

**MINUTES OF THE REGULAR MEETING OF THE  
RIDGECREST CITY COUNCIL AND  
RIDGECREST REDEVELOPMENT AGENCY**

**City Council Chambers  
100 West California Avenue  
Ridgecrest, California 93555**

**February 16, 2005  
6:00 p.m.**

**Tape Recorded  
Tape 05-05**

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

**CALL TO ORDER – 6:04 p.m.**

**ROLL CALL**

**PRESENT:** Mayor Marshall Holloway, Mayor Pro Tem Richard Martin, Vice Mayor Daniel Clark, Council Members Steven Morgan and Ronald Carter

**STAFF:** Harvey Rose, City Manager; Keith Lemieux City Attorney; Rita Gable, City Clerk; Jim Winegardner, Deputy City Manager Administrative Services/City Treasurer; Jim McRea, Deputy City Manager, Public Services; Gary Parsons, Community and Economic Development Department Director; Jim Ponek, Parks and Recreation Department Director; Michael Avery, Chief of Police; and other personnel

**CLOSED SESSION – 6:02 p.m.**

GC 54956.9 Conference with Legal Counsel -- Anticipated Litigation -  
Identification of party would prejudice the City's interests

**REGULAR SESSION – 6:35 p.m.**

**PLEDGE OF ALLEGIANCE led by Mayor Pro Tem Martin**

**INVOCATION – Reverend E. Snyder, Inyokern Baptist Church**

**CITY ATTORNEY REPORT OUT OF CLOSED SESSION**

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In Closed Session Council conferred with Legal Counsel regarding the anticipated litigation; identification of the party would prejudice the City's interests. No action was taken.

### **APPROVAL OF AGENDA**

City Manager Rose requested addition to the agenda of a proclamation for National Engineers Week. Moved by Council Member Clark, second by Council Member Martin TO ADD THE NATIONAL ENGINEERS WEEK PROCLAMATION: No public comment. Motion carried with a voice vote of 5 ayes.

Moved by Council Member Martin, second by Council Member Clark TO APPROVE THE AGENDA WITH THE ADDITION OF THE PROCLAMATION FOR NATIONAL ENGINEERS WEEK. No public comment. Motion carried with a voice vote of 5 ayes.

### **PROCLAMATIONS AND PRESENTATIONS**

#### **1. Proclamation – National Brotherhood Month**

Mayor Pro Tem Martin, on behalf of the City Council, presented a proclamation to Reverend Lyn Whitcomb, Reform Baptist Church, in recognition of National Brotherhood Month, February 2005.

#### **2. Proclamation – African-American History Month**

Mayor Holloway, on behalf of the City Council, presented a proclamation to Catherine Rogers, Mica Thompson and Dashina Fraser of BOSS, and Bettye Rivera-Sembach in recognition of African-American History Month, February 2005.

#### **Added item**

#### **Proclamation – National Engineers Week**

Council Member Morgan, on behalf of the City Council, presented a proclamation to David Matthews, retired NAWS engineer, in recognition of National Engineers Week, February 20-26, 2005.

### **PUBLIC COMMENT**

Denise Gorman, 1321 E Bowman

- Against expansion of any motorcycle venue at the Fairgrounds
- We have them out there every other weekend

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- The exceed the posted 15 MPH speed limit on the area streets
- Have heard they plan to add lighting to extend the races into the evenings
- The motorcycles are extremely noisy and they create lots of dust

Andrea Scott, 1431 Bataan

- Also against expansion of motorcycle venues
- Those cyclists are destroying their dirt roads
- City does not maintain those roads the residents do
- Have heard there is possibility of having motorcycle races every weekend
- Having the races at the Fairground is detrimental to their residential area
- Most of the residents moved there for the peace and quite
- They cyclists use Lumill as a high speed run
- She has had her vehicle almost hit a couple of times

Robert Ripley, 1315 E. Bowman

- Also against more motorcycle activities
- Is a horse trainer and cannot ride his horses when the motorcycles are around
- His free time to be with his horses is on the weekends and that is when the races are at the Fairgrounds
- The motorcycle noise is extremely loud

Mary Ash

Noted that Senator Ashburn would be here on the March 11

Angostria Assovato, 316 Lilac

- His wife has a dance studio right on corner near Fairgrounds
- Vehicles block their access when races are going on
- And the noise is bad

Bud Klamt, 221 N. Gold Canyon Drive

- Announced that Congressman Thomas' representative would be at City Hall tomorrow 10-12 a.m.

Mary Anders, 300 Valley

- Asked about speaking on agenda items – if this was the time
  - Mayor informed her that there would be comment period when the agenda item was reached

Dave Matthews, 717 Kevin Court

- Stated he had tickets for the Engineers dinner on February 24 if anyone was interest in purchasing them
- Tickets are \$20 until February 21 – they go up to \$25 after that

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Walt Mauer, 209 W. Mariposa

- Lives near the Bowman Channel near Wal-Mart
- Often have cyclists along that area
- It is a noise and dust annoyance to the residents – some are elderly
- Mostly teens are involved and they can often be talked to and reasoned with
- Have had to call the police a few times but when they get there the offenders are gone
- Parents should enforce what the city ordinances are regarding cycles and licensing – unlicensed cannot be ridden on city streets
- Good to see the "In God We Trust" banner behind the dais

**CONSENT CALENDAR**

3. Request To Set A Public Hearing For The Regular City Council Meeting Of March 16, 2005 To Discuss The Project Scope And Potential Impacts Presented In The Draft Initial Study/Environmental Assessment For The West Ridgecrest Boulevard Widening Project Helt/McRea
4. Resolution No. 05-09, A Resolution Of The Ridgecrest City Council Authorizing Out Of State Travel For Hurley Vanderpool To Las Vegas Nevada March 28-30 2005 Pollock
5. Resolution No. 05-10, A Resolution Of The Ridgecrest City Council Authorizing Out Of State Travel For Steven P. Morgan, Council Member, To St. George, Utah February 22 2005 To February 24 2005 Rose
6. Resolution No. 05-11, A Resolution Of The Ridgecrest City Council Authorizing Out Of State Travel For Richard "Duke" Martin, Mayor Pro Tem To Washington D.C. March 11 2005 To March 17 2005 Rose
7. Minutes Of The Regular City Council/Redevelopment Agency Meeting Of January 19, 2005 Gable
8. Minutes Of The Regular City Council/Redevelopment Agency Meeting of February 2, 2005 Gable
9. Council Expenditure Approval List (DWR) Dated February 4, 2005 In The Amount Of \$90,693.59 Winegardner
10. Agency Expenditure Approval List (DWR) Dated February 4, 2005 In The Amount Of \$512.35 Winegardner

Mayor Holloway removed items 4, 5, and 6 for discussion

Requested correction to the minutes of January 19, 2000 - Chuck Roulund's Public Comment regarding expenses for Sister City – it is \$8,000 not \$800,000

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City Manger Rose addressed the out of state travel policy and read the guidelines for approval.

- Travel for Hurley Vanderpool will cost approx \$900 - the instruction/classes on fleet maintenance management are not held locally
- Travel for Council Member Morgan is to the Quad State meeting in St. George UT and cost is estimated at \$300 – the City is a member
  - Mr. Morgan is taking the City car and a gas card-his lodging and meals will be at his own expense
- Travel for Council Member Martin is to Washington DC to attend the National League of Cities meetings and to visit with and discuss BRAC and China Lake with various Congressmen and officials - estimated cost under \$1,000
- All Council travel has a budget for travel/training and another for advocacy travel

Phil Arnold stated that it makes a big difference if local elected officials come face to face with those in Sacramento and Washington and it is very useful in the BRAC process. Assemblyman McCarthy and Senator Ashburn are back there now with the 53 member California delegation.

Mayor Holloway noted that Assemblyman McCarthy was on radio KLOA today and gave credit to Phil and Bill Porter for being the leading edge for the California BRAC process. Thanked Phil for all their work.

March 1 there is a joint hearing of the Assembly and the Senate in Sacramento at which Leon Panetta will speak.

Richard Senn, 1113 Lumill

- The "blurb" for agenda item 6 should have been written up as dealing with BRAC

Moved by Council Member Martin, second by Council Member Carter TO APPROVE THE CONSENT CALENDAR. Public comment heard. Motion carried with a voice vote of 5 ayes.

## PUBLIC HEARINGS

- 11. Joint City Council And Ridgecrest Redevelopment Agency Public Hearing. Notice Of Real Property Sale, Lot 235, Tract 1619, APN 343 041-01., A 1.68 Acre Vacant Site. General 950 E. Church Avenue, Between Gateway Street And Valley Street With A Pending Disposition Development Agreement (DDA) For Development Of A Transitional Housing/Shelter For Victims Of Domestic Violence By The Women's Center – High Desert Inc. Parsons**

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Mr. Parsons gave the staff report

- This is a joint public hearing to determine if the property should be sold to the Women's Center High Desert
- This is presentation and approval of a tentative Disposition Development Agreement for the sale, development and off site improvements for Lot 235, Tract 1619
- It is an interior vacant site generally bounded by E. California Avenue and E. Church Avenue and Valley Street and Gateway Boulevard
- A \$15,000 transfer sale will be completed with the DDA and a resolution to escrow
- The facility to be constructed is transitional housing for clients of the Women's Shelter

Hearing opened at 7:40 p.m.

Name unclear, 221 valley and representing John Monahan a neighbor

- Feels the 6 foot tall wall surrounding the facility should be moved back 20 feet

Carol Beecroft, CEO of the Women's Center and Larry Caughman, Architect

- Alleys are planned to be 30 feet rather than 20
- Will have landscaping on both sides of wall
- Have spoken with Mr. Monahan about this and he seemed satisfied

Mary Anders, 300 valley

- Has lived there 25 1/2 years and was not notified of this
  - Notices go out to residents within a 300 foot radius of the project
- Intended facility is not in keeping with this area of single family units
- Noted there were some duplex and triplexes in the area also
- 6 foot block wall will not fit in with the rest of the homes in this area
- this location has not been kept secret as most shelters are
- lighting is another concern as it is rather dim and as is flooding
- who will take care of the building and grounds
- is someone there at all times

The City has looked at flooding possibilities – the Planning Commission addressed and approved the plans

The architect says they will address drainage and flooding and will do what is appropriate to alleviate any problems. There is no intention to put in high light standards but they will be appropriate for residential area.

Brandy Garcia

- Her main concern is for children who walk to Gateway School

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Carol Beecroff, CEO

- Center has done good things for the community
- Center has been here since 1978 and Shelter since 1985 serving the community
- We are just trying to have a better and updated shelter that will be more efficient
- It is not a permanent live-in facility it is transitional for our clients
- We are not bringing in people from other area shelters as surrounding cities and towns have their own – this is for those living in our community
- Shelter is staffed 24 hours a day and 7 days a week - it will not be left vacant or unattended
- We have been good neighbors in our present location and we want to be good neighbors here

Rita Reed, Realtor, 1213 windy Lynn

- She is a real estate broker and addressed how it would affect property values
- Stated this facility will enhance the value of other homes in the area-it is a well designed building
- Neighbors could have a 22 unit apartment building there instead of this facility

Judy Bozak, 134 S. China Lake Boulevard, Shelter supervisor

- There is curfew at the shelter with children and mothers in bed by 9 p.m.
- The children and sometimes mothers go to school
- Not a threat to any neighborhood and never have been
- Never had anyone coming to the door and causing trouble
- Shelter residents are well taken care of and kept safe
- Safety of building will be high priority and will one of the safest other than the Police Department or Sheriff's Office
- Present shelter is well maintained and taken care of and clean and near a school
- Neighbors there have stated that they feel safer with the shelter there because of the high security

Denise Johnson 134 S. China Lake Boulevard

- Was a victim of domestic violence last year
- With help of the Center was able to change her life around
- Was overjoyed to hear of the proposal of a new shelter

Jeanne Scovotti, 241 S Gateway Boulevard

- Some of the preconceptions are very misleading
- She does live in the area and supports the facility
- Looking forward to seeing this facility built
- Also concerned with safety in the area as it is not good at this time

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Mary Anders, 300 Valley Street

- Not against the Center just wants it where it belongs not in a residential area
- Most of all wants her house to retain it's value

Name unclear, 221 Valley, and representing Monahan a neighbor at 228 Valley

- Thinks the last place any man involved in domestic violence would be going would be to the shelter

Carol Beecroft

- Would welcome anyone who wanted more info to come by the Women's Center at 134 S. China Lake Boulevard

### Council comment

Carter - has house in Santa Monica where he grew up that has a 3 story apartment that is now assisted living area. Have had no problems and it is a very secure area. Value of his home has increased each year. Is familiar with the Shelter and Center and stated the Shelter has saved a number of "his kids" and families from Las Flores School.

Morgan – the architect has said there may be some adjustments as the project progresses. He does not want it to interfere with whatever we do tonight o this issue.

Parsons - Site plan was approved by Planning Commission and this action is for sale of the property. Any site plan mod would have to go back to PC including rotating the building.

Please have PC take into consideration of expanding the notification area of neighbors on any other actions or public hearing.

Parsons - As a public entity we had no choice in going through the process necessary to get to this point.

Clark - attended the PC meeting when this came up. Mrs. Anders was there also. He personally contacted real estate brokers and asked about affect on property values and learned that it, at the least, would not lower values. Biggest concern was drainage.

Martin commended Mrs. Anders for being here and his main concern is drainage.

Holloway does not believe project will exacerbate the drainage issue. If we proceeded tonight how soon before project can begin?

Parsons - There is a problem at Church and Valley that would exist with or without this project. Escrow can be opened within 7 working days. Potential for property value increases is tremendous with a 1M project going in.

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Carter questioned the 15k selling price and would like it to be \$1.

Morgan stated that it was purchased with public funds and we have to try to recoup part of this

Clark stated two appraisals were 20k and 18k and we reduced to 15k.

Martin we have to be prudent and agrees with Morgan.

Holloway stated the City has very little invested in property and they are non-profit. He is willing to go lower on price but not \$1. Would like to see maybe a deferred payment schedule or rebates on sewer fees or delaying payment of some of the fees

McRea vowed to keep the sewer fund whole. Agency has paid some of deferred fees and there are ways to make arrangements as to other fees associated with the building project.

Rose had some suggestions.

Moved by Council Member Morgan, second Council Member Martin TO CUT THE PURCHASE PRICE OF 15K CUTTING BACK TO 10K ONCE CERTAIN CRITERIA ARE MET THAT CRITERIA TO BE WORKED OUT BY STAFF. Public comment heard. Motion carried with a voice vote of 5 ayes.

**OTHER ACTION ITEMS**

12. **Resolution No. 05-12, A Resolution Of The Ridgecrest City Council Approving A Lease Agreement With Mojave Desert Bank And Authorizing The City Manager To Execute All Appropriate Documents**      **Winegardner**

Mr. Winegardner gave the staff report

- The City Council will consider a Resolution Authorizing the Execution of a Lease Agreement for the acquisition of certain capital equipment (Telephone Switch)
- This was previously authorized under a prior resolution with a different lessor and is being presented due to the change in lender
- It is a 3 year lease at 90% of prime

Motion by Council Member Martin, Seconded Council Member Carter TO ADOPT RESOLUTION NO. 05-12 , A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING A LEASE AGREEMENT WITH MOJAVE DESERT BANK AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPROPRIATE DOCUMENTS. No public comment. Motion carried with a voice vote of 5 ayes.

13. **Sierra Nevada Conservancy**      **Rose**

Mr. Rose gave the staff report

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- Although the City of Ridgecrest is not included within the borders of the Conservancy, it is impacted by the growing State trend to remove land from use by the people
- The question before the City Council is whether or not to participate in discussions regarding the establishment of the Conservancy; either as a City or through the League of California Cities

Morgan - this is 3 times larger than the West Mojave Plan – we definitely need to be involved and the League is where it belongs - Quad State and WEMO

Martin - thinks we go with the League with Morgan taking the lead to help them. Has meeting on April 8 and wants Morgan with him

Carter - think the Desert Mountain swayed things on the Boxer Bill and could do it again

Clark - concurs

Holloway - almost mimics the redistricting in the State - need to stop it now

### CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

Received a letter from Congressman Bill Thomas re FY 2003-2004 CAPER certificate

CDBG - we get approx feds want to eliminate and institute 18 grants 8B\$ about 50K less in CDBG annual will prepare a letter for council signatures to protest

#### 14. Presentation Of The Mid Year Budget Review

Winegardner/Rose

Presentation was in the form of a PowerPoint show and financial reports from December – we are basically under budget (copies of each are in the clerk's agenda packet)

Council thanked him

Jerry Taylor, 315 Mesquite

- Questioned many line items in the budget
- Will the true figures be used in the new budgets
- Asked for fiscal constraint

### CITY ATTORNEY REPORTS

None

### COMMITTEES, BOARDS AND COMMISSIONS

#### **Economic Development Committee**

Members: Chair Dan Clark, Chip Holloway, Mike Biddlingmeier, Chuck Roulund

Meetings: 1st Thursday of the month at 4:30 PM; Council Conference Room

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Met February 3

Received motocross proposal

Did brainstorming about goals

Next meeting March 3

Next meeting to be announced

### **Legislative Committee**

Members: Chair Duke Martin, Chip Holloway

Meetings: probably quarterly - at 8:00 AM; Council Conference Room

Next meeting to be announced

### **Infrastructure Committee**

Members: Chair Steve Morgan, Duke Martin, Chuck Roulund, Jim Smith

Meetings: 2nd Tuesday of the month at 5:00 p.m., Council Conference Room

Met February 8

Discussed Red curb for NDTI

Gateway School crosswalk

Ad Hoc Solid Waste Committee

Benz Sanitation rates and contract

RSTP projects

Local Option Sales Tax in 2006

Next meeting March 8

### **City Organization Committee**

Members: Chair Ron Carter, Steve Morgan

Meetings: 2nd Thursday of the month at 5:00 PM; Council Conference Room

Met February 9

Finance Director gave explanation and pros and cons of City borrowing from WWT fund

Discussed budget reorganization

Received a transit operations overview

Next meeting March 10

### **Quality of Life Committee**

Members: Chair Dan Clark, Chip Holloway, Howard Laire, Matt Feemster

Meetings: 4th Thursday of the month at 5:00 PM; Kerr-McGee Center

Next meeting February 24

### **Redevelopment Advisory Committee**

Members: Chair Ron Ketcham, Vice Chair Lois Beres, Mike Hogan, Bob Peoples, Gary Charlon. Ex-officio Members Council Members Steve Morgan, Ron Carter/Chip Holloway, Planning Commissioner Mike Biddlingmeier

Meetings: 3rd Tuesday of the month at 5:00 PM, Council Conference Room

Met February 15

Discussed sale of Lot 235 Tract 1619 to Women's Center

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Nickoletti Center request for change in plan in the business park

Listing of City and RRA properties for potential sale

Business expansion loan for Armor Powder Coat

Next meeting March 15

**RACVB**

Council Member Duke Martin

Council Member Steve Morgan- Alternate

Meetings: 3rd Wednesday of the month, 8:00 a.m., RACVB Office

Met February 16

Elected 4 members to board – Beverly deGeus, Janis Bottorff, Mike Thomas, Scott Seymour

Howard Auld and Nancy Bass retired from the board (13 year charter members)

Distributed draft report to Kern County Supervisors or recommendations on restructuring of Kern County Board of Trade

Final preparations are being made to install new RACVB tourism billboard on Hwy 395

Also new 178 Corridor tourism kiosk at the Maturango Museum

Mr. Arthur was elected chair of the board of newly reorganized Film Liaisons in California Statewide (FLICS)

FLICS is group of 55 film office promoting and facilitating film production throughout the state

Next meeting March 16

**OTHER COMMITTEES, BOARDS, OR COMMISSIONS**

Mr. Carter appointed Eddie Edwards to the Personnel Board, Norman Alexander to the Ad hoc Solid Waste Committee, and Willie Edwards to the Ad hoc Cable Franchise Agreement Renewal Committee

Moved by Council Member Clark, second by Council Member Carter TO ACCEPT THE APPOINTMENTS. No public comment. Motion carried with a voice vote of 5 ayes.

Council Member Clark announced the Ad hoc Senior Advisory Committee would meet on February 24 at 4 p.m.

Council Member Martin stated Congressman Bill Thomas and his field rep Russell Johnson would be in Mojave; Senator Roy Ashburn would be at the Ridgecrest Republican Women Federation on March 11 for a luncheon He will be attending the LAFCO meeting on February 22

Council Member Morgan announced a February 24 BLM steering committee meeting 6:30 – cannot attend and asked someone to go (maybe Jim McRea)

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Quad State meeting in Utah on February 23 - conservancy will be discussed  
KernCOG Holloway and Morgan - every 3rd Thursday  
He is also a member of the Transportation Tax Initiative Committee

**REQUEST OF MAYOR**

None

**ADJOURNMENT**

Mayor Holloway adjourned the meeting at 10:35 p.m.

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Rita Gable, City Clerk