



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

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

**April 20, 2011  
5:30 p.m.**

This meeting was 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 – 5:30 p.m.**

**ROLL CALL**

**PRESENT:** Mayor Ronald H. Carter; Mayor Pro-Tem Marshall 'Chip' Holloway; Vice Mayor Jerry D. Taylor; Council Member Steven P. Morgan; and Council Member Jason Patin

**STAFF:** Kurt Wilson City Manager; Rachel J. Ford, City Clerk; Keith Lemieux, City Attorney and other personnel

**APPROVAL OF AGENDA**

*Motion To Approve The Agenda Made By Council Member Morgan, Second By Council Member Taylor. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, 0 Absent.*

**CLOSED SESSION – 5:30 p.m.**

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|---------------|---|
| GC54956.9 (A) | Conference With Legal Counsel; Existing Litigation; City Of Ridgecrest V. Benz Sanitation, Inc.   |
| GC54957       | Personnel Matters – Public Employee Release   |
| GC54957.6     | Labor Negotiations – United Food and Commercial Workers Local 8 (UFCW); Police Employee Association of Ridgecrest (PEAR); Mid-Management Group of Employees (MM); Confidential Group of Employees (CO); Management Group of Employees (MG) – Agency Negotiator City Manager Kurt Wilson |

## REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

## CITY ATTORNEY REPORTS

- Closed Session
  - Received reports on items 1 and 2 of closed session. No action taken.
  - Council member Taylor excused himself from the discussion of item 2.
  - Will resume closed session after the regular meeting is adjourned.
- Other
  - No other report.

## PUBLIC COMMENT

- Christina Witt – during last council meeting found council comments disturbing. Does council work for public? Morgan upset and made comments of twisting words regarding tax allocation bonds. Need to listen to people, taxes paid for by the people. Mr. Carter commented on youth, children are very important but not government's job to provide funding for children entertainment. Parent's responsibility. 3 council members discussed RDA funds being spent to increase tax base, you are right but the examples of other communities and their use of general funds should be reviewed. If their infrastructure is better than ours then can't compare. Commented on new tax issue. How does council propose to maintain new infrastructure created by new tax base. Reviewed Mr. Peterson's comments and council support of the comments. Mr. Peterson lives in county and did not vote for council. More support for non-resident than the residents. 56% people voted yes on measure 'N', focus on infrastructure. Majority did vote for it.
- Jay Chun – president of chamber of commerce discussed redistricting issue. California state redrawing district lines. Concerned citizens need to become involved. Ridgecrest has two scenarios that would separate us from Kern County. Concerned we support the boundaries consistent with county lines. Encourage citizens write to the commission on redistricting and gave contact information. Information available [www.wedrawthelines@chamber.gov](http://www.wedrawthelines@chamber.gov) next hearing is May 1 in Lancaster. Public input only accepted thru May and maps to be published in June.
- Renee Westa-Lusk – attended California citizens redistricting commission and provided handout to council members. Gave history of redistricting meetings and Ridgecrest representation at the hearings. Previously did not have kern county representation before 2001. Read recent articles about proposed redistricting. Reviewed issues and testimony of fears having all of Kern County in one congressional district. Was shocked at the verbal attacks regarding Ridgecrest during the hearing. Commissioners listening to west kern county public.

- Harris Brokke – desert wildflower festival update. Tremendous success. Website for festival visited by 13 countries and multiple states. Many visitors from southern California. 2 ½ times more people and sales than past years. Pleased with the number of visitors from out of town at all functions. 39 of 40 vendors have made commitments to return next year. Geo-cashing event drew 66 teams. Will come back next council to give economic update. Already planning next year festival. Next year event April 13-15, 2012.
- Tom Wiknich – friends of NRA dinner on may 14 at 5pm. Organization supports shooting ranges that come here from all over the state for competitions. Organization not supported by government dollars, ranges are put to good use. Invite public to attend.
- Dave Matthews – over the years has been generally pleased with council decisions. However at last budget session, question if council made a wise if not bad decision. Referring to elimination of grant writer position. Provided handout to council. Person occupying position recently awarded for 30 years of service, has brought in millions of dollars in form of grants and has done good service for the city. Letting this person go is a crime and sends mixed signals to other who may want to work for the city. Sending some of the work to contract to help organizations outside of the city sends community signal that we don't want to shop local. Don't think this is what you want to do. Hope council reconsiders the decision. Also, at last council meeting mentioned fundraising dinner to buy shelter box. Dinner to be held at knights of Columbus hall, Saturday June 11 around 5-7pm. Ticket prices \$10 each spaghetti dinner. May be a children's price also. Mr. Brokke didn't get to attend the events but did see a lot of traffic in town. Good for you.
- John Monahan – 29 year resident. Do want to expand on priority remarks. Fixed expenses that need to be maintained but my sense is that if any extra money shows up such as RDA money, then paving streets is at the top of the list. Have made progress such as Norma Street. Suggest more people would get more out of fixing the streets rather than swimming pool and parks. Streets are not the highest volume item in the budget; suggest the extra money be spent on streets. Residents of Ridgecrest are now paying more due to trash and water, cost of living is going up but the RDA funds will go a long way to paving streets. Good evening.

Closed public comment at 6:50pm

## DISCUSSION AND OTHER ACTION ITEMS

1. Approval Of A Resolution Of The Ridgecrest City Council Authorizing Submission Of The Fiscal Year 2010-2011 Transportation Development Act Claim To The Kern Council Of Governments. Staheli
- Tyrell Staheli – gave staff report. Submit to Kern COG to secure leftover money once needs have been met. Requires council approval.

- Council Member Morgan – asked Tyrell to describe to public the interaction we have had with kern COG.
  - Tyrell Staheli – concerns is the fare box ratio is too low which means we could potentially loose all the funding. Options are to go to deviated fixed route, or county funds currently classified as assistance be reclassified.
  - Council Member Morgan – these funds are expressly dedicated funding for transit and leftover then goes to roads. Won't get this every year but is an accumulation we could receive.
  - Tyrell Staheli – correct. Average is between 200,000 up to 700,000. This high now because we did not receive any last year.
  - Council Member Taylor – currently spend 900,000 annually on transit and we are mandated to spend on transit.
  - Council Member Patin – if fare box isn't improved we could lose all of this. Where are we on deviated fixed route?
  - Council Member Taylor – WIA staff was distracted and will bring back to committees. Allocation will be set aside. Do need to get this going to improve the fare box ratio. If could report at county level then would improve right away.
  - Council Member Patin – where are we on getting deviated fixed route?
  - Kurt Wilson – in the queue and is very high on budget

*Motion To Approve A Resolution Of The Ridgecrest City Council Authorizing Submission Of The Fiscal Year 2010-2011 Transportation Development Act Claim To The Kern Council Of Governments Made By Council Member Taylor, Second By Council Member Patin. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*

**2. Discussion And Approval Of A Resolution Of The Ridgecrest City Council And The Ridgecrest Redevelopment Agency Approving The Annual Budget Amendment #2012-02 Increasing Appropriations In The Annual Budget**  
Staheli

- Tyrell Staheli – gave staff report. no changes since last discussion
- Council Member Patin – prepared to move forward, not satisfied with those already passed but prepared to move forward
- Council Member Taylor – budget a living document and other items coming back

*Motion To Approve A Resolution Of The Ridgecrest City Council And The Ridgecrest Redevelopment Agency Approving The Annual Budget Amendment #2012-02 Increasing Appropriations In The Annual Budget By Council Member Patin, Second By Council Member Taylor. Motion Carried By Roll Call Vote Of 4 Ayes (Council Members Carter, Holloway, Taylor, And Patin), 1 Abstain (Council Member Morgan)*

**3. Approval Of A Resolution To Approve A Professional Services Agreement With, The HLA Group For The Preparation And Provision Of Research,**

**Surveying, Preliminary/Design Development, Construction Plans, Specifications, Bidding Documents And Construction Management Services For Playground Improvements For The Pearson And Upjohn Parks And To Authorize The City Manager To Execute This Agreement.**

**Speer**

- Loren Culp – gave staff report and update of projects currently in process. Consultant RFQ resulted in 36 responses. 20 for parks and after evaluation and short list of 8 with 3 being selected as the top consultants. This item is for improvements to playground equipment at Upjohn and Pearson parks utilizing Tax allocation bond funds. Referred to backup in the agenda. Reviewed total improvement costs.
- Council Member Morgan – as tax allocation bond project, Mr. Ponek, these improvement, would you say they are things that were previously budgeted but not done?
  - Jim Ponek – several years ago we funded playgrounds for ADA compliance. Three phase plan that did not happen.
  - Council Member Morgan – is there a safety or liability issues in these areas and we know about them and that if we do not fix them could be sued and lose in court. Can you explain the changes that have occurred that requires ADA compliance?
  - Jim Ponek – wheelchair access to the playgrounds, consultant is expert in ADA and won't miss anything. Example of various surface materials that experts can help design areas for access to playgrounds.
  - Council Member Morgan – is it possible that once contract is completed that volunteer services could defray costs later on. Community involvement.
  - Jim Ponek – yes.
  - Loren Culp – caution to make sure contract documents have clear delineation of responsibilities and volunteer services that are offered.
  - Council Member Morgan – problematic
  - Loren Culp – yes but attainable
  - Council Member Morgan – over the years, public comments from individuals who use our parks, there is a generous percentage of concern?
  - Jim Ponek – yes, have done best we can but most of the equipment is over 15 years old and are beginning to wear out and break.
  - Council Member Morgan – some public comment on this issue that is favorable to the improvements
  - Jim Ponek – yes, mothers concerned for their children. Requested staff to show PowerPoint. Highlighted basketball courts and playground equipment. Some parts not available. Total revamp from surfacing to the equipment.
  - Council Member Taylor – what isn't ADA compliant? Referenced the past Rocket Park. Trying to understand what is going to do such as pathway which won't go between the swings. Trying to balance the quality of

- property maintenance of equipment and matting. Struggling with a Full replacement.
- Council Member Morgan – tax allocation bonds, is this an appropriate expenditure
  - Kurt Wilson – yes
  - Council Member Morgan – to members of public focusing on pavement. Tax allocation bonds are not pavement funds. When this contract was let, doesn't mean have to do the work, only have the plans in place.
  - Loren Culp – purpose is to prepare the documents only.
  - Council Member Morgan – direction to staff was to come back at each step.
  - Jim Ponek – direction was to put together the plan for each facility.
  - Council Member Morgan – this is one of many public forums for each project that will be funded by tax allocation bonds.
  - Loren Culp – requirement for public hearings. Any project be it roads or parks requires development of plan for a cost estimate.
  - Council Member Morgan – appreciate this being brought forward. Know soon individuals will be screaming that should not be spending money on parks; believe that is incorrect in this instance. Percentages or not and whether city uses pavement management system for other funds. Idea is we are moving forward with issues we are able to spend funds on and that the public has shown interest in.
- Council Member Taylor – original project proposals came from committee, we said would have one more shot at this. This came out of committee and each group would get their pot of money. Nothing personal to staff, brought forth projects but do not have the full list of how we want to spend the money. This will allocate 2% for studies that came from committee several years ago. Current PMS says if we don't do something about roads then in 5 years they will be 80% destroyed. Asked city manager what our liability for ADA is.
    - Keith Lemieux – ADA is subject to private enforcement or civil action. Anyone can file a claim but doesn't mean the claim is right.
  - Council Member Taylor – question before council and city is what the highest priorities are. Concern about funds going to professional services before we even have a complete list prioritized. Not what we should be talking about with this TAB money.
  - Council Member Holloway – comfortable with this because of the scope of services in the contract. My concern is we didn't give a pot of money but in the process we can get a better bang for our buck. Loren assures we won't go out and spend 300,000 just because we can.
    - Loren Culp – yes, consultants are required to meet with public and provide 2 options for each park prior to construction.
  - Council Member Holloway – ultimately go out to bid and feel if the bids come in wrong we can stop in our tracks and if does look like value to consumer isn't what we want then invest money elsewhere. Comfortable with the process. Want a master plan for parks, general plan has a recreation element but it is

- basic. Want to know what will be in those areas. If plan can't be afforded then could be vision for future and not funded at this time.
- Loren Culp – referred to scope of services, consultants allocated amount for the project and will work within that parameter to develop multiple options to choose from.
  - Council Member Holloway – unified concern by council that if there is a way to incorporate volunteer help and materials we will do it. Some organizations that could donate equipment. Some opportunities in those areas. Have people willing to help and want to leverage the dollars we have available.
  - Council Member Taylor – support the idea. If this had been professional service contract to develop master plan for all recreation facilities rather than micro-projects.
  - Council Member Holloway – would support that idea, is this company able to do that for additional funding?
    - Jim Ponek – added to comments. This is project number one in our mind and number two is the next item and soon to be presented is costs for piney pool and school lights.
    - Loren Culp – did discuss with consultant ability to do an overall plan for parks. A contract can be prepared with the same firm to do that work. Confident we have the best consultant on board to do whatever you direct.
  - Council Member Patin – thanked staff for hard work. Will cost be different for one master plan?
    - Loren Culp – determined by scope of work crafted based on discussions with staff, engineers. Scope for all capital improvement projects is basically the same; fee is based on time involved.
  - Council Member Patin – can you expect to spend some project money on this process? Is so much of the budget consumed by this step?
    - Loren Culp – depends, fees are recommended by construction organization. Consultant services fees are project specific.
  - Council Member Patin – despite what is in the newspaper, believe in improving parks and putting money into them to maintain. Irresponsible to build them but not maintain them at a safe level. Future new parks may have new rules, but parks are part of the infrastructure and are our responsibility.
  - Council Member Morgan – been stated this is the first expenditure of TAB funds. The west Ridgecrest blvd. money, was that intended to be TAB fund expenditure? One million in funds has already been expended on the west Ridgecrest blvd. project. For super Wal-Mart project, during negotiations about improvements around the facility, TAB funds are also allocated for pavement in the amount of 1.3 million for a total of 2.3 million in pavement. Strong indication that council will use funds for pavement.
  - Council Member Jason – not for building new parks, only in maintaining the parks we have. Council needs to be clear, no one has ever voted to supplement their programs with tax dollars, only asked we maintain what we already have. Supporting, not funding.
  - Council Member Taylor – keep in mind, regarding pavement management system. Wal-Mart projects or new construction is not improving existing roads,

just adds more stuff. Urban sprawl compared to houses and tax base. Back to parks, if I look at basketball court and assign a pavement index that would be one heck of a court. What makes that court in the funded section compared to something else in a list we don't even have yet. Spending 20% on this item.

- Council Member Patin – if took all parks money for streets, how will you maintain it? Need to figure out how to maintain long term.
- Council Member Taylor – businesses come here for infrastructure.

## PUBLIC COMMENT

- Christina Whitt – liability issue, the extreme weather causes accelerated deterioration. Lost the rocket because it was a safety hazard. California changes the laws regularly and if we don't keep up with the laws then can see future problems. However, if discussing liability, potholes in the street blow tires and claims get filed. Question of volunteers, once council comes up with plan then goes to bid or can you take to volunteers first and what's left over goes to contractors. Is that a viable solution?
  - Loren Culp – possible but would need to clearly craft the contract language. Typically plans developed then go out to bid.
  - Christina Whitt – is viable to incorporate volunteer services or donations into the contract?
  - Loren Culp – would be ability to have someone donate or pre-purchase equipment providing the equipment meets the legal standards.
- Ron Porter – need master plan for how this money will be spent and thank Mr. Morgan for volunteer suggestions. Request council not approve, it is premature and public wants draft plan. Argument that laws may change. Need informal plan of what we want to spend money on for all parks. General overall before going into piece meal. Can't prioritize if don't have the plan to begin with. Comments will come before consultants not the council. Council needs a basic outline of expectations before moving down this road.
- Dave Matthews – work being looked at does not involve lighting in this item. Hearing talk about a master plan. What we are looking at here is delayed maintenance. We have a pavement management system that prioritizes but is not a master plan. Until we have done the piece meal work, because we aren't building new parks then we need to take care of what we have.
- Howard auld – one thing heard recently was the closing of Pearson and Upjohn Park. So are we putting money into a park we can't maintain?
  - Jim Ponek – neither of these parks are being closed.
  - Howard auld – if thinking about closing parks yesterday may have to look at the same thing in the future. Not sure if want to invest the funds this way. Also \$69,000 is a lot of money for just equipment, what is the scope of this. Also if we know what ADA wants replaced then we already know the solution and that is to go to the company that puts out the product which is ADA compliant.
- Mike Neel – requested legal answer from Ponek be stricken from the record. Trying to take engineering approach to what I hear and what I see in

documentations. Firstly, this study is a separate study not a subset of a master plan which is on the quality of life list of projects. Only proposing a 60,000 for a master plan for parks. When you have a lot of things to do and only limited funds, have to have good numbers. If we don't have master plan for all parks in town like the PMS study that outlines each street in order of needs. Two separate studies for two parks, what about the rest of the parks. Is premature. The numbers this starts with, where did these numbers come from Mr. Ponek?

- Jim Ponek – we are trying to do a master plan, we are working on master plans in sections.
- Council Member Holloway – ultimately expect to go to bid for the right numbers, this is an estimate only.
- Mike Neel – this is 20% of the ultimate cost which is extremely high. First bad assumption, cost of the study is based on that which is not just a study. Task 8 is construction management.
- Council Member Morgan – that is the assumption but is not true.
- Mike Neel – bid is high because original assumption for total cost was pulled out the air. Approach should be to look at parks and figure out what can be fixed and then fix it. Even if parts are hard to find, would rather that than scrap all of the equipment. This is not a master plan but a specific project set to faulty numbers. Save money in an organized fashion with a master maintenance plan. Give the public the best bang for our buck.
- Tom Wiknich – no real problem with the proposal but with the method. Mr. Ponek knows what needs to be done, why hire a contractor to come here and tell us what we already know. Have company bid on what it takes to bring the park up to standard. Mr. Ponek could do the work. Winning bidder has to do everything that needs to be done.
- Ron Porter – if we get a generalized idea of what is planned before it is finalized gives opportunity to get volunteer help.

### Council Comments

- Council Member Taylor – can I change motion to parks maintenance plan
  - Keith Lemieux – no, not proper public notice
- Council Member Holloway – asked to amend motion to bring back the pool
  - Kurt Wilson – public notice and this item refers to two specific parks. Could move forward or delay and bring back
- Council Member Morgan – asked Mr. Morgan if he was knowledgeable enough to write the scope of work and send out to bid.
  - Jim Ponek – yes, however council direction was this path. Lack of staffing would delay the project several months.
  - Council Member Morgan – read several tasks which do not incur a cost and require collaboration with city staff and oversight from Ponek. Did not read the scope of work to the public at this meeting. We have an engineer who does a site survey before going to the construction phase. City does not have the staff, time, or knowledge to do these tasks.

- Jim Ponek – correct. We are redoing the entire playground
- Kurt Wilson – these tasks are beyond the scope of the parks director job description.
- Council Member Morgan – are we capable of doing this scope of work in-house?
- Loren Culp – no
- Council Member Patin – do not have time or staffing even if the staff had the knowledge. Time for spending and completing these projects?
- Kurt Wilson – completion and funds spent within 3 years. Current staffing levels are struggling to keep up with current work load.
- Mayor Carter – this is not final decision, will come back to council. Need to move forward.
- Council Member Taylor – is this time and materials contract?
  - Loren Culp – not to exceed amount.
  - Council Member Taylor – rough estimate of level of expenditures to come back with design.
  - Loren Culp – fee proposal design thru bidding docs is \$39,000. 10% of total project.
  - Council Member Taylor – ask council per direction is to have a master plan for all parks, this is just one project.
- Council Member Holloway – two options for \$340,000 or will there be options for lesser amounts.
  - Loren Culp – tasked to meet with community and staff, possibility that cost for vision could be much less than what is budgeted.
  - Council Member Holloway – who established that figure? Two year process has changed.
  - Loren Culp – in scope of work there are multiple presentations and cost estimates. Ability to have input in various stages of project.

*Motion To Approve A Resolution To Approve A Professional Services Agreement With, The HLA Group For The Preparation And Provision Of Research, Surveying, Preliminary/Design Development, Construction Plans, Specifications, Bidding Documents And Construction Management Services For Playground Improvements For The Pearson And Upjohn Parks And To Authorize The City Manager To Execute This Agreement Made By Council Member Morgan, Second By Mayor Carter. Motion Carried By Voice Vote 4 Ayes (Council Members Carter, Holloway, Morgan, and Patin), 1 Nays (Council Member Taylor), 0 Abstain, 0 Absent.*

- 4. Approval Of A Resolution To Approve A Professional Services Agreement With, The HLA Group For The Preparation And Provision Of Engineers/Architect's Design Report (Master Plan) Environmental Studies, Surveying, Geotechnical Investigation, For The Kerr-McGee And Leroy Jackson Sports Complexes, Preparation Of Plans, Specifications, Bidding Documents, Construction Management Services For The Sports Field Lighting For The Kerr-McGee And Leroy Jackson Sports Complexes And To Authorize The City Manager To Execute This Agreement. Speer**

- Kurt Wilson – has concern with project which can be alleviated. Do not own Leroy Jackson Park and coming to end of lease.
- Loren Culp – gave staff report. Project is specific plan for the park which provides environmental studies, surveying, specifications, construction management services, bidding documents. Two projects, one to get lighting at football field and rehab of lighting. Other phase is specific planning for improvements at Kerr McGee and Leroy Jackson. Fee is corrected \$335,905.00
- Council Member Patin – asked for Leroy Jackson contract status.
  - Kurt Wilson – have slightly more than 6 years on this contract and county has lowered the priority of that contract. Assuming county chose to operate the field it would still serve the same citizens but a point of contention of what is going to happen to the lease agreement in the future.
- Council Member Holloway – meeting with McQuiston who asked we not exceed the existing footprint of the lease. Felt we would not have ability to expand but probably would not lose what we have. Nobody wants to take on more responsibility than they have now.
- Council Member Taylor – viewed and outlined what portion we currently maintain.
  - Jim Ponek – we maintain and operate the sports complex from parking lot to tennis courts
  - Council Member Taylor – what is the vision for the dirt area between the facilities?
  - Jim Ponek – will come back to council with a multi-purpose field, one softball and one soccer field.
  - Council Member Taylor – is the concession stand part of the design?
  - Jim Ponek – currently between the softball fields.
  - Council Member Taylor – so suggesting a second stand, eventually going to be too far for use.
  - Jim Ponek – these plans will address those questions.
  - Council Member Taylor – heard bathrooms which I support. Also heard this group wants to build a concession stand. From my perspective, understand the bathrooms and would like to identify everything we need to do. Master plan is short of basketball courts.
- Council Member Patin – not approving the plans tonight, just trying to get the plans.
- Council Member Holloway – this scope of work concerns me. Would like to add that when we go out to bid on construction that it be local construction.
  - Jim Ponek – volunteers can assist
  - Loren Culp – special provisions of bidding documents we could require the contractor sub to local.
  - Council Member Holloway – insurance sometimes precludes local contractors.
  - Loren Culp – make sure the contractor knows what he is ensuring for his work on the project including volunteer services and local contractors.

- Council Member Patin – there are plenty of local licensed landscape and construction companies that could do the work and don't see a problem getting volunteers.
- Council Member Holloway – is the cost estimate based on the actual cost of building? Percentage?
  - Loren Culp – no, is dependent on the project and management necessary for the construction.
  - Council Member Holloway – one way to use donated labor is contractor may bid on project but wanted to donate the services. Example of estimated cost being \$300k and the donated cost is \$50k. Will that affect the management cost?
  - Loren Culp – standard work procedures for contract. Again staff cautions how to craft the language on how to provide services. Want to ensure the contractor meets the standards.
- Council Member Taylor – understand. If we have a commitment to do something ourselves, then we pull out of the scope and if can't accomplish then go back and bid just that one item in phases. I got involved in government because of the need for bathrooms at Pearson Park. If this was the master plan for parks and recreation I would be in full support.
- Council Member Morgan – scope of work reviewed.
  - Loren Culp – part one has to do with the planning of facilities at both sites. Required to meet with public interest groups, council, and commission to put together the vision for the park. Then proceed with engineer's preliminary 10% design level document and build cost estimate. As things evolve, could be other services or fees depending on the scope of the plan changing significantly.
  - Council Member Morgan – part one is having the group formalize plans for both facilities.
  - Loren Culp – not construction level documents but a plan that offers good cost estimates and be able to prioritize development.
  - Council Member Morgan – getting plans in place does not allocate funds for construction. Once part one is finished we could stop.
  - Loren Culp – correct, a living document that you could budget for future funding.
  - Council Member Morgan – estimates from past, we have not gone thru this process. Numbers put in public form may not have been accurate. In this particular project need to make sure that if going to move forward that in parallel we redo our agreements at Kerr McGee center and make sure we own that facility or this doesn't move forward.
- Council Member Taylor – between county, lack of master plan is appropriate time to pause.
- Council Member Patin – how long have you been doing parks and recreation?
  - Jim Ponek – 23 years, did not pull numbers out of thin air. Called friends.
  - Council Member Patin – Kerr McGee sports complex is a city park.

## PUBLIC COMMENT

- Ron Porter – this action disenfranchises public. Don't spend money on something until we have some general idea of what we want. Public should have a right to give input. We are going to pay someone to design a plan we don't know if we'll have the money to spend or if it will be what we want. Need a long term plan for the parks. Council passed last resolution with the same problem. Every one of you agreed that we were not going to spend any TAB money until we had a plan. Need more detail before spending money to design plans for us.
- Tom Wiknich – sometimes more dialogue would be more helpful. With the excellent work these two gentlemen did, I could have an RFP on your desk next week for approval pending legal review. This one I have problems with. The title reads for sports lighting. But scope of work doesn't say anything about lighting, but title, resolution, and staff report is lighting. What is in part one is not reflected in this title? Part two finally says lighting. Part one is a whole page of work and lighting is just one paragraph. Is this appropriate. Title is deceiving. Facts are in the details, plans for new fields, restrooms, parking lots, etc. A lot of money in that list. Know this is just a consultant with a plan and there will be bidding for each of these but to set up in this manner as lighting when it isn't is not appropriate. These numbers have not been shared with the public, been waiting for 4 years. Where specifically did these numbers come from? Who was called and where did the numbers come from? When reviewing this, it is clear this is more than putting in lighting. Same list of projects is for Leroy Jackson Park. Where did estimate come from which was exposed to consultant who now thinks this money is committed to these projects. If he already knows that 4.3 million dollars committed to these facilities then at a point where it could potentially be going into a lot of those funds. At a loss as to why you would allow this to go forward without it being in the title. Would ask you do a better job of writing this document, not appropriate. Lacks transparency in what you are doing.
- Danielle Mowe – IWV softball. Sports are important in keeping children off streets and off drugs. We have tournaments which bring revenue to the city. JD Martin plays professional ball now and started at Kerr McGee center. Providing opportunities for kids to do these things. We are moving off the base and want to use these fields.
- Christina Whitt – ironic we are talking about lighting, these lights pull a lot of light, can see them all over the valley. Discussing improving a sports complex with RDA money and referred to Mr. Carter statements last meeting. I could see the liability issue in the last item, these are not liability issues. Not against sports, but in favor of parents and community involvement. Yes brings in some revenue but doesn't justify the cost. Previous comment, when you develop something it increases infrastructure costs. Have to be able to maintain them. Logic isn't making sense and council should consider. Kerr McGee complex is nice to have, but if want to draw in revenue then how are you going to get businesses who can't drive down the streets or connect to sewer. Create blight, create jobs and generate tax revenue but discussing this first and priorities are out of line.
- Dave Matthews – after hearing Tom Wiknich is thinking the inconsistency that Mr. Wiknich pointed out could be settled with an amendment to the title. Mr.

Morgan spoke about part one which sounded like what I am concerned about on both items. Contractor is tasked to get public input. Want to make sure public knows when they can give that input. Want to ensure there is a method that public is duly notified that this contractor is going to get input. A lot of people would like to say something but don't know when or where. I'm not the only one that can see the lights. They need to be focused on the field to reduce the glare off the field. Astronomy club is concerned with the Jackson park lights. Had a good attendance at the observatory and hope they did not have to put up with the glare of the lights. Hope everybody who wants to say something about the design of these facilities gets the opportunity.

- Bill Folden – been coming here for 15-20 years discussing youth and the Kerr McGee sports complex and how the city should step up and not back. Want to remind some council members that about a year ago I came to the quality of life committee and asked the quality of life to earmark 4.5 million of the TAB money for the youth sports complex and that recommendation was forwarded to council. Went to council and spoke to council and Mr. Avery about the importance of the youth of Ridgecrest. Ironic, we are back at that same program. This is not about anything other than taking care of a complex that was built in 1987 and if it wasn't for thousands of volunteers and children playing...we need to understand what we need to do. Youth sports do bring tax revenue to the city, proven fact. What we have there is an eyesore and needs to be improved. People from many other cities come here and see these facilities. If you look at grandkids pictures, that building is the same building and volunteers put 60,000-80,000 a year into that complex. With proper funding, the facility will become self-sufficient and will become a money maker for the city. That building is a liability to you because you own it. People will sue if their child gets hurt. Fix it.
- Brad Beyes – played on the fields since 1981. Organization chartered in the 60's. Infrastructure, believe is governments job. City doesn't pay for the sports but believe is our duty to have the facilities. We pay fees for uniforms and referees. Cities duty is to keep roads maintained also. Parks, fields, and roads are all infrastructure. Lights, we pay the light bill, water and electricity is also paid by us. City is not paying that light bill. We do with what we can and have put in \$5,000 in brick dust and sod on the fields. We help maintain the fields. Do believe is an obligation of government to supply these facilities and us as parents to keep them going. Last meeting discussions about bringing in activities that will help bring in businesses. Sports can do this and we need to beautify areas to bring people to the community to support our businesses. Not an attractive area, but if funds are available to bring the park up to par then should do that. Here we have numbers, so have had to address what needs to be done to this complex. There are numbers, don't know how they have been presented to public. There is a vision for these parks. Need consultants to come in to give us the hard set numbers. We do have a master plan; just not everyone has seen it. Needs to communicate this better. Consultant is on the right track but see the need for someone to give us hard numbers. Snack bar bathrooms are a little bit better this year but needs to be redone. Building a snack bar, same as donating a swing set. If we have people in the community volunteering to provide services,

or if we have to leave something out of the contract then maybe we have to go that route. Can't see paying someone \$300,000 for concession if we have a local builder that could do it for \$100,000. Want to do as much as we can with the money we have. That is the goal of the bid process.

- Mike Neel – regarding agenda item description, agree with Mr. Wiknich. Would ask this item be removed as it is deceptive. Most people don't read the entire document and discover that there is a long shopping list of other stuff going to be looked at. You have no master plan, council does not have a master plan to present to citizens to respond whether they like or don't like it. Item 4.5 reviewed for content and tasks. Look over before proceeding. As for lighting, appears to be working fine. Fencing is up so we do not need new fencing. Let's do what we have to do. Either fix the roads or scrape down to dirt. Council not doing your job.
- Howard Auld – been talking about Kerr McGee concession for years and lighting. Already know this is something we want to do. My concern is spending \$330,000 for a plan that will tell us this is what we want to do. If \$330,000 is 10% of the estimate then Master plan could not be afforded.
- Christina Whitt – been hearing fields needed repaired for many years, same as streets. This is not original funds. Over past 20 years everyone has been complaining, what happened with previous funds? Same complaints happening over and over should have been fixed with last RDA funding.

## COUNCIL COMMENTS

- Council Member Taylor – general fund does support ball field by \$250,000.
- Council Member Patin – park is being supported just like every other park. Don't know why these things have not been fixed before, now have the opportunity. Confused by some comments, do you want streets, parks or both. Concession stand. We have not voted for any money to be spent on any of this, just to put the plan together so we will know what this will look like and cost us. Heard twice that city contributes to youth programs, no they don't. It's not true.
- Council Member Morgan – when I became council member in 1996 Mr. Folden took me to Kerr McGee. We haven't spent any funds on that complex but have spent them on the roads. Given time I could produce a document that says redevelopment has funded 'X' dollars on roads since 1996. We had sports complex in sales tax measures that were voted down. Measure Q was ¾ percent estimated to raise \$750,000 per year. ¼ percent was for police. 2.5 million over 10 years and 5 million for infrastructure. Won't help us now. Misleading title documentation, read the title. Discussion of section 4.5 of contract finished reading section that was not presented in public comment. We always invite public to read the documentation, can't put every piece of information in the title, not possible. Sorry people don't give proper information. Again, like any other item we work with, we are going to need to do construction permitting. Member of public stated he could do this.
  - Kurt Wilson – staff would caution of that, prefer and recommend you go with professionals who do this work.

- Council Member Morgan – government has a process, not allowed to just go out and do things whether you think you can do them better or not. This process is no different. Still have to follow the process. Feel this is necessary to expend the cost to get the plans. State makes us do this process. Agree we need to put this plan firmly in place and as we move forward and hopefully gain public support from parents and contractors who are willing to help reduce cost with construction and donation, the overall cost would be lower than projected unlike road projects where our construction costs go higher than originally projected. Mr. Ponek's numbers are not hard numbers but until we do something like this we really don't know what the real numbers will be. I can tell you pretty close what it costs to pave a road, but that estimate is still an estimate until you get someone to do the work. Believe we need this.
- Council Member Taylor – a lot of confusion about definition of master plan which is different than this. Believe there are a lot of things lumped into this that are not necessarily needed. Master plan is public scoping and determining exactly what public wanted. Last measure did not pass but did show what was important to public. Pavement management system has 11 pages of what needs to be done. Not trying to fund 100% of roads but what they want for parks is 100% of everything. Like asking me to do engineering analysis for every street in Ridgecrest. Trying to represent everyone.
- Council Member Holloway – I will never understand the mind of an engineer. The level of analysis and training is respected. For me it gets down to numbers. I originally brought idea of master plan so we have a vision to work with in the future and don't start from scratch. Willing to move forward because we have to take the same step, will state publicly that not willing to award any bids without a master plan. I want this council to be action oriented to use the master plan and move forward. Council has stated we are willing to move forward
- Council Member Patin – I am at these complexes every week. If you think everyone only wants streets then you are wrong. Believe in streets and rebuilding them, but every week I hear comments from people who also want parks to be fixed.

*Motion To Approve A Resolution To Approve A Professional Services Agreement With, The HLA Group For The Preparation And Provision Of Engineers/Architect's Design Report (Master Plan) Environmental Studies, Surveying, Geotechnical Investigation, For The Kerr-McGee And Leroy Jackson Sports Complexes, Preparation Of Plans, Specifications, Bidding Documents, Construction Management Services For The Sports Field Lighting For The Kerr-McGee And Leroy Jackson Sports Complexes And To Authorize The City Manager To Execute This Agreement Made By Mayor Carter, Second By Council Member Morgan. Motion Carried By Voice Vote of 4 Ayes (Council Members Carter, Holloway, Morgan, and Patin), 1 Nays (Council Member Taylor), 0 Abstain, and 0 Absent.*

*Mayor Carter left the meeting due to illness.*

**5. Discussion Of Tax Allocation Bond Projects And Associated Old Town Projects Implementation, Items 1, 9, & 10.** **McRea**

- Jim McRea – gave staff report.
- Council Member Taylor – banner poles are separate and are paid for by Nexus.
- Council Member Patin – is this program self-sustaining?
  - Jim McRea – not all would come back but some would be seen.
  - Council Member Taylor – payback is thru fees and tax increment
  - Jim McRea – have to have an office and a director so would pay rent for the use of that portion of the building.
  - Council Member Taylor – a lot of this money is used for special event fees
  - Jim McRea – tentative budget
  - Council Member Patin – agency pays out to organization that then pays back to the city thru fees.
- Council Member Morgan – two years ago discussed branding for the entire city
  - Jim McRea – is sending them a proposal, could submit to Roger Brooks but for this price would probably get one of his associates.
  - Council Member Morgan – series of these three are an attempt to create economic benefit and revitalization of Balsam Street to encourage the use of the area for events and get businesses to improve store fronts. Can we still assist with RDA funds and not TAB funds?
  - Jim McRea – yes, still in place, discussed sign replacement program joint funding between business owner and RDA and other programs.
- Council Member Patin – a lot of caveats if we take this money, it will take time, we can't increase rents and other restrictions. Tehachapi took nine years to get into place.
  - Jim McRea – intent is to make downtown area pedestrian friendly and nice place to go and hope people will spend money and increase sales tax revenue.
- Council Member Taylor – branding citywide, in terms of RFP, should citywide or old town come first regarding branding.
  - Jim McRea – citywide is important but will increment cost of project substantially. To do citywide you have to define target area, who are you trying to attract to the community.
  - Council Member Taylor – ultimately the billboard on the highway should say something other than Ridgecrest rocs.
  - Jim McRea – can do both in the RFP.
  - Council Member Taylor – ask we add and bring back to council

## PUBLIC COMMENT

- Christina Whitt – concerns about raising property values and rents. Usually when property is improved the owner soon has to pay more in taxes and rents. Glad to hear this won't happen. Saw in the plan a traffic circle on French and Balsam Street; will buildings have to be removed?
  - Council Member Taylor – is a conceptual idea but has not been thru planning.
  - Christina Witt – haven't seen enough traffic to warrant it.
  - Jim McRea – really intended to be a focal point, not like on base.

*Minute Motion To Approve Tax Allocation Bond Projects And Associated Old Town Projects Implementation, Items 1, 9, & 10 With Amendment To Ask For Addition To The Bid For Branding For Citywide By Council Member Taylor, Second By Council Member Patin. Motion Carried By Voice Vote of 4 Ayes, 0 Nay, 1 Absent (Mayor Carter), 0 Abstain.*

## CONSENT CALENDAR

6. Approval Of the Minutes Of The Special City Council/Redevelopment Agency Meeting Of March 8, 2011 Ford
7. Approve the Minutes Of The Regular City Council/Redevelopment Agency Meeting Of March 16, 2011 Ford
8. Approve the Minutes Of The Special City Council/Redevelopment Agency Meeting Of April 4, 2011 Ford
9. Approve the Minutes Of The Special City Council/Redevelopment Agency Meeting Of April 5, 2011 Ford
10. Approve the Minutes Of The Regular City Council/Redevelopment Agency Meeting Of April 6, 2011 Ford
11. Approve the Council Expenditure Approval List (DWR) Dated 03/31/2011 In The Amount Of \$19,019.70 Staheli
12. Approve the Council Expenditure Approval List (DWR) Dated 04/08/2011 In The Amount Of \$155,214.82 Staheli
13. Approve the Agency Expenditure Approval List (DWR) Dated 04/08/2011 In The Amount Of \$567,620.97 Staheli

## ITEMS PULLED:

- No Items Pulled

Motion To Approve The Consent Calendar Was Made By Council Member Morgan, Second By Council Member Patin. Motion Carried By Voice Vote Of 4 Ayes (Council Members Holloway, Taylor, Morgan, And Patin), 0 Nays, 0 Abstain, 1 Absent (Mayor Carter)

## **PUBLIC COMMENT**

- Barbara Auld – Regarding redistricting committee formed by election. Wasn't aware of what was happening until the daily independent article which was read to council. Would like my county or district to be changed from Kern County to San Bernardino County or Los Angeles County. Think groups of people in this community need to attend this meeting and give our input. We had very little voice when this area was San Bernardino County. Gave number to call to get information. Need to express ourselves. Armed forces day on Saturday may 21. Luncheon for WWII veterans on the 20<sup>th</sup> at Springhill suites and for more information call 760-375-8881

## **DEPARTMENT AND COMMITTEE REPORTS**

### **Infrastructure Committee**

Members: Steve Morgan, Jerry Taylor, Craig Porter, James Sanders  
Meeting: 2<sup>nd</sup> Thursday of the month at 5:00 p.m., Council Conference Room  
Next Meeting: May 12, 2011

- Council Member Taylor – met and received pavement management study. Very good report from Willdan the engineer. A lot to digest and will give full presentation to council. Current model is 15 million and an investment of 1.5 million annually will help keep us ahead of the problem. Significant progress. Also discussed street lights and turning off for a few hours.

### **Quality of Life**

Members: Chip Holloway, Jason Patin, Craig Porter, Carter Pope  
Meetings: 1<sup>st</sup> Thursday of every even month at 12:00 p.m.; Kerr-McGee Center  
Next Meeting: June 2, 2011

- Council Member Holloway – met and discussed same two items that were presented tonight at council

### **City Organization**

Members: Ron Carter, Jerry Taylor, Lois Beres, Christopher LeCornu  
Meeting: 3<sup>rd</sup> Tuesday of the month at 5:00 p.m.; Council Conference Room  
Next meeting: May 17, 2011

- Council Member Taylor – did not meet.

**Community Development Committee**

Members: Steve Morgan, Jason Patin, Christopher LeCornu, James Sanders  
Meetings: 1<sup>st</sup> Thursday of the month at 5:00 p.m.; Council Conference Room  
Next Meeting: May 5, 2011

- Council Member Patin – couple groups still interested in 20% set-aside housing program and discussed ways of using the funds on a larger scale so families can qualify for single family residences rather than large apartments.

**Activate Community Talents and Interventions For Optimal Neighborhoods Task Force (ACTION)**

Members: Ron Carter, Chip Holloway, Ron Strand  
Meetings: 2<sup>nd</sup> Monday of odd numbered months at 6:00 p.m., Kerr-McGee Center  
Next Meeting: May 9, 2011

- Council Member Holloway – announced next meeting.

**Ridgecrest Area Convention and Visitors Bureau (RACVB)**

Members: Chip Holloway, Jason Patin  
Meetings: 1<sup>st</sup> Wednesday of the month, 8:00 a.m.  
Next meeting: May 4, 2011 and location to be announced

- Council Member Holloway – next meeting announced

**OTHER COMMITTEES, BOARDS, OR COMMISSIONS**

- Council Member Taylor – desert mountain division this Friday in Apple Valley.
- Council Member Morgan – kern cog tomorrow night and will bring up redistricting.
  - Holloway – did talk to Ron Wilcox of redistricting committee, recommending a resolution be given to committee. Check with Bismarck for sample resolution

**CITY MANAGER/EXECUTIVE DIRECTOR REPORTS**

- Kurt Wilson – pertaining to the earlier discussion of county issues and meet tomorrow to go thru these. Out on jury duty next week tentatively. Chief strand agreed to handle issues in my absence.

**MAYOR AND COUNCIL COMMENTS**

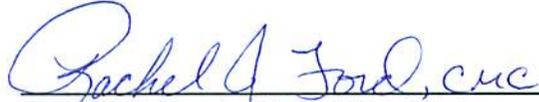
- Council Member Patin – long night but hope people understand. We have not voted to spend money on concession stand or give money to private organizations or youth sports. People are always welcome to contact me and ask question. Ask people writing these comments they be careful of what they write and if putting in print should be accurate. Redistricting committee, plan to attend. Attended wildflower festival, busloads of people attended,

congratulations to the organizers. Lastly went to women's shelter to see the facilities and the place is unbelievable and so many women and children have been helped. Encourage members of the public to donate time or resources.

- Council Member Holloway – watched the meeting and confirmed that politicians will be allowed to speak at the meetings.
- Council Member Morgan – as a board member, I thank you for your comments of support for the women's center. I would like to request we put a presentation together on what TAB monies are. Have discussed it but appears we haven't gotten a good message out. When council voted to borrow on RDA increment funds, the usage and feel would benefit public getting more information. With regards to pavement management system, some errors in the survey, final map is road construction map which shows no new roads since 1998 which is incorrect. This is a draft, and waiting on final document. Draft is available at city hall for viewing. Looks like imposing document but a lot is data so is not that bad. As usual will get crucified by some, I need to apologize to Mr. Taylor for my inappropriate statement. Hope we can come together with issue on master plan for parks, years ago we master planned areas in community that we never used. Specific plan for parks, understand comments that doing it piece meal isn't the best but at least we are doing it. When we went to federal government years ago when base was at downturn and we talked to office of economic assistance and gave them guidelines of what we wanted to do to in our community, we received one million dollars to create our business park, have generated some revenue from that and a master plan was not the most critical function. Master plans are only good if you use it. Finally, if interested, Saturday April 23 at 10:00am Lions club district high school speech competition – enforcing our borders – states' rights. Open to the public. Well-versed high school students that will give you a thought we will be ok with our young generation. Not televised or recorded, but wonderful thing to see. Encourage general public to attend. Thank everyone for participation in this process and giving us information. Redistricting commission tasked with drafting new districts with guidelines for population and other parameters. Can write to them 1130 k street, Sacramento. Fax information or visit their website. We want the public to be involved and hopefully will get a resolution to them.
- Council Member Taylor – same subject, have contacted McQuiston and McCarthy. Are engaged in this and will represent you and want members of the public to represent. Staff direction request for information relative to salaries, breakdown of administrative labor percentages and updated version of controllers website. Money is split between various funds. Appreciate Mr. Matthews's comments and those who did engage tonight.
- Council Member Holloway – redistricting, expressed concern we weren't notified of the meeting. At least one newspaper received press release, will be getting a copy. Website is great resource for process. This is all going to end up in a big lawsuit, but deadlines are real and suit is supposed to go straight to Supreme Court. Visit the website. As far as tonight, analogy of learning how to water ski and the public is the boat driver. Public snatches rope out of our hand and we

don't get the opportunity to learn. When you learn how to ski with one ski you are very impressed.

**ADJOURNMENT**

  
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Rachel J. Ford, CMC, City Clerk