



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

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

**November 1, 2006
6:00 p.m.**

**Tape Recorded
Tape 06-27**

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 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 Rita Gable, City Clerk; Jim Winegardner, Director of 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 Assistant City Manager; and other personnel

CLOSED SESSION – 6:03 p.m.

GC54957 Personnel Matters – Labor Negotiations Local 1036 – City Negotiator Harvey Rose

REGULAR SESSION – 6:36 p.m.

PLEDGE OF ALLEGIANCE led by David Campbell, Ships Captain, VFW Ship 4084

INVOCATION – Reverend Judy Battershell, St. Michael's Episcopal Church

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

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In the absence of the City Attorney Mr. Rose stated he, as labor negotiator, presented the status of the current negotiations with service workers of Local 1036; no action taken. Noted there is an item later on the agenda pertaining to this matter.

APPROVAL OF AGENDA

Moved by Council Member Morgan, second Council Member Carter TO APPROVE THE AGENDA. No public comment. Carried with a voice vote of 5 ayes.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation – Buddy Poppy

Mayor Holloway and the Council presented a proclamation to Ship's Captain David Campbell and Executive Officer/Buddy Poppy Chairman Alan Koreman, Lloyd E. Frost Veterans of Foreign Wars Ship 4084, Auxiliary President Rita Gable, and Auxiliary Buddy Poppy Chair Alice Springer, in recognition of Buddy Poppy Days, November 18 and 19, 2006.

2. Proclamation – National Veterans Remembrance Month

Mayor Holloway and the Council presented a proclamation to Sam Brown C.H.E.A. and Veterans Chairman, Elks Lodge 1913, in recognition of National Veterans Remembrance Month, November 2006.

3. Proclamation – Native American Heritage Month

Mayor Holloway and the Council presented a proclamation to Little Dee Durvin, Chairperson, Four Winds Inter-tribal Council, in recognition of Native American Heritage Month, November 2006.

4. Presentation – Sister City

Alan Karty, Ridgecrest Sister City Association presented plaques to the City received during a recent visit in Tepatitlan.

PUBLIC COMMENT

Opened at 6:56 p.m.

Randy Jenkins, 325 W. Robertson Road

- Election 7 November - seize the opportunity to express yourself
- Let us have 3 tools – conscience, reason, integrity

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Gail Marie Petty, 350 E. Ridgecrest Boulevard

- On 11 November at 12 noon there will be a Salute to Veterans in the parking lot at her office address
- It is a barbecue with free hot dogs and hamburgers
- From 12-3 p.m. KLOA will be interviewing veterans
- CHAMPS car and officer will be there
- Face painting, games, etc
- Her 83 yr old mother has already been working on this and has prepared 90 apple pies

Ron Kicinski, Chamber of Commerce

- Reminded everyone of the upcoming Community Dinner n November 10
- Also the Freedom Rally that will be held then too
- Old Save-On building on N. Norma near Del Taco

Walt Maurer, 209 mariposa

- On October15 he enjoyed a concert by the Bakersfield Symphony Orchestra
- 75% of the fee of 15K was paid for by Kern County with the community paying 6K
- All this was done with taxpayers funds
- Now we are being asked to vote on Kern County's Measure "I"
- Shouldn't they be using these funds for public safety and not for citizens entertainment
- Read Measure "I" to understand it and we can vote no on Measure "I"

Diane Grattaroti, 111 chambers

- Encouraged everyone to exercise their freedom and vote
- Our troops are waging a war protecting your right to vote
- Get out and vote for whomever but vote

William Howard, 1109 Mayo

- Please support Proposition 90
- Reminded everyone to read Measure "I" and then make up your mind
- Thanked Chip and Duke for serving the City of Ridgecrest
- Thanked all the candidates in all the races for running for office

Council Member Morgan noted that Governor Schwarzenegger has just announced his opposition to Proposition 90. Also noted that 90%of the funding for Proposition 90 has come for only 4 sources.

Ron Kicinski

- Chamber is standing behind Proposition 90 and Measure "I"
- We need Measure "I" passed – please read it thoroughly

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- We need to support keeping funding in our area

Dave Matthews, 717 Kevin Court

- Thanked Ron for reiterating the need to support Measure "I"
- Has always felt that you "tax at home and spend at home"

Closed at 7:05 pm

CONSENT CALENDAR

5. Resolution No. 06-75, A Resolution Of The Ridgecrest City Council Authorizing Conversion Of The Intersection Of Wayne Street And Reeves Avenue From A Two-Way Stop Intersection To A Four-Way Stop Intersection Pollock
6. Council Expenditure Approval List (DWR) Dated October 12, 2006 In The Amount Of \$237,411.24 Winegardner
7. Agency Expenditure Approval List (DWR) Dated October 13, 2006 In The Amount Of \$15,810.08 Winegardner

Moved by Council Member Clark, second Council Member Carter TO APPROVE THE CONSENT CALENDAR. No public comment. Carried with a voice vote of 5 ayes.

PUBLIC HEARINGS

8. Resolution RRA No. 06-07 A Resolution Of The Ridgecrest Redevelopment Agency Approving Disposition And Development Agreement (DDA) To Construct And Develop A Commercial Use On Lot 17, Parcel Map 10819, APN 33-070-38, Ridgecrest Business Park, Developer National Health Services, Inc. (NHSI) McRea

Community Economic Development Director Parsons

- This is a joint Public Hearing relating to the development of a DDA for the sale and development of Lot 17 of the Business Park by NHSI
- It will be a Dental and Medical Facility
- The 33343 Summary Information Report is attached to the Agenda item
- Staff recommends adoption of the resolution

Public Hearing opened at 7:10 p.m.

Ron Kicinski, Ridgecrest Chamber of Commerce

- Appreciates anyone bringing new business to the valley
- Recommends approval.

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Public Hearing closed at 7:12 p.m.

Council comment

Morgan - RAC does not believe they would be a bad addition to Ridgecrest but could not understand the lessening of the cost of property to NHSI. Still a question as to how many jobs would be created. June 14 minutes of RAC voted unanimously to recommend not discounting to \$2.25 sq ft as compared to the normal \$2.75 sq ft. As of last RAC meeting they recommended not discounting the price of the land. His personal opinion is he thinks it is a great addition to our community as Sage was in part offering the same thing but is no longer here. Commendable that they wish to come here

Project has been in process almost a year

Holloway - has had some heartburn with lowering the price but found out they have no other way to cover some of these costs. They are a federally accepted health care facility which is great and they will be providing dental services as well.

Moved by Council Member Martin, second Council Member Carter TO ADOPT RESOLUTION RRA NO. 06-07 A RESOLUTION OF THE RIDGECREST REDEVELOPMENT AGENCY APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) TO CONSTRUCT AND DEVELOP A COMMERCIAL USE ON LOT 17, PARCEL MAP 10819, APN 33-070-38, RIDGECREST BUSINESS PARK, DEVELOPER NATIONAL HEALTH SERVICES, INC. (NHSI). Public comment heard. Carried with a voice vote of 5 ayes.

OTHER ACTION ITEMS

9. **Resolution RRA No. 06-08 A Resolution Of The Ridgecrest Redevelopment Agency Approving An Affordable Housing Agreement And Authorizing The Execution And Delivery Thereof: Desert Willows** **McRea**

Community and Economic Development Director Parsons

- This is an affordable housing agreement between the Ridgecrest Redevelopment Agency and the Desert Willows Housing Project
- By this Agreement and the terms and conditions herein contained, the Agency desires to provide financial assistance to Owner in the form of a grant in the amount of Seventy Five Thousand Dollars (\$75,000)
- This is in consideration for Owner's construction and operation of a fifteen (15) unit assisted housing development on the property located at 1336 El Prado Street

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- The funds shall be utilized to pay City fees and entailment rights by adoption of the resolution
- Grant is to be returned if the project fails

Carter – asked if the total units is 15 and what will be the price

- Units are for mentally handicapped persons and will be priced at approximately 30% of their income
- Most run around \$600 – charges to the renter can range from 200-400 per month
- Grant is for 1.9 million dollars
- Grant is good for 40 years so they are have to stay here
- Some clients have connections in the community

Carole Vaughn, Vaughn Realty

- Will be a neighbor to this project
- Has 3 step children who might qualify
- Believes most of the clients have connections to this community

Council Member Morgan stated that RAC thought this was an appropriate use of redevelopment funds

Moved by Council Member Carter, second Council Member Clark TO ADOPT RESOLUTION RRA NO. 06-08 A RESOLUTION OF THE RIDGECREST REDEVELOPMENT AGENCY APPROVING AN AFFORDABLE HOUSING AGREEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF: DESERT WILLOWS. Public comment heard. Carried with a voice vote of 5 ayes.

10. **Resolution No. 06-76, A Resolution Of The Ridgecrest City Council Approving By Reference And Authorizing Execution Of A Memorandum Of Understanding With The United Food And Commercial Workers Local 1036**

Rose

City Manager Rose

- Has been in 4 months of negotiations with 4 different employee groups
- This is a multiyear agreement (3 years) with yearly reopening
- It has a salary adjustment and also modification to retirement benefits
- it will apply to all miscellaneous employees as well if they agree – all but sworn police officers
- Total costs will be about 200K

Moved by Council Member Martin, second Council Member Morgan TO ADOPT RESOLUTION NO. 06-76, A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING BY REFERENCE AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE UNITED FOOD AND

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COMMERCIAL WORKERS LOCAL 1036. No public comment. Carried with a voice vote of 5 ayes.

DISCUSSION ITEMS

11. **City Of Ridgecrest Modification And Discussion Of The Five (5) Year CDBG Consolidated Plan, A Public Hearing For The Five (5) Year Plan Has Been Noticed For November 15, 2006** **McRea**

Joe Pollock

- Purpose of this item is setting a public hearing date
- Housing and Urban Development Program will be approximately \$170K
- Briefly discussed the current 5 year Plan that was provided with the staff report
- Low and moderate areas is where funds are supposed to be directed
- Have only a couple of those areas in Ridgecrest
- We have expended 100K on wheelchair ramps in other areas of town which was ok'd by the County CDBG staff
- The Consolidated Plan is a five year plan that identifies needs, sets goals and objectives, and provides a strategic plan for utilizing CDBG funds to address some of the identified needs
- A Public Hearing has been noticed for November 15, 2006
- Discussion will be in regards to utilization of 50% of the available funds for other services and modification of the existing five year plan
- The plan is reviewed annually, three years remain within the approved plan

Carter - the 5 year plan document is too complicated

Clark - noted the swimming pool is in extremely bad condition and asked Jim Ponek to elaborate

Jim Ponek

- Pool is very old and is in very poor condition – it is badly in need of re-plastering
- Estimate to re-plaster is approximately \$75K
- Filters are sand filters and 2 are rusting through and probably will not last out another season – estimate \$36K for new filters with installation costs of 10K to 15K
- Sat with staff looking for solutions – could clean up pool and wash it out and not re-plaster – would save the \$75K
- But need new filters if we wish to keep pool going
- Best solution would be a new pool but there is no way we can afford that
- High school swim season starts in February so if any repairs are done they need to start now - and then it will take a week to heat it up

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Joe Pollock

- Whatever is decided it will have to go through Kern County and that will take at least a month and maybe more

Public Comment

William Howard

- Sounds like the public hearing will be a waste of time
- From what was said feels they have already made up their minds on how to spend the money

Moved by Council Member Clark, second Council Member Carter TO SET A PUBLIC HEARING FOR MODIFICATION AND DISCUSSION OF THE FIVE (5) YEAR CDBG CONSOLIDATED PLAN ON NOVEMBER 15, 2006. Public comment was heard. Carried with a voice vote of 5 ayes.

CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

One of the most important things you can do is to vote and encouraged everyone to vote on November 7

CITY ATTORNEY REPORTS

None

COMMITTEES, BOARDS AND COMMISSIONS

Economic Development Committee

Members: Chair Dan Clark, Chip Holloway, Mike Biddlingmeier, Howard Laire

Meetings: 1st Thursday of the month at 5:00 p.m.; Council Conference Room

Next meeting November 2

Legislative Committee

Members: Chair Duke Martin, Chip Holloway

Meetings: probably quarterly - at 8:00 a.m.; Council Conference Room

Next meeting to be announced

Chair addressed recent question of why committee has not met – staff cutbacks and budget cuts

Infrastructure Committee

Members: Chair Steve Morgan, Duke Martin, Jim Smith, Lois Beres

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Meetings: 2nd Tuesday of the month at 4:00 p.m., Council Conference Room

Next meeting November 14

Planning and Zoning Ad Hoc Committee

Members: Chair Steven Morgan, Vice Chair, Chip Holloway, and Jim Smith

Met Oct 25

- John O'Gara talked about the planning process on the base
- Much like what we go through with committees
- City is providing info on a timely basis to base
- Finding some zoning inconsistencies
- Have been contacting realtors and developers for comments and inputs regarding zoning

Meetings: 4th Wednesday of the month at 5:30 p.m.

Next meeting November 16

City Organization Committee

Members: Chair Ron Carter, Steve Morgan

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

Next meeting November 9

Quality of Life Committee

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

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

Met October 26

- David Jester volunteered assistance with the Adopt a Highway and has helped resurrect the program
- Historical Society is raffling off 2 Larry Zable prints –\$35 per ticket or two for \$60 but you have to be present to win – December 3 at Kerr-McGee
- Inundated with requests for money for various groups
- If you need inkind or cash you need to obtain the guideline from Jim Ponek to see if you qualify
- Four groups have stepped up to do so and submitted requests

Next meeting November 30

Redevelopment Advisory Committee

Members: Chair Mike Hogan, Vice Chair Nicole Guerrero, Bob Peoples, Gary Charlon, Ron Ketcham; Ex-officio Members Council Members Steven Morgan and Ron Carter, Planning Commissioner Lois Beres

Meetings: 3rd Tuesday of the month at 5:15 p.m., Council Conference Room

Next meeting November 21

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RACVB

Council Member Duke Martin

Council Member Steve Morgan- Alternate

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

Next meeting November 15

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Clark -

- ❖ Arts Council November 29 t 5:30 at Kerr-McGee

Morgan –

- ❖ City and County had discussion on upcoming general plan and Indian Wells Valley Collaborative Plan for the sphere of influence
- ❖ May be able to do a joint EIR between the city and county

Martin –

- ❖ Attended LAFCO on Oct 24 and mostly discussed annexations
- ❖ Trying to get a LAFCO 101 session set up
- ❖ Met with Supervisor Barbara Patrick who came to Ridgecrest on October 23 – discussed the fire services
- ❖ Mike Maggard of Bakersfield will be the Chair of LAFCO Board

MAYOR AND COUNCIL COMMENTS

Martin

- Community Dinner reminder November 10
- KZIQ session last week was edited and broadcasted throughout the day
- His statement regarding receiving fees was – "Did not receive referral fees when working for SSSD or City of Ridgecrest"
- Referral fees is one way his corp is compensated when working with other entities
- Make the troops proud of us and go out and vote

Clark

- Thanked the candidates who came to his classroom to speak with the kids
- Wished all of them good luck in the election
- Kids voted on all props and candidates and will be interesting to see how they did
- Noted many of our neighboring cities are having a lot of trouble with gangs
- Kids tell him we do not have them here nor do the police think so
- He feels we should have a Community Task force to get ahead of the tide

Cater

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- So happy to be here after Halloween
- Halloween at a school site with kids who are very anxious for evening to come is high tension
- Today kids came into the office getting sick – most were suffering sugar highs
- Have new policy in the District of having nutritious foods brought into school by parents and volunteers for birthday parties, etc.
- Thanked all the churches for having good things for the kids for Halloween
- These were great community events
- Also think we should have a Community Task Force

Morgan

- Probably will have a discussion after election about the mayor position
- To correct a misconception seen in the newspaper no one is running for a forth term on the Council
- His home town of Newark has been incorporated for 50 years - it is a Charter City
- The council has a new member of 5 months, next is member of 21 years, then 26 years, vice mayor has 10 years on Council - mayor is elected and has been in office 29 years
- Things go smoothly in this town of about 65,000
- If a change is to be made, so be it - but think carefully about it before you do it
- Ask each Council candidate how many meetings they have attended in the last year
- Also ask if they have received a City budget and have read it
- How much do they know about the City other than what they read in the news media
- He is glad this is almost over and that he is not running
- But he is sick of all the garbage that has been happening
- Walt Maurer comparing Measure "I" to Measure "Q" is ludicrous
- Measure "I" will bring about 7% of funding back to this side of the mountain

Holloway

- He handed out candy at Community Crossroads Church last night
- They did "trunk or treat" in the parking lot
- Then went on to Immanuel to see what was happening there
- Can't stress it enough - Get Educated About The Issues And Vote
- Has been here on the Council 8 years and is running for another term
- Got frustrated by the Council pay issue letter because no one is in it for the money
- Even Mr. Bryant stated that when he was on the Council
- Thanked all the Council Members for their help and insight and cooperative work ethic over the last 8 years

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ADJOURNMENT

Mayor Holloway adjourned the meeting at 8:30 p.m.

Rita Gable, City Clerk