



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, California 93555-4054

COMMUNITY DEVELOPMENT COMMITTEE
Thursday June 7, 2012
4:00 pm

Minutes

1. CALL TO ORDER 4:12pm

Present: Patin, LeCornu, Sanders & Morgan (late)
Absent: None
Staff Present: Gary Parsons, Loren Culp, & Ricca Charlon

2. APPROVAL OF AGENDA –

Switch items #5 & #7.

Add Small Business Symposium as item 7a.

Motion to approve as amended J. Sanders; seconded by C. LeCornu

– 3 ayes, 1 absent – Morgan (late)

3. APPROVAL OF MINUTES – May 3, 2012 (no quorum)

4. PUBLIC COMMENTS –

- Stan Rajtora – thanked Rob Hilton of HF&H Consulting in regards to straightening out his residential waste accounts. Noted there is still no mention of Waste Management on City Website and thinks it would be beneficial to account holders if there were reference numbers with City Contact and Pricing. Patin suggested contacting City Org Committee.

5. STREAMLINING DEVELOPMENT PROCESSES – GARY PARSONS

- Utility companies, building structure guidelines, along with internal processes have been overlooked and/or come up after project already started and have halted progress on the project. Recommended action is the Committee come up with a process/ guideline for developers to make sure they understand all of the steps and none are a surprise and no steps are missed and/or left out of the code requirements. Also recommended is to look at the land development process within the code (sect 19 RMC). Jason Patin agrees with need for looking at code and taking it to the Council. He understands the frustration at our level and the developer's level. Jason would like to see Loren Culp bring items to Council. Loren stated he has been directed to do so and he has been discussing it with his Director, Dennis Speer. Loren believes some sections of the RMC are at the Attorney level. Loren and James Sanders believe the reviews will come back to the Infrastructure Committee. If so, we can add the perspective of Economic Development from the CDC and the City Planner prior to presenting to Council.
- The requirements of the city utilities was discuss wherein utility costs and requirements need to be worked out as to financing schemes/policies to ensure prices and processes are developer friendly . Loren Culp stated he has quarterly Utility meetings that is addressing these issues and can address the impacts of their costs and processes on development. Next Utility meeting is Sept. 11th and can report back to CDC at October meeting.
- Carol Vaughn – utilities have these processes set to accommodate building of the structure. The more steps along the way the more costs and costs are already a major issue for the builder. Building code.
- Stan Rajtora – is there a date to get an answer back from the Attorney? We need to stop talking and start implementing. We need to do it in parallel instead of at two different meetings (Infrastructure/CDC). In addition, we need to figure out how to protect the public from the utilities
- Loren Culp – no date that he is aware.
- Jason Patin – suggested Stan take his concerns to the Infrastructure Committee.

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6. ECONOMIC DEVELOPMENT UPDATE – GARY PARSONS

Current Projects

- Wal-mart-final negotiation stages – expects to be finished with negotiations by end of June 2012
- Big Lots- C of O issued and hopefully open within a few weeks
- Dollar General – Norma/Drummond – in process of SPR
- In-Shape – Building permits issued and ready to start at their leisure
- Anytime Fitness – opened in old Bounce House building at Ridgecrest plaza
- Discussions on going with retail firms just as with – Fresh & Easy, IHOP, Joanne's Fabric, Smart & Final, PetSmart, and Maurice's Clothing Store

7. KOSMONT UPDATE-

- Ken Hira gave a presentation and report

7a. Small Business Symposium – Parsons/Morgan

A discussion occurred concerning the need to support our local existing retailers. It was felt that the City should aid local retailers in their efforts to grow and prosper. It was recommended by Mr. Morgan that the City should share the market information generated by Kosmont to provide local retail with market data and aid in the sales efforts. He recommends that a business symposium could be developed and presented by the City, with Kosmont in support, to provide local retailers with needed resources.

Kosmont was asked to provide the City with a proposal on this.

7b. Economic Development (ED) for the coming year

It was recommended that the City continue its ED efforts this year and that they should include continuing our current outreach efforts to retailers as well as try to seek new little industrial manufacturers. It was suggested that we seek a proposal from Kosmont for the coming year to include, but not be limited to, outreach aid in local small business expansion and ICSC meetings and most importantly to aid in the implementation of the ED plan currently being developed.

8. COMMENTS / ANNOUNCEMENTS

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT