



**MINUTES OF THE REGULAR MEETING OF THE
RIDGECREST CITY SUCCESSOR AGENCY,
FINANCING AUTHORITY, AND HOUSING AUTHORITY**

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

**March 19, 2014
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

ROLL CALL

Council Present: Mayor Dan Clark; Vice Mayor Marshall 'Chip' Holloway, Council Members Jim Sander; Lori Acton, and Steven Morgan

Council Absent: None

Staff Present: City Manager Dennis Speer; City Clerk Rachel J. Ford; City Attorney Michael Silander; and other staff

APPROVAL OF AGENDA

1. Pull Item No. 2, a presentation by the Army Recruiter Station
2. Amend Item No. 5 to include the following additional Respect For Law proclamations
 - China Lake Police Department – 2013 Officer of the Year
 - Ridgecrest Police Department – 2013 Officer of the Year
 - Kern County Sheriff Department – 2013 Officer of the Year
 - California Highway Patrol – 2013 Officer of the Year
 - Kern County Fire Department – 2013 Officer of the Year
 - These Proclamations will be presented at the annual Respect for Law dinner on March 28, 2014 at 7:00 pm at the Elks Lodge.

APPROVAL OF AGENDA *(continued)*

3. Amend Item No. 7 Title on the Ordinance to read [“Introduction And First Reading, An Ordinance Of The City Council Of The City Of Ridgecrest Amending The Municipal Code Section 9-8 With Respect To Vacant, Distressed and Boarded Buildings, Registration and Monitoring Fees”](#)

[Copies Of The Amended Resolution And Ordinance Have Been Provided At The City Clerk's Desk](#)

Motion To Approve Agenda As Amended Made By Council Member Acton, Second By Council Member Holloway. Motion Carried By Voice Vote Of 5 Ayes (Mayor Clark, Council Members, Holloway, Sanders, Acton, And Morgan); 0 Noes; 0 Abstain; 0 Absent

PUBLIC COMMENT – CLOSED SESSION

- No comments were presented for Closed Session items

CLOSED SESSION

GC54956.9 (d) (4) Conference with Legal Counsel – Existing Litigation – City Of Ridgecrest v. Matasantos

GC54956 Local Agency Real Property Negotiations – APN 0330-060-03, 940 North China Lake Blvd. – Agency Negotiators Dennis Speer, City Manager And Gary Parsons, Economic Development Program Manager

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

CITY ATTORNEY REPORT

- Closed Session
 - GC54956.9 (d) (4) Conference with Legal Counsel – Existing Litigation – City Of Ridgecrest v. Matasantos. Report received no reportable action.
 - GC54956 Local Agency Real Property Negotiations – APN 0330-060-03, 940 North China Lake Blvd. – Agency Negotiators Dennis Speer, City Manager And Gary Parsons, Economic Development Program Manager. Report received, no reportable action, direction to staff was given.
- Other
 - None

PUBLIC COMMENT opened at 6:14 p.m.

Dave Matthews

- Related story of fish fry and mayor's invitation to Kathy Armstrong to attend
- Spoke on incident pertaining to Waste Management pertaining to a problem with bulky item pickup.

Tom Wiknich

- Requested report on Kern COG meetings
- Announced new entertainment service coming to Ridgecrest, KZGN-TV with local news, weather, and local interests. Expect to be on-air by mid-summer (July or August). Asking for input from community on what they would like to see on live TV.
 - Lori Acton – asked if might be able to broadcast Bakersfield news and streaming on internet
- Working on Bakersfield programming but have copyright issues to be worked out.
- Presented a handout to Council (copy available in the city clerk's office)

Jack Wolfe

- Suggested media broadcast could be used to broadcast Council meetings
- Spoke on benefits of living in Ridgecrest and anticipation of new developments
- Spoke on situation with emergency room for medical treatment.
- Commented on Ridgecrest Hospital service to the City with Life-Flight emergency services
- Life-Flight nurse present at the Council meeting.
- Spoke on Ridgecrest Hospital accreditations.
- Spoke on issue with Lab testing and emergency room refusal with City Police response. Litigation pending which will drag police in and sample is supposed to be destroyed tonight.
- Expressed hope the issue would be resolved in the near future.

Closed Public Comment at 6:29 p.m.

PRESENTATIONS

1. Presentation By Council Of Special Recognition To City Volunteer Kathy Armstrong

Council presented a plaque of appreciation and Key to the City to Kathy Armstrong

2. Presentation To Council By The US Army Recruiting Station Ridgecrest

- **Item No. 2 pulled prior to approval of the agenda**

CONSENT CALENDAR

3. Adopt A Resolution To Request Authorization To Award A Construction Contract To Griffith Construction Company For Road Reconstruction And Rehabilitation Of West Ridgecrest Boulevard From Mahan Avenue To South China Lake Boulevard And Authorize The City Manager, Dennis Speer To Execute The Contract Speer
4. A Resolution To Accept Funding From The Transit System Safety, Security, And Disaster Response Account Under The California Transit Security Grant Program (CTSGP) For A Transfer Station Security Camera System And Authorize The City Manager, Dennis Speer Or His Designee To Execute All Documents To Obtain CTSGP Funding Speer
5. Adopt A Resolution Approving A Proclamations For The Month of March And Scheduling Date And Time Of Presentation Ford
 - Item No. 5 amended to include 'Respect For Law' proclamations to the 2013 Officer of the Year for Ridgecrest Police Department, China Lake Police Department, Kern County Sheriff Department, California Highway Patrol, and Kern County Fire Department
6. Approve Minutes Of The Regular City Council/Successor Redevelopment Agency/Financing Authority/Housing Authority Meeting Dated March 5, 2014 Ford

Items Pulled From Consent Calendar

- Item No. 3

Motion To Approve Consent Calendar As Amended Made By Council Member Holloway, Second By Council Member Morgan. Motion Carried By Roll Call Vote Of 5 Ayes (Mayor Clark, Council Members Holloway, Sanders, Acton, And Morgan); 0 Noes; 0 Abstain; And 0 Absent

Item No. 3 discussion

Tom Wiknich

- Asked about the bid information
 - Dennis Speer – responded. Copy available in the city clerk's office

Dave Matthews

- Asked if there were any local bidders
 - Dennis Speer – no local bids received

Item No. 3 Discussion (continued)

Motion To Approve Item No. 3 By Council Member Morgan, Second By Council Member Acton. Motion Carried By Roll Call Vote Of 5 Ayes (Mayor Clark, Council Members Holloway, Sanders, Acton, And Morgan); 0 Noes; 0 Abstain; And 0 Absent

ORDINANCES

7. Introduction And First Reading, An Ordinance Of The City Council Of The City Of Ridgecrest Amending The Municipal Code Section 9-8 With Respect To Vacant, Distressed and Boarded Buildings, Registration and Monitoring Fees Strand

Cpt. Paul Wheeler

- Presented staff report

Dan Clark

- Updated Council on the process used to develop the ordinance.

Steve Morgan

- Page 2 sentence beginning with Long Term needs to be revised (page 2, paragraph 1, middle of sentence 2)
- 9.8-2 - Definitions – “choose’ to leave buildings vacant
- 9.8-2 Definitions – vacant building asked about the 90 day time frame and if it can be extended or is arbitrary. Want to make it clear that if a person is making an attempt to get the property leased can get a waiver
- 9.8-3 vacant distressed boarded last sentence of section a) missing the word property
- Same section #2 again mentions 90 day
- Under fee waiver section b) if we have someone not local but has someone watching and maintaining the property, is not clearly defined in b) 2.
 - Dan Clark – commented this was addressed later in the ordinance
- Thinking about further action warranted by the city for someone who is not doing their best to maintain a property and we collect the fee, how are we going to adjudicate it after that
 - Paul Wheeler – There is a process in Code Enforcement to have property abated
- Need to reference that in this document

Chip Holloway

- Fees charged have to be equal to the expenditure
 - Paul Wheeler – responded with formula used.
- Suggested registration fee be one-time fee and monitoring fee be as needed

Lori Acton

- Asked to hear from realtors

Dan Clark

- Read the fee waiver section of the ordinance
- If owner is doing due diligence then gets a waiver, this targets vacant absentee owners who leave buildings in disrepair and depreciate the values of the neighborhoods. Compassionate to those who own multiple rentals and are competent in maintaining the property.
- As former teacher who has to deal with kids being exposed to drugs, finding drug dealers are moving into vacant homes without owners knowledge. Asking property owners to keep property in good repair and show diligence in keeping property rented.

Public Comment

Dave Matthews

- Agree with the Mayor. Remember this coming up in the last infrastructure meeting over a year ago
- Understand the intent of the changes to the ordinance
- Lived here for 46 years and have seen my share of vacant buildings, some for long periods of time
- Multiple reasons why a building may become vacant, sometimes due to economic downturns, manufacturing or base related service buildings that lose contracts, sometimes buildings are purposely left vacant as a tax write off.
- Economic hard times very often are the cause for any vacant property
- My concern about code enforcement is there are a lot of unemployed and homeless in town
- If someone has property and chooses to let the property degrade, I agree. People do not choose to get into a situation where they can't keep the property up.
- Some people may have to pay the fee or go without food and I am concerned about those people
- Make sure there is leeway to give someone a break if they can't afford the fee or do anything with the building.

Stan Rajtora

- Three comments on ordinance and would like to read statement into the record
- Thanked Mr. Morgan for bringing up the word 'chooses'
- Have never chosen to leave a property vacant and if could come up with a way to pay the mortgage, taxes and insurance would be glad to do it.
- First sentence of page two paragraph one. Same sentence Mr. Morgan spoke about. Grammar is bad and lack of economic development is an issue which causes vacant properties

MINUTES – RIDGECREST CITY COUNCIL/REDEVELOPMENT AGENCY - REGULAR

March 19, 2014

Page 7 of 17

Stan Rajtora *(continued)*

- Page 2 ‘substantial cost to city to monitor vacant buildings’ asked what kind of cost really is, wording is vague
- Handouts to council and requested to read into record (copy available in city clerk’s office)
- Exemplified property that can’t be rented or sold due to the current low housing situation
- Solution is to create jobs.
- If code enforcement already allows for elimination of blight then should use it rather than this ordinance. This ordinance is focusing on the fee rather than eliminating blight.
- Three solutions. Jobs, Jobs, and more Jobs
- Already a code on record that will eliminate blight
- Don’t like blight and think the city should eliminate blight but this is not the solution

Chip Holloway

- Asked for difference between honest and not honest landlord
- If you honestly work at trying to sell, lease, or maintain your rentals then City does not want to talk to you

Stan Rajtora

- Exemplified work history on the base.

Chip Holloway

- If you are actively trying to rent your property we are not concerned with you, fully aware of people who have been actively trying to rent units for over a year but there are others who are not maintaining or actively trying to rent their units. This ordinance protects good property owners. Have seen units with dog feces on the floors and broken windows and need to be cleaned up.

Stan Rajtora

- Why should people have to register and pay fees if they aren’t doing something wrong?
- Neighborhoods know where the problem properties are and those are reported to code enforcement

Dan Clark

- There are people who are content to let properties sit without trying to rent them.
- Every one of the items you listed in your statement fit the waiver situation
- We are going after those owners who are a problem in the community

Stan Rajtora

- This problem is getting worse and city needs to do something to help and get involved in a positive helpful manner by generating jobs.
- Would like to city try to use the existing code before passing something like this. Then come back and explain why this ordinance is necessary
- Do not think this ordinance will change anything.

Carol Vaughn

- We do property management and have a lot of negligent landlords
- Exemplified persons working at china lake who purchased property in good faith and then jobs went down and had to leave
- Most single family homes the mortgages do not equal the rents and the owner does not have spare money
- Asking handyman doing repairs to split the payment into multiple months so the owners can pay the mortgage
- These owners are not going to have the funds to pay another fee, they can barely pay the costs they have now.
- This will result in homes being given back to the bank
- These are owners who care about their property and would like to sell them but when we do not have jobs then no one is here to buy the property
- Prices are down and people are hurting.
- Many landlords do not choose to leave their properties vacant. You can't have a tenant when there is no one coming here to work.
- Spoke on issue about the paperwork. Property managers do not have the time in their day to do more paperwork.
- Not going to ask for a waiver, too much work for staff. You are asking for huge amount of paperwork for people already over-worked
- You know where the real problems are, take care of those with code enforcement.
- Spoke on the Oasis property and the availability of the landlord. Code enforcement already on the books and city can do something about it.
- This is a new thing that requires a lot of work and extra money from people who do not have to give it.
- People cannot afford another fee for anything, all you will see is more houses being turned back to the bank by landlords who have already bent over backward to try and keep their houses.

Ronald Porter

- Agree with everything previously said
- Do not leave in democracy but a represented republic.
- Spoke on property ownership as foundation right of the country and now city is trying to take that away
- Public needs to be involved, this ordinance will not help but will harm a lot

MINUTES – RIDGECREST CITY COUNCIL/REDEVELOPMENT AGENCY - REGULAR

March 19, 2014

Page 9 of 17

Ronald Porter *(continued)*

- This ordinance sets an assessment for the extra service provided.
- Spoke on notice of vacant property giving police authority to walk the property at any time.
- Boarded rental protects the property from unlawful entry. Does not always mean the property is abandoned
- This is a special assessment and should go to public vote
- Problems today with government bodies is they solve problems dictatorial rather than being helpful
- Country based on freedom and liberty including property ownership
- Feel council is trying to do what is best for the city
- Requiring someone to live within 60 miles or have a property manager
- Waiver, with city manager having final say is wrong. Waivers should always go before council in public view.
- Possibility of creating liability because making owners pay for extra service. If special service isn't performed then could have liability problem
- Questioned on attaching fees for collection, should go thru court and have due process
- Objects to separate fine for each day a problem occurs
- Assessment should be listed and how you came up with the fee.
- Suggested having a public meeting and not pass this

Teresa Jacobs

- Agree with carol Vaughn. Reason owners use property manager is they want the property rented
- Vacant for more than 90-day's for any reason...
 - Chip Holloway – b) reverses it and the confusion indicates this does need to be taken back and re-worded
- Waiver has to be approved so is not an option

Speaker

- Agree with document needing re-wording
- Concerned with the word vacant
- Pays exorbitant fee and other taxes and fees
- Not intentionally leaving property vacant, actively trying to rent it
- Believe there is a need to clean up blight
- Concerned about why the current code is not able to address the problem
 - Paul wheeler – code enforcement is working to resolve the problems with blight. Ordinance currently looks to cost approximately \$180 a year. Cost for code enforcement cost to owners is \$500.

Speaker *(continued)*

- Problem needs to be addressed not people who are the problem
 - Lori Acton – ordinance needs to be updated; we know there are good renters. Individuals who are doing what they can to keep property maintained don't have anything to worry about. This targets people who intentionally allow their property to become blight.
- Asked why the need for a waiver
 - Paul Wheeler – owners are responsible for buildings that are vacant or distressed for over 90 days and registration only kicks in when a property has code violations and the owner is not actively trying to correct the problems or rent the building. Those are the ones that have to register, only kicks in when it is determined that a property is not being offered for rent or sale and there are code violations
 - Lori Acton – when we see a property in that condition, can't we send a letter to the owner and only then do we require a waiver.
 - Chip Holloway – the only time they have to respond is when they get a letter from us.
 - Paul Wheeler – how this triggers is up to council. If you want it thru code enforcement then we can do this.
 - Chip Holloway – every realtor or property managers keep a list of properties. Suggested this list be given to police.
 - Lori Acton – not looking at it to get people, just to see if the property is actively being marketed

Tom Wiknich

- Have had people tell me I choose to not rent that property as a code enforcement officer.
- There are people who do not care about the property and will let it fall down.

Suzette Caulfield

- Realtor in town and have reviewed this ordinance but there are a lot of questions that still need to be resolved
- There are a lot of vacant properties in town, the question is how do we let the City know if a property is actively being marketed
- The concept of providing the lists to city has merit. We try to keep an eye on all of our properties but we often find people in the house who are not supposed to be there and have to warn realtors to be careful when showing a property
- Page 2 vacant building definition – are you going to let an unauthorized person in the house for 90 days before you do something about it? Suggested putting notification by owner as part of the sentence
- Any reason is not the verbiage to use when vacant for 90 days. There are other reasons for a property to be vacant. If I was gone an extended period of time I would notify the police without the waiver process, this is a clarity issue.

MINUTES – RIDGECREST CITY COUNCIL/REDEVELOPMENT AGENCY - REGULAR

March 19, 2014

Page 11 of 17

Suzette Caulfield *(continued)*

- Owners are usually referred to as the person responsible, legal owner of the house is an individual being foreclosed on, if they can't pay the mortgage how can they pay these fees and once the bank takes over will they be responsible for non-payment of the fees. How will you take care of this if there is a transfer of ownership during the time period?
- Designation of responsible agent does not release owner from obligation on page 4, are notices going out to the owner on assessors role and how will you know if the address is correct, how much time will be spent tracking down the right person and how much time will be spent by a bank to clean up a property in preparation for sale. Process that this ordinance may not integrate with.
- Concerned about city manager specially assessing against the property
- Under penalties identified any person in violation. Exemplified 10 violations on 10 separate properties found in one day. If you assess enough, will the city end up owning the property?
- If going to fine the property owner, don't fine them as an individual across the boards. Owner would owe \$100 versus \$1000 due to verbiage
- Who is responsible for the 15 day notification if property is sold? Who receives the notification, how are fines to be paid.
- Would support an ordinance that supports the process but there is extra paperwork in here and legal issues brought up.
- A lot of individuals who might like an opportunity to sit down and have input on this.

Ron Porter

- The way this is written the day you get notification of default or pending tax assessor under 9-8-2 and page 3 conflicting
- This is punishing the innocent for someone else's crime.

Jerry Allred

- How is this going to help or is it going to help
- Thought the measure 'I' funding was to pay for a code enforcement officer to oversee this.
- Does this include vacant land, lots, and areas? That could cause a lot of trouble.
- If you have vacant land you do not have to register. Properties includes lands
 - Dan Clark – this is for buildings
- Properties does not mean just buildings
- If the language is added 'after notification'
- If it is 90 days and I am notified and I have to come in and pay the fee is not clear
- Will this process trigger a building code inspection?
- Are we talking ADA standards?
- Once you get a bunch of people looking, today's code was not the code of the past and won't meet tomorrow's code, it is a moving target
- Are sprinklers going to be required in commercial buildings

MINUTES – RIDGECREST CITY COUNCIL/REDEVELOPMENT AGENCY - REGULAR

March 19, 2014

Page 12 of 17

Jerry Allred *(continued)*

- Where will it end? This ordinance is not specific.
- This will only help lower appraised values
- Cannot build a new structure on what it will appraise for because of the new codes
- RDA free money was never supposed to be paid back and had to build 150 terrible houses we are going to have to take care of. Go bulldoze it. Talking about the Oasis. Originally was to be torn down but because we had to keep them to get the free money we still have a problem housing situation.
- Infrastructure meeting was one of the best helpful meetings because it allowed citizens who have a hard time speaking in public an opportunity to receive information.
- Been involved on the Ridgecrest Blvd. committee, once the committee stopped we received zero information and have not been approached since then or received information.
- Commented on balsam street branding issues
- Thinks this ordinance needs to be addressed and is offended by it.

Steve Morgan

- Need to work on this a lot more

Lori Acton

- Need to go back and shore it up so public has a better understanding

Jim Sanders

- Concerned about what incentive someone would have to register property if they are abandoning it. Like the concept and think it is needed
- Concerned about appealing to the city manager rather than city council. Is there a legal precedent or did it get copied from another city's code
- Asked Mr. Porter to email his constitutional concerns
- Asked what new services are being provided, understanding is the service provided will be the code enforcement officer will check every 90 days to ensure the property is not being squatted or vandalized
- Strongly agree with suggestion this be tied to nuisance abatement. Planning department did try to take care of nuisance abatement and a couple times there was property that was abandoned by the owners and they had no intention of taking care of it ever again.
- Nuisance abatement is a long and costly process for city and property owners and would like to keep from getting to that point
- Need to explore other options of keeping track of vacant property

Holloway

- Have had ordinances and sometimes it gets frustrating because there are 3 readings but at times like these we need 10 readings.
- This ordinance needs a lot of work, there were good points to the legal terms
- Won't collect anything on a foreclosed home unless we made the bank liable
- Majority of our problems are the foreclosed and distressed homes
- Gave example of situations as a realtor being paid by the bank to knock on doors to see if someone was living in a house
- All for fixing this document and don't mind staff reaching out to the experts to find out what is feasible
- We have to do something, not doing something is not an option
- People who have rental property have to have a business license

Dan Clark

- Agree with colleagues
- Received great input, have to go back and re-work it
- Asked public to download the ordinance and think about ways to improve it, do not want to de-tooth it.
- I have a rental and am willing to register it if it helps fix the problems in the community.

Morgan

- Can allow staff to rework and bring back to council
- Council has authority to create an Ad Hoc committee and believes this would be a well-received path and the most acceptable method to deal with this.
- Do not feel there will be a problem getting 2 council members to sit on the committee and work with staff and public. Let everyone in the community who wants to participate be a part of the committee

Dan Clark

- Council Members Acton and Morgan volunteered to participate as committee members and requested City Attorney involvement.

Motion To Create Ad Hoc Committee As Stated Made By Council Member Holloway, Second By Council Member Acton. Motion Carried By Voice Vote Of 5 Ayes (Mayor Clark, Council Members Holloway, Sanders, Acton, And Morgan); 0 Noes; 0 Abstain; And 0 Absent

COMMITTEE REPORTS

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

Members: Jim Sanders, Dan Clark
Meetings: 3rd Tuesday of the Month at 4:00 P.M., Kerr-McGee Center
Next Meeting: To Be Announced

Jim Sanders

- Meeting held but had a glitch with email notification so will be redoing the meeting

Veterans Advisory Committee

Members: Dan Clark
Meetings: 1st and 3rd Tuesday of the Month At 6:30 p.m., Kerr McGee Center
Next Meeting: To Be Announced

Dan Clark

- No report

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Chip Holloway
Meetings: 1st Wednesday Of The Month, 8:00 A.M.
Next Meeting: Date and Location To Be Announced

- No report

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Steve Morgan

- Kern COG working on program active transportation program call for projects which has a pot of money that will be administered by Kern COG. Staff is urging members to develop projects for the active transportation program
- Not much going on at the next meeting

CITY MANAGER REPORT

Dennis Speer

- Town hall meeting scheduled April 1 at 6:00 pm at Kerr McGee and encourage citizens to attend to discuss goals.

MAYOR AND COUNCIL COMMENTS

Steven Morgan

- Council member Acton will meet immediately following this meeting to schedule the first Ad Hoc meeting
- Surrounding community, Trona is celebrating their 100th anniversary and daily independent outlined the entire event from March 28-30. Tours of historical places and encourage everyone to try and help them celebrate.
- Jack Barnwell, I admire your moxie. I can only imagine the comments written to the editor but your letter to the editor in yesterday's edition and you state credibly many aspects of how people will get letters to the editor during the upcoming election season. I wish you luck, having been thru several of those in the past. I appreciate the fact the daily independent's stand of requiring name and address before they will print their letters. I hope you succeed. Thank you publicly for the outstanding methodology and gives great credibility to the daily independent
- Thanked Mr. Patin for going over water usage in city parks, is working diligently on it.

Lori Acton

- Encouraged attendees to have a cupcake in celebration of her birthday
- Really appreciate the input on tonight's ordinance, it is refreshing to have dialogue and excited to be on the Ad Hoc committee. Will get this on social media.
- Baseball season is underway and encouraged citizens to get out and watch.
- SNORE is combining to bring a race in our area. Working hard to get them here, this is a great event and an opportunity to meet the drivers
- Attending the bluejacket dinner, special honor to present proclamations
- Encouraged citizens to attend Trona events

Jim Sanders

- Economic development strategy, would be helpful as council to have discussion in future to discuss strategy for economic development. Myriad of things cities have done in the past and we need to decide what is acceptable and what we want to do in our city in the area of economic development. RDA is gone so this would be good thing to have discussion and form a list of policies of what is acceptable as a city
- League of California cities meeting on April 3

Chip Holloway

- Attended Cal COG annual conference and state has a 295 billion dollar deficit in infrastructure funding. Want to show some of these PowerPoint at a short meeting, feel it is very important

MINUTES – RIDGECREST CITY COUNCIL/REDEVELOPMENT AGENCY - REGULAR

March 19, 2014

Page 16 of 17

Chip Holloway *(continued)*

- Caltrans initiative transportation user fee road repair act estimates revenues of 3 billion or over 25 billion in 10 years. Revenue allocation will give 25% to local agencies and counties and 10% to transportation. This would be a 6% increase for local government so may be something to support.
- City of Los Angeles council proposed a ½ cent sales tax to fill deficit. This problem is not unique to Ridgecrest. Cities do not receive enough revenue in gas tax to maintain roads.
- Town hall meeting survey last draft in today and hope to get it out next week. The survey will be out there long after this first town hall meeting, expect to have several meetings to get citizen input.

Dan Clark

- Charter v. general law was a platform for my election. Want to bring this back for discussion and asked Chip to discuss the league of California cities charter cities tool kit
 - Chip Holloway – would like to wait for it, not out yet. Do have opportunity to have former Bakersfield City Council Member who has been involved to discuss the various ways to do this. Think it is worth exploring but not rush into until League finishes the tool kit.
- It has been almost 2 years they have worked on the toolkit. I made obligation to community to explore the concept and willing to wait a little longer but in the next month or so would like to begin the discussions
- Petroglyph festival preparations under way. Golf tournament fundraiser will include a car, cash or home stereo system for a hole in one on the par 3's. Thanks to Mike Thomas for taking over and putting this together.
- Asked council members to be involved and participate.
- Flyers available at the clerk's desk and about 6 weeks before tournament. Tournament is on April 26 at 8:00 a.m. and cost is \$60.00 per person
- May 17 pancake breakfast at the elks lodge between 7 a.m. and 11 a.m. and invited council to help serve.
- April 1 strategic planning town hall at 6pm and invited public to come be a part of the process to set goals for the city.
- Have parade CD's for colleagues.
- Recognize Ernie Bell as new superintendent for sierra sands school district.
- Applications for league of California cities board at large are available
- Will be in the parade for Trona's 100th celebration, will be driving Model T
- Trona has produced phenomenal people who have done great service to this community.

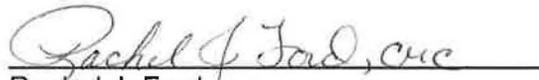
Steve Morgan

- 3 community members willing to put their life on the line I would be happy to serve with them on the Petroglyph Festival fundraiser golf team

Chip Holloway

- Presented a need arose item to oppose Senate Bill 1017 which would triple the oil tax for County of Kern. Will have City Manager sign letter of opposition on behalf of Council

ADJOURNMENT at 10:14 p.m.


Rachel J. Ford, CMC
City Clerk

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KZGN TV Station Press release March 19, 2014

Tom and Shannon Wiknich including GUNS4US announce a new entertainment service to Ridgecrest and the Indian Wells Valley. Coming this summer will be Ridgecrest's 1st local TV station that will be called KZGN TV. KZGN is locally owned and will be providing a community based LIVE over the air TV broadcast over the IWV TV booster and through Mediacom cable. It will also be streamed over the internet. The new TV channel will carry live news, weather, and sports about Ridgecrest and the surrounding area. There will be daily live programs from about 5:00 PM to 7:00 PM. There are also plans for an area specific interview/investigative type program. We will also make the station available to potential groups and business's to provide a presentation of their efforts or products.

Our station manager will be Fritz Freiberg. He has years of experience working at KZIQ radio in Ridgecrest as well as other radio stations. Putting on live TV programs is not like radio. It is very labor intensive. So, the station will be providing some new jobs as well.

The station will also be taking advertising. Many advertising options will be available. From short 30 second spots to full length ½ hour programs.

Since the station will be operating 24 hours per day, we won't have live studio programs to fill all that time. All programming decisions have not yet been made. We would like the community to provide their inputs to us for the type programs they would like for us to provide. Until we get all station the Emails and web sites working, people can contact me at GUNS4US for more info or to provide your thoughts on future programs. I can be contacted at GUNS4US 760-375-1004 or thru email guns4us@earthlink.net

Finally, again I stress. This will be a community oriented TV Station focusing on Ridgecrest and the surrounding areas. Please let us know your thoughts. We want to hear from you.

Tom & Shannon Wiknich
GUNS4US
760-375-1004
guns4us@earthlink.net

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MINUTES 03/19/2014 - ATTACHMENT B - SUBMITTED BY STAN RAJTORA

This Wednesday the city council is going to act on a proposed new ordinance regarding vacant rental properties. While I have for some time thought the city made a mistake in canceling the city committees, I feel more strongly now than ever. This ordinance should have been vetted by knowledgeable citizens. It is clear that the city staff or whoever wrote this ordinance has no understanding of the residential rental market or the current state of the Ridgecrest economy. Now is the worse possible time for the City of Ridgecrest to implement such a punitive law on those who invest in our community.

The facts:

The vacancy rate, which is normally 5½%, has now risen to 11½%

Rents, in general, are down with the many rental owners barely able to meet their costs

Low rent is an ongoing problem dating back to the 1990's

Repairs are barely affordable when the rental property is occupied

The cost of repairs for vacant rental property is a hardship for many landlords

Many rental property owners are in danger of defaulting on their rental property

Declining jobs, the cause for the low rent, has driven rental property value down

Declining rental property values makes the property impossible to sell

Boarding up a rental unit may be the only feasible alternative

The recent significant hike in sewer tax fees is just adding to the already high burden

Rental owners have no authority or resources to impact Ridgecrest jobs

Let's put the real problem into proper perspective:

The number of rental units in this town is the result of employment at China Lake many years ago

The number of local jobs has decreased both on base and in the community

Available rental units significantly outnumber the number of renters

The vacancy rate will not improve until the Ridgecrest economy improves

Current rents are half the revenue needed to justify building new units

The current glut of rental housing was partially caused by the construction of two totally unnecessary RDA “affordable” housing developments

Ridgecrest City Council has the authority and resources to perform economic development, but rarely does

Recent Ridgecrest retail development has helped city revenues but not created jobs

Imposing a fee will not eliminate the blight

We are all in the same depressed economic condition - No one deserves to be singled out for abuse

The City of Ridgecrest has had a negative impact on the rental housing market both by creating unnecessary rental units and by the lack of any action on their part to bring jobs to our community. Now, a proposed city ordinance wants to punish the honest rental owners for a situation the city helped create via lack of economic insight and lack of appropriate action. The rental owners deserve better treatment, much better. The very least the city could do is avoid adding to the current hardship this group has had to endure. I hope you think long and hard before giving it any consideration. It deserves none. It puts another hardship on people who trustingly invested in our community and are suffering due to our economic downturn and instability. The city needs to address the cause of the problem, not the symptom.