



**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 15, 2006  
6:00 p.m.**

**Tape Recorded  
Tape 06-04**

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 – 6:02**

**ROLL CALL**

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

**ABSENT:** Mayor Marshall Holloway

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

**CLOSED SESSION – 6:03 p.m.**

GC54956.8 Real Estate Negotiations – Informational Update To Council On Pending Real Estate Negotiations – Negotiators Harvey Rose, Jim McRea, and Gary Parsons

**REGULAR SESSION – 6:30 p.m.**

**PLEDGE OF ALLEGIANCE led by Vice Mayor Clark**

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

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**CITY ATTORNEY REPORT OUT OF CLOSED SESSION**

Council received an update on surplus properties previously authorized for sale by Council. No action was taken. Action will be taken in subsequent public meetings.

**APPROVAL OF AGENDA**

Moved by Council Member Morgan, second Council Member Carter TO APPROVE THE AGENDA. No public comment. Motion carried with a voice vote of 4 ayes, 1 absent. Mayor Holloway absent.

**PROCLAMATIONS AND PRESENTATIONS**

**1. Proclamation – Honoring Charles "Chuck" Roulund**

The City Council presented a proclamation to "Chuck" Roulund who is retiring from the Planning Commission on February 28, 2006 after serving on the Commission since September 1998.

**2. Introduction of Public Safety Officer Tam Do **Chief Avery****

Officer Tam Do was recently sworn in as a full time police officer after graduating from the Fullerton Police Academy. Officer Do was introduced to the City Council and the Community as our newest officer.

**3. Presentation - Comprehensive Annual Financial Annual Report (CAFR)**

The City Council and Redevelopment Agency received a presentation by the City's/Agency's Independent Auditor Caporicci & Larson on its Audit and Fiscal Year 2005 Comprehensive Annual Financial Annual Report (CAFR). Gary Caporicci and Ken Kun made the presentation.

Council Member Morgan commended Mr. Winegardner and the financial staff for the fine work. And also commended Gary Caporicci and his staff at Caporicci & Larson. Mayor Pro Tem Martin, Vice Mayor Clark, and Council Member Carter joined in the thanks.

**PUBLIC COMMENT            705**

Harold Hockett, 724 Peg Street

- Glad to see we have a new officer and thinks we need more
- He is here to discuss eminent domain
- City council should not become involved in eminent domain
- Especially in this situation at Balsam and Ridgecrest Boulevard

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- Should only be used for the public good and use not private
- Mr. Parsons seems over eager to use eminent domain
- Why not put Rite Aid in the industrial park (business park?)
- If used citizens have no protection on their private property

Closed at 7:09

**CONSENT CALENDAR**

4. Resolution No. 06- 11, A Resolution Of The Ridgecrest City Council Accepting The Donation Of An Ambulance To The Police Department From The Dust Devils Auto Club Inc. Avery
5. Resolution No. 06-06, A Resolution Of The Ridgecrest City Council Authorizing Application For And Acceptance Of The State Of California, Office Of Traffic Safety Mini-Grant Avery
6. Resolution No. 06- , A Resolution Of The Ridgecrest City Council Re-Adopting The Current Five Year Consolidated Plan And The FY 06-07 Annual Action Plan For Community Development Programs Pollock

At the City Council meeting of 1 February 2006 a duly advertised Public Hearing was held to obtain public input on the existing five-year plan for Community Development Block Grant Funds. As a result of the public input received at this Public Hearing the City Council determined to re-adopt the current five year plan which is as follows:

The current five year plan consists of the following:

Fiscal Year	Description	Amount
05-06	Wheel Chair Ramps	\$200,000
06-07	Street Lights	\$100,000
07-08	Reconstruct Norma Ridgecrest to Upjohn	\$700,000
08-09		\$0
09-10		\$0
Total		\$1,000,000

7. Resolution No. 06-07, A Resolution Of The Ridgecrest City Council Authorizing \$500.00 To The NAACP For The Juneteenth Event On June 17, 2006 Ponek
8. Resolution No. 06-08, A Resolution Of The Ridgecrest City Council Approving A Partnership With Coca-Cola Bottling Company Of Southern California For Five Years Ponek

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9. A Resolution Authorizing The City Manager To Execute An Agreement With Corolla Engineering In The Amount Of \$50,000 For An Analysis Of The Options For Disposal Of Biosolids Rose
10. Resolution No. 06- , A Resolution Of The Ridgecrest City Council Rescinding Notice To PARSAC Of The City Of Ridgecrest Intent To Terminate Membership Winegardner
11. Investment Reports For Quarters Ending September 30, 2005 And December 31, 2005 Winegardner
12. Council Expenditure Approval List (DWR) Dated January 26, 2006 In The Amount Of \$9,494.09 Winegardner
13. Council Expenditure Approval List (DWR) Dated February 3, 2006 In The Amount Of \$127,558.30 Winegardner
14. Agency Expenditure Approval List (DWR) Dated February 3, 2006 In The Amount Of \$12,191.66 Winegardner

Council Member Clark asked that item #6 be removed

Dave Matthews asked for item #4 to be removed

Moved by Council Member Morgan, second Council Member Carter TO APPROVED THE CONSENT CALENDAR WITH ITEMS 4 AND 6 REMOVED. Public comment heard. Motion carried with a voice vote of 4 eyes 1 absent. Mayor Holloway absent

4. Resolution No. 06- 11, A Resolution Of The Ridgecrest City Council Accepting The Donation Of An Ambulance To The Police Department From The Dust Devils Auto Club Inc. Avery

Mr. Matthews as for clarification and why the City needs an ambulance

- Chief Avery stated it was to be used as a mobile Incident Command Center

Moved by Council Member Morgan, second Council Member Clark TO ADOPT RESOLUTION NO. 06- 11, A RESOLUTION OF THE RIDGECREST CITY COUNCIL ACCEPTING THE DONATION OF AN AMBULANCE TO THE POLICE DEPARTMENT FROM THE DUST DEVILS AUTO CLUB INC. Public comment heard. Motion carried with a voice vote of 4 eyes, 1 absent. Mayor Holloway absent.

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**6. Resolution No. 06-12, A Resolution Of The Ridgecrest City Council Re-Adopting The Current Five Year Consolidated Plan And The FY 06-07 Annual Action Plan For Community Development Programs Pollock**

Mr. Pollock read the staff report

Council

- Clark - Asked consideration for splitting funds in FY07 for community projects
- Carter - Also wants to meet needs in community for community oriented/social things
- Morgan - Said we can allocate for FY07 in next budget cycle
- Martin - concurred with Morgan

It has been suggested in the past giving funds to the United Way and under their umbrella they could be disbursed to various activities. The CDBG funds are limited to specific items in their use.

Geno Lamarca, 230 Lilac

- if these dollars went to United Way of Indian Wells Valley there would be many ways to disburse in community
- Could use as designated when funded
- Funds not designated are put out for requests for proposals
- Suggests Quality of Life Committee could help make that decision
- Any funds will go right through to the activity as expenses have already been met

Moved by Council Member Morgan, second Council Member Clark TO ADOPT RESOLUTION NO. 06-12, A RESOLUTION OF THE RIDGECREST CITY COUNCIL RE-ADOPTING THE CURRENT FIVE YEAR CONSOLIDATED PLAN AND THE FY 06-07 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT PROGRAMS. Public comment heard. Motion carried with a voice vote of 4 ayes, 1 absent. Mayor Holloway absent.

**PUBLIC HEARINGS**

**15. A Continued Joint Hearing Of The Ridgecrest City Council And Redevelopment Agency For The Sale Of Real Property And Disposition Development Agreement (DDA) With The Historical Society Of The Upper Mojave Desert (HSUMD) Parsons**

Mr. Parsons gave staff report

The Historical Society is to rehabilitate the structures for use as a Cultural and History Center consisting of a single parcel of land generally known as the Old USO Building at 230 W. Ridgecrest Boulevard, and 229 W. Station Avenue,

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consisting of approximately 0.574 acres. The Disposition and Development Agreement is attached.

Council Member Morgan had comments on several points of wording

- The first being to change the title to Executive Director of the Redevelopment Agency
- No clause giving a portion of profits if building sold after 5 years – City suffered a big loss in the Front Porch Productions episode and don't want to do it again
- City to help with permitting fees – Agency can pay to City of Ridgecrest
- Questioned if they could get loans on property – yes
- If a default who is liable – lien would be against the property

Council Member Clark stated the Society is us, it's the community - it's made up by our local citizens. Compliance is written within a grant and funding source requires compliance before writing another check.

Moved by Council Member Clark, second Council Member Carter TO PROCEED WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT.

Bill Nevins of the Historical Society stated that nothing stops the buyers from selling once the City sells to them.

### ORDINANCES AND RESOLUTIONS

16. **Introduction And First Reading, By Title Only, Of An Ordinance Of The Ridgecrest City Council Amending Chapter III Of The Ridgecrest Municipal Code By Adding Article 11 Related To Development Impact Fees** Parsons

The purpose of these fees is to finance public facilities and improvements and/or compensation measures to reduce the impacts caused by future developments as shown in the *Development Cost and Fee Study*. Such improvements or compensation measures include but are not limited to Fire Facilities Improvements Fees, Traffic Impacts Fees, Park Development Fees, Law Enforcement Improvements Fees, and Storm Drainage Facilities Fees.

Parsons read staff report and gave Power Point presentation

826

Dave Matthews, 717 Kevin court

- What seems to be missing is reference to performing arts center
- Could that be included in new community center

Bernie Conley, Tehachapi (Coldwell Banker Best Realty)

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- Commended Quality of Life Committee for this and for all their help in the discussion by the study group
- Thanked the City for the chance to participate in study
- Traffic impact fee – cost per mile needs to be reevaluated
- Recommend it go back to committee to look at

Mike Mower, 406 E. Mar Vista

- Cost more in fees than it does to build
- Questioned the proposed population estimate
- Park fees look more like wish list for Parks Director
- When are the fees going to be levied and are they retroactive
- Drainage fees have to be paid when grading permit issued

Matt Alexander, WZI

- Population estimate was based on best guess and what we know of BRAC
- Parks and Recreation fees were attained by national standards

William Dale Howard, 1109 Mayo

- Believe the grading fees are too high
- When you start grading you lessen the impact on other properties
- Should put them back with the building permit

James Bell, 1352 S. Richmond

- What are we approving at this time
  - First reading of the ordinance which declares to public we plan to adopt a law
- Drainage plan has more than one option – you should pick one to go by before fees are assessed
- Traffic impact fees should be revisited

Infrastructure and Economic Development Committees will revisit the fee structure for traffic, drainage and infrastructure and police fire and parks

Moved by Council Member Clark, second Council Member Morgan To Waive Reading In Full And To Introduce By Title Only, Of An Ordinance Of The Ridgecrest City Council Amending Chapter III Of The Ridgecrest Municipal Code By Adding Article 11 Related To Development Impact Fees. Public comment heard. Motion carried with a voice vote of 4 ayes, 1 absent. Mayor Holloway absent.

### **Resolution No. 06- , A Resolution Of The Ridgecrest City Council Adopting The Schedule Of Development Impact Fees**

No action was taken on the resolution setting the fees

17. Introduction And First Reading, By Title Only, Of An Ordinance Of The Ridgecrest City Council Authorizing An Amendment To The Contract Between The City Council Of The City Of Ridgecrest And The Board Of Administration Of The California Public Employees Retirement System  
Rose/Winegardner

Mr. Rose gave staff report

An amendment to the contract between the City Council of the City of Ridgecrest and the Board of Administration, California Public Employees' Retirement System is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit, and by such reference made a part hereof as though herein set out in full.

Moved by Council Member Morgan, second Council Member Carter To Waive Reading In Full And To Introduce, By Title Only, Of An Ordinance Of The Ridgecrest City Council Authorizing An Amendment To The Contract Between The City Council Of The City Of Ridgecrest And The Board Of Administration Of The California Public Employees Retirement System. No public comment. Motion carried with a voice vote of 4 ayes, 1 absent. Mayor Holloway Absent.

Resolution No. 06-13, A Resolution Of Intention To Approve An Amendment To Contract Between The Board Of Administration Of California Public Employees' Retirement System And The City Council Of The City Of Ridgecrest

One of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

Moved by Council Member Morgan, second Council Member Clark TO ADOPT RESOLUTION NO. 06-13, A RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF RIDGECREST. No public comment. Motion carried with a voice vote of 4 ayes, 1 absent. Mayor Holloway absent.

**CITY MANAGER/EXECUTIVE DIRECTOR REPORTS**

Regarding the suggestion to change City Hall work hours – we work a 40 hour work week with a flex schedule – the 3 day weekend was a good morale issue – proposes keeping it as is – will start using a half time person at information desk and some cross training on the flex Mondays.

**CITY ATTORNEY REPORTS**

Filed 2nd of two complaints against Matrix Motors

**COMMITTEES, BOARDS AND COMMISSIONS**

**Appointment Of Members To Committees, Boards And Commissions By Council Members**

Council Member Morgan will appoint, with Council concurrence, Lois Beres to the Ridgecrest Planning Commission effective March 1, 2006. Council concurred.

Now needs appointment to RAC with Biddlingmeier.

**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** March 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 February 8

- Flood plain management and flood drainage plan
- Upjohn Street project
- Public Services budget
- Bowman channel
- Downs Street between Upjohn and Ridgecrest - public citizen committee to take into consideration all issues involved

**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

- Talked about a two day meeting to discuss the budget

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- Chief stated what he would like in his budget
- Need for an engineer and two planners and difficulty finding them
- Need position for finance accountant
- Discussed City Hall hours
- Talking about a police tax measure  
Next meeting March 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 Feb 23

### **Redevelopment Advisory Committee**

Members: Chair Lois Beres Vice Chair Mike Hogan, Bob Peoples, Gary Charlon, Ron Ketcham. Ex-officio Members Council Members Steven

Morgan and Ron Carter, Planning Commissioner Mike Biddlingmeier

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

Met February 7

- Discussed agency budget and 5 year plan
- Business park and developments occurring
- Will change meeting date – 2nd Wed at 5
- Next meeting Mar 7

### **RACVB**

Council Member Duke Martin

Council Member Steve Morgan- Alternate

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

Met Feb 15 – check Ray's memo

Next meeting March 15

### **OTHER COMMITTEES, BOARDS, OR COMMISSIONS**

KernCOG tomorrow - Council Member Morgan noted the impact fee program – check on their agenda

Arts council February 27 at 5:30 – will discuss funding stream event

Sister City Association installation of officer at El Charro on February 23 - 5:30

### **MAYOR AND COUNCIL COMMENTS**

#### **Morgan**

- March 10-22 he will be taking sabbatical but will be back for meeting on 15th

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- Thanked those who came for development impact fees discussion
- Has been very pleasurable to discuss this with the citizens
- Will be the speaker at Republican Women's luncheon tomorrow at noon Victoria's

**Carter**

- Thanked Kevin McCarthy for being here on Monday met with him and Mr. Martin
- Has great knowledge of us and our community and our needs
- Vincent Fong was there as Senator Thomas' representative

**Clark**

- Also thanked Kevin for coming to Mesquite to speak with the students
- Relates well to young people
- Community thanks him for his support
- March 4 9 a.m.-3 p.m. will be Council / Planning Commission and staff to look at future of Ridgecrest
- Asked someone from the school district to come to
- Will be at the Heritage Community Building
- 100 Voices For Youth on drug abuse maybe April 11
- Will be looking for facilitators to work with the youth

**Martin**

- Complimented the Chamber for a wonderful Economic Outlook Conference on February 2
- Thanked Debbie Hess for her commitment and our partnership on energy conservation Karen Greenburg
- Thanked Kevin and Vince for meeting with us
- Their reps are here for citizens to talk with on regular basis
- Implementing weight loss program for the city employees
- Wished chip a wonderful vacation

**ADJOURNMENT**

Mayor pro tem Martin adjourned the meeting a 9:45 p.m.



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Rita Gable, City Clerk