we do, however, the state does permit duplexes through SB9 & SB10. Is there anything in this that considers that our houses are too expensive and/or need to lower costs? Attorney – our RHNA numbers are way below our available land. I don’t think the concerns that you mention meet our city. The city’s obligation under state law is to make sure there is available land zoned correctly, we are looking at codes and updating/meeting these requirements.
- Close public hearing – 7:37 p.m.

*Motion To Approve **Blades - Hayman 4 Ayes; 1 Absent***

## DISCUSSION AND ACTION ITEMS

9. A Resolution To Amend A Professional Services Agreement With Willdan Engineering Inc. In The Amount Of \$32,500.00 For The Affordable Housing Sustainable Communities (AHSC) Improvement Project To Include Addition Design Efforts For The Felspar/Norma Detention Basin Quinn Ortega

*Motion To Approve **Blades - Hayman 4 Ayes; 1 Absent***

## COMMITTEE REPORTS

### City Organization and Services Committee (‘City Org’)

Members: Mayor Eric A. Bruen and Skip Gorman

Meeting: 1<sup>st</sup> Thursday each month at 5:30 p.m.

Location: City Hall Council Chambers

➤ **Report from 9/7/23**

### Finance Committee

Members: Mayor Eric A. Bruen and Scott Hayman

Meeting: 2<sup>nd</sup> Tuesday each month at 5:30 p.m.

Location: City Hall Council Chambers

➤ **Report from 9/12/23**

### Ridgecrest Area Convention and Visitor Bureau (RACVB)

Members: Solomon Rajaratnam and Megan McKenzie (staff)

Meeting: 4<sup>th</sup> Wednesday each month at 9:00 a.m.

Location: California Welcome Center

➤ **Report from 9/27/23 - Canceled**

Infrastructure Committee

Members: Solomon Rajaratnam and Kyle Blades

Meeting: 4<sup>th</sup> Thursday each month at 5:00 p.m.

Location: City Hall Council Chambers

➤ **Report from 9/28/23 - Canceled**

Economic Development Committee

Members: Kyle Blades and Solomon Rajaratnam

Meeting: 1<sup>st</sup> Monday of the month @ 5:15 p.m.

Location: City Hall Council Chambers

➤ **Report from 10/2/23**

Parks, Recreation, and Quality of Life Committee

Members: Mayor Eric A. Bruen and Skip Gorman

Meeting: 1<sup>st</sup> Tuesday each month at 5:30 p.m.

Location: Kerr McGee Center Meeting Rooms

➤ **Report from 10/3/23**

**OTHER COMMITTEES, BOARDS, OR COMMISSIONS**

**CITY MANAGER REPORT**

**FUTURE AGENDA ITEMS**

**MAYOR AND COUNCIL COMMENTS**

**ADJOURNMENT – 8:15 p.m.**