



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

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

**May 18, 2005
6:00 p.m.**

**Tape Recorded
Tape 05-12**

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 – 6:03

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; 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; Joe Pollock, Assistant Public Works Director; Jim Ponek, Parks and Recreation Department Director; Michael Avery, Chief of Police; and other personnel

CLOSED SESSION – 6:42 p.m.

GC54956.8 Real Property Negotiations, 230 W. Ridgecrest Boulevard, APN 067-140-44 – Negotiators Harvey Rose and Gary Parsons

Mr. Rose requested an addition of an item to Closed Session that arose subsequent to posting of the agenda

GC54956.8 Real Property Negotiation – City of Ridgecrest and Bureau of Land Management (BLM) – Lands currently held by the BLM – Negotiator Harvey Rose

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Moved by Council Member Martin, second Council Member Morgan TO ADD THE CITY AND BLM PROPERTY NEGOTIATION TO CLOSED SESSION. No public comment. Motion carried with a voice vote of 5 ayes.

REGULAR SESSION – 6:30 p.m.

PLEDGE OF ALLEGIANCE led by Boy Scout Troop 291

INVOCATION Reverend Jim Weston, Desert Christian Center

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

Mr. Rose reported that in Closed Session Council discussed the two real property negotiations and gave direction to staff.

APPROVAL OF AGENDA

City Manager Rose asked that item 5 be deleted from the agenda – it will be rescheduled at a later date.

Moved by Council Member Martin, second Council Member Clark TO APPROVED THE AGENDA AS AMENDED. No public comment. Motion carried with a voice vote of 5 ayes.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation – Habitat For Humanity

Mayor Pro Tem Martin, on behalf of Mayor Holloway and the City Council presented a proclamation to Lois Landrum, Vice President, Habitat For Humanity honoring the 5th anniversary of Habitat For Humanity of Indian Wells Valley.

2. Proclamation – Mental Health Month

Vice Mayor Clark on behalf of Mayor Holloway and the City Council presented a proclamation to Debbie Covey, President, Jim Eargle, Vice President, and Robert Millsop, Secretary, Depression and Bipolar Support Alliance of Indian Wells Valley in recognition of Mental Health Month May 2005.

3. Proclamation – Poppy Week

Council Member Morgan on behalf of Mayor Holloway and the City Council presented a proclamation to LuAnn Capazzi, Department of California Poppy Chair and member American Legion Auxiliary Unit 684, Meghan and Katelynn

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Burum, Little Miss Poppy Girls and members of Junior Auxiliary, in recognition of Poppy Week, May 23 through May 30, 2005.

4. Proclamation – Armed Forces Day

Mayor Holloway and the City Council presented a proclamation to Howard Auld in recognition of Armed Forces Day, May 21, 2005.

5. Proclamation Honoring Ridgecrest Citizen - none

6. Presentations

Youth Advisory Council member Justin O'Neill. reported on activities of the group. Distributed a brochure to Council detailing their accomplishments and goals (one for Clerk files). Noted they have been organizing committees and sub-committees to better reach their goals and highlighted their activities and achievements. Created a "seal" for the Youth Advisory Committee and a slogan "Our Youth, Our Action Our Community".

7. Presentations

Council Member Steven Morgan commented on the exchange of honors between the City of Ridgecrest and the Town Council of Wootton Bassett of the United Kingdom. Read comments from Andrea Pontham and displayed the one of a kind "ice block" presented to the City.

PUBLIC COMMENT

Dave Matthews, 717 Kevin Court

- The lower end of College Heights Boulevard is being paved
- Thanked Phil Arnold and Bill Porter for all the work they have done on BRAC
- Commented about the Memorial Poppy being one of the first things he remembers as a child – not sure when it started (Clerk's note – the Poppy of Flanders Fields became the memorial flower of the American Legion Auxiliary in 1921)

Frank Knemeyer, 920 N. Sierra View, representing the Just Neighbors Group

- There to talk about the siting of manufactured homes in southwest part of City of Ridgecrest
- Noted the editorial in Daily Independent and article in News Review
- Council controls new housing single and multiple
- Homes in all areas should be kept compatible with those already there
- Noted the group has petitions to the City Council regarding manufactured homes

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John Johnson, 837 Wildrose

- Has lived there 26 years
- Have had a mobile just moved into neighborhood
- Area is zoned R10 so went down to City Hall to make inquiries
- Was told the mobile met standards for that lot
- Trailer was on part of City property - an easement
- Learned the City had sold the easement - found out City gave it to someone
- What is going to happen to the rest of the long slender easement
- He cannot raise his fence to block the view of the trailer as the fence is already 6ft tall
- Trailer is on jack stands and not on a foundation

Joe Pollock, Assistant Public Works Director

- Easement was originally set aside as a frontage road then several years back the Council decided against a frontage road in that location
- About a month ago Council abandoned the right of way of that easement

Connie Anderson, 924 W Burns Avenue

- Disturbed by the mobiles on permanent foundations
- Feels it degrades the current stick built housing in the area
- Lots of persons are very disturbed about the siting of the mobiles in their areas
- Has been told by City officials that nothing could be done because of the state code
- The state code also says a City had control of the architectural overview of these homes
- Also that it may be imposed on mobiles even if not imposed on conventional homes
- She lives on a block with four houses
- Please direct the Planning Commission to do the best they can to rectify this situation

Bud Klamt, 221 N. Gold Canyon Drive

- Commented about the Constitutional Government class being graduated on May 21 with a dinner at the Sizzler Restaurant

Matt Feemster, Planning Commissioner

- Was on Planning Commission at that meeting that addressed the mobile home sittings
- Asked who's job is it to take action on this
 - Mr. Rose said City Council should direct Planning Commission and staff to take action

Victor Herberts, 830 W. Wildrose

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- Called California City about their codes
- Quoted some of the requirements – one being concrete foundations
- The ones going in here are eyesores
- Conventional homes have to meet certain standards and so should these manufactured homes
- This is an urgent requirement

Paul Escallier, 531 W. Wasp

- Foundation at 834 Coral is not in compliance as a permanent foundation
- Spent time with Mr. Parsons and went to the Building Department
- Still of opinion that this homes does not comply
- Received info of a permanent foundation
- Gave information of what the manufacturer states about the anchor panels for the mobile
- Request Certificate of Occupancy not be issued for this home

Susan Smith, 719 Wildrose

- Feels that most of the people here have different perspectives on this issue
- How can we of Just Neighbors help the Council and Planning Commission in making Ridgecrest a great place to live

Mayor Holloway

- Was in Sacramento last week and did some researching
- Need 250,000 new homes in state each year and we are only building 200,000
- Hear it is a Constitutional right to protect property value – there is none
- This concept has been challenged 3-5 times in the state
- Jacksonville FL has tackled this and come up with trying to create an exception but that did not work
- We cannot apply new standards on this project
- If new standards are created they will also apply to stick built homes

Council Member Martin

- In the 80's there was this same thing for commercial buildings
- He built the C Martin building and it was pre-manufactured metal and then was stuccoed

Connie Anderson

- We are not against manufactured homes we just want them to look like houses

Staff was given direction to have Planning Commission review issue – next Commission meeting is June 14

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Item 27 moved forward

DISCUSSION ITEMS

27. BRAC

Captain Mark Storch, Naval Air Weapons Station, Phil Arnold, Bill Porter and City staff will report on and discuss the BRAC List.

Captain Storch, Commander Naval Air Weapons Station, China Lake

- We have a lot of work to do and a good problem to have
- Roughly 2500 people coming from 7 different locations
- Very optimistic on the base and still don't know how it will all come out
- See some interesting things coming – good number coming from Point. Mugu and it depends upon facilities we have and what we need to build
- The 2500 does not include contractor support

Bill Porter

- Thanks for this outcome is due to all those on the base
- China Lake did a great job on the data calls regarding the base
- Community also did its share
- Thanked Supervisor McQuiston for his inputs
- China Lake will be challenged to absorb the new jobs and work coming in as will the community
- Next year will be implementation phase

Phil Arnold

- Don't know why Bill and I get congratulations - those on the base deserve it
- Just finished the first round
- China Lake created – new RDT&E and weapons acquisition title
- Will be hearing from places all over the country
- 5598 jobs including everything including contract and service jobs
- we are going to read all the reports that will be coming out
- we will loose a few things like guns and ammunition work and intermediate aircraft maintenance
- forming teams already going to meet with BRAC commission and politicians etc
- identify opportunities for working cross services projects
- Oct 20 finals goes to president congress on November 10
- Community needs to be sympathetic to those that will be coming here from far different environments
- Thanked everyone from county to congress iwv2000 chamber service clubs etc.

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Council Member Morgan

- Asked if it would be safe to say it will be at about 1989 level of 5600
 - It will bring it just about back to that level - 5598
- Know we have to expand the wastewater treatment plant
- What can City do now at this stage in process
 - Develop more communications and dialogs
- Should school district and City be discussing moving the base schools to the city

Captain Storch

- The base plans to move ahead as if it is going to happen and changes will be dealt with as they arise
- Congress has the final say of what is going to happen
- New schools not requirement for this issue

Council Member Clark

- What percentage of transferees choose not to come here and move their families and should we start recruiting

Council Member Martin

- The California consultant he met in Washington commended China Lake as having best reports he had ever seen
- There will be grant money for those receiving jobs as well as those loosing

Barbara Auld

- The public owes Phil and Bill and those other from the base a great deal of gratitude and admiration

Mayor Holloway

- Seems there is tight figures and lot less possibilities of these not changing
- Those at China Lake are the ones who deserve all the appreciation
- Planning a major effort to address the vision of the community
- We need no adverse comments – others are looking for kinks in our armor

Barbara Auld

- Armed Forces day is just about here with activities on May 21st – you are all (Council) going to be involved
 - 3 Council Member indicated they would out of town

CONSENT CALENDAR

8. Resolution No. 05-31, A Resolution Of The Ridgecrest City Council Authorizing The Purchase Of Topen C, Rejuvenating Agent For Pavements
Pollock

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9. Resolution No. 05-32, A Resolution Of The Ridgecrest City Council Authorizing The City Manager To Sign A Cooperative Agreement With The County Of Kern Pollock

Item 10 removed for discussion

10. Resolution No. 05- , A Resolution Of The Ridgecrest City Council Authorizing The City Manager To Sign The Workforce Investment Act (WIA) Grant Agreement Winegardner

This resolution authorizes the City Manager to sign the WIA Grant agreement annually or until amended or rescinded by Council Resolution.

11. Resolution No. 05-33, A Resolution Of The Ridgecrest City Council Adopting And Reaffirming The City's Annual Statement Of Investments And Delegating The Authority To Make Such Investments To The City Treasurer Winegardner

12. Quarterly Investment Report For The Quarter Ending March 31, 2005 Winegardner

13. Minutes Of The Special City Council/Redevelopment Agency Meeting Of April 12, 2005 Gable

14. Minutes Of The Regular City Council/Redevelopment Agency Meeting Of April 20, 2005 Gable

15. Council Expenditure Approval List (DWR) Dated April 15, 2005 In The Amount Of \$107,431.61 Winegardner

16. Council Expenditure Approval List (DWR) Dated April 15, 2005 In The Amount Of \$245.00 Winegardner

17. Council Expenditure Approval List (DWR) Dated April 29, 2005 In The Amount Of \$329,051.66 Winegardner

18. Council Expenditure Approval List (DWR) Dated May 4, 2005 In The Amount Of \$1,507.63 Winegardner

19. Agency Expenditure Approval List (DWR) Dated April 15, 2005 In The Amount Of \$8,331.35 Winegardner

20. Agency Expenditure Approval List (DWR) Dated April 26, 2005 In The Amount Of \$25,000.00 Winegardner

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21. **Agency Expenditure Approval List (DWR) Dated April 29, 2005 In The Amount Of \$11,600.00** Winegardner
22. **Agency Expenditure Approval List (DWR) Dated May 4, 2005 In The Amount Of \$209,680.30** Winegardner

Dave Matthews requested removal of item 10

Moved by Council Member Martin, second Council Member Carter TO APPROVE THE CONSENT CALLENDAR WITH ITEM 10 REMOVED. No public comment. Motion carried with a voice vote of 5 ayes

10. **Resolution No. 05-34, A Resolution Of The Ridgecrest City Council Authorizing The City Manager To Sign The Workforce Investment Act (WIA) Grant Agreement** Winegardner

Finance Director Winegardner

- This resolution authorizes the City Manager to sign the WIA Grant agreement annually or until amended or rescinded by Council Resolution
- This expends no City money and is a self sustaining program

Moved by Council Member Carter, second Council Member Clark TO ADOPT RESOLUTION NO. 05-34, A RESOLUTION OF THE RIDGECREST CITY COUNCIL AUTHORIZING THE CITY MANAGER TO SIGN THE WORKFORCE INVESTMENT ACT (WIA) GRANT AGREEMENT. Public comment heard. Motion carried with a voice vote 5 ayes.

ORDINANCES AND RESOLUTIONS

23. **An Ordinance Of The City Council Of The City Of Ridgecrest Amending The Ridgecrest Municipal Codes As It Relates To The Recovery Of Attorney Fees In Nuisance Abatement Actions** Rose

Moved by Council Member Martin, second Council Member Clark TO WAIVE READING IN FULL AND TO INTRODUCE, BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING THE RIDGECREST MUNICIPAL CODE AS IT RELATES TO THE RECOVERY OF ATTORNEY FEES IN NUISANCE ABATEMENT ACTIONS. No public comment. Motion carried with a voice vote of 5 ayes.

OTHER ACTION ITEMS

24. **Request For Approval To Surplus City Of Ridgecrest And Ridgecrest Redevelopment Agency Owned Lots And Setting A Public Hearing For June 1, 2005** Parsons

Community and Economic Development Director Parsons

- This is a request for final approval of the City/Agency property list and authorization to start the surplus process to sell the properties, in accordance with state law

- List of properties was reduced from 42 to 25

- Property will be sold at fair market value
- Realtors will be chosen with great care
- Public Hearing will be June 1
- Working with about a 60 day window
- Properties will be offered to other agencies first

Gregg Ricketts, 732 W Wildrose

- Will Bowman road have access for business
- Zoning fits in with surrounding areas
- City has not benefited from non-resident property owners
- Asked what commercial properties are available on the list
 - Only one - 139 Balsam

Council Member Morgan wants a complete report of items removed from list and to have it given to all Council Members

Moved by Council Member Clark, second Council Member Carter TO APPROVE REQUEST TO SURPLUS CITY OF RIDGECREST AND RIDGECREST REDEVELOPMENT AGENCY OWNED LOTS AND SETTING A PUBLIC HEARING FOR JUNE 1, 2005. Public comment heard. Motion carried with a voice vote 5 ayes.

25. **Resolution No. 05-35, A Resolution Of The Ridgecrest City Council Approving A Loan Agreement With Mojave Desert Bank And Authorizing The City Manager To Execute All Appropriate Document** Winegardner

Finance Director Winegardner

- Council will consider a resolution authorizing the Execution of a Lease Agreement for the acquisition of certain capital equipment (HVAC equipment at the City of Ridgecrest Municipal Complex).
- City Organization committee has given their options
- The lease purchase of 97K is at 4.8% interest rate with 3 year payoff with no early pay off penalty

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Council Member Carter thought we were going to include the roof leak at Kerr-McGee Center and the basketball court

- The bank needed more review by their finance committee because of the nature of the item

Moved by Council Member Carter, second Council Member Clark TO ADOPT RESOLUTION NO. 05-35, A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING A LOAN AGREEMENT WITH MOJAVE DESERT BANK AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPROPRIATE DOCUMENT. No public comment,. Motion carried with a voice vote of 5 ayes.

26. Resolution No. 05-36, A Resolution Of The Ridgecrest City Council Adopting A Class Specification For The Administrative Analyst I/II/III Into The City Classification Plan Winegardner

Finance Director Winegardner

- This resolution adopts a new classification for the position of Administrative Analyst I/II/III into the Classification Plan
- The plan was adopted by Council on September 19, 2001 by Resolution No. 01-94

Moved by Council Member Martin, second CM Morgan TO ADOPT RESOLUTION NO. 05-36, A RESOLUTION OF THE RIDGECREST CITY COUNCIL ADOPTING A CLASS SPECIFICATION FOR THE ADMINISTRATIVE ANALYST I/II/III INTO THE CITY CLASSIFICATION PLAN. No public comment. Motion carried with a voice vote of 5 ayes.

DISCUSSION ITEMS

This item was moved forward on the Agenda

27. BRAC

Captain Mark Storch, Naval Air Weapons Station, Phil Arnold, Bill Porter and City staff will report on and discuss the BRAC List.

CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

Chief Avery – PACT received award from Office of the President

CITY ATTORNEY REPORTS

None

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COMMITTEES, BOARDS AND COMMISSIONS

Economic Development Committee

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

Meetings: 1st Thursday of the month at 5:00 PM; Council Conference Room

Next meeting June 2

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 May 10 – no quorum-advisory only

Discussed

- BRAC
- Wastewater facility upgrade
- Request for 250K budget item for matching funds for projects
- Street lights on Alene Street – on one block pulling lines from each property to affix to wooden poles for street lights - City will pay for electricity
- 4 way stop Downs Street and Dolphin Avenue
- Sales Option Sales Tax

Next meeting June 14

City Organization Committee

Members: Chair Ron Carter, Steve Morgan

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

Next meeting June 9

Quality of Life Committee

Members: Chair Dan Clark, Ron Carter, Howard Laire, Matt Feemster

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

Next meeting May 26

Redevelopment Advisory Committee

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

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

Met May 17 no quorum

Discussed

- Motorcycle track
- Landfill issue – could city run for a profit
- Base closure
- Redevelopment Plan needs to be updated

Next meeting June 23

RACVB

Council Member Duke Martin

Council Member Steve Morgan- Alternate

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

Next meeting May 25

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

100 Voices Women's Steering Group going dark until August 6

BLM Steering Committee – May 26 6:30

City of Shafter hosting the KCAC dinner meeting on May 26

KernCOG and Kern Transportation meeting – May 19. Kern County has tax proposal of 1/2 cent for transportation projects. We need Council input about 470IK that may be coming to City to use for transportation projects.

Town Hall Meeting regarding KernCOG "Safe Roads" Initiative at Kerr McGee Center June 22 6-9 p.m.

The "Safe Roads" initiative needs to be discussed by Council - put on Agenda for June 1 or 15

MAYOR AND COUNCIL COMMENTS

Martin

- Wonderful job on the BRAC process
- Understand this will be last BRAC for about 20 years
- Will be going to the League of California Cities Legislative Action Days
- Funding Prop 42 governor
- Met with Assemblyman McCarthy who is encouraged by BRAC and Prop 42
- Senator Ashburn says cities will get funding from state in conjunction with BRAC

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- A gentleman from DoD said cities are eligible for funds if adversely or favorably affected by BRAC
- While in Sacramento attended joint dinner with legislators
- Pat Eckland President of the League for 32 years is now official in EPA and is excited about Glob Protect and wastewater and wants to come down to see it

Clark

- Congratulated Sharon Dyer, staff and students of Cerro Coso Community College
- Represented City at the graduation
- Congratulated Youth Advisory Committee commenting that they have accomplished much this year
- Arts Council will meet May 25 at 5:30 at Kerr-McGee Center – Council is under auspices of the Quality of Life Committee
- Congratulations to Ridgecrest Regional Hospital - groundbreaking tomorrow for the new addition

Carter

- Have a great opportunity with the favorable BRAC report
- Need to work together to look at positive things
- Will be a great opportunity for business
- Phil and Bill have worked hard over the last 10 years coordinating local efforts for BRAC
- Youth Advisory Committee are awesome and they are energized
- Thanked Chief and Jim Ponek for all they have do with the youth
- Happy the Governor is looking at highways and funding projects
- Need to look at Prop 98 and fund it fully
- Know that Holloway Martin have done great job for the City in Sacramento

Morgan

- Entering an exciting time with favorable BRAC
- Please to be sitting on Council when major decision has to be made on infrastructure
- Implementation already made on Wastewater Facility upgrade
- Business park will see some expansion because of BRAC
- LAFCO and KernCOG affiliations have given us many contacts
- Almost wish he could be on Planning Commission again because of the challenges they are going to have to deal with in the near future
- Staffing and budget will be very important in next few years
- Attend meetings and keep yourself well versed in what is happening
- Cautioned Daily Independent editor to do more research on items

Holloway

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- Duke Martin is speaker at Republican Women's luncheon tomorrow at Carriage Inn
- Attended a meeting with Senator Florez on the issue of his bill regarding sludge in Kern County
- We are protecting our local investment in sludge processing project
- BRAC news is great
- Will be many great opportunities coming
- Have opportunity to correct ills of 30 years ago
- Need staffing in public works, planning, police, engineering, housing
- Need to keep positive spin in media
- Vision committee needs to bring everyone forward on what to do in near future and beyond
- Suggested bring in consultant to assist with visioning for the City

ADJOURNMENT

Mayor Holloway adjourned the meeting at 10:05 p.m.

Rita Gable, City Clerk