



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

**CITY COUNCIL CHAMBERS CITY HALL
100 West California Avenue
Ridgecrest, CA 93555**

**May 21, 2014
6:00pm**

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 6:00pm

ROLL CALL

Council Present: Mayor Dan Clark, Vice Mayor Marshall 'Chip' Holloway, Council Members Jim Sanders and Lori Acton

Council Absent: Council Member Steve Morgan

Staff Present: Acting City Clerk Ricca Charlon, Acting City Manager Chief Ron Strand, City Attorney Keith Lemieux, and other staff

APPROVAL OF AGENDA

- Item #5 – Amend staff report to change “from Economic Development TAB funds” to “from to be determined source next fiscal year”.
- Item #4 - Note change in contract language for Sunland Project – new contract showing changes became available today and presented to Council at meeting and available to public at meeting.

Motion To Approve Agenda as amended By Council Member Sanders, Second By Council Member Acton. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

CITY ATTORNEY REPORT - None

PUBLIC COMMENT - Opened and Closed At 6:07pm

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 2 of 10

PRESENTATIONS

1. Presentation Of Proclamations To Members Of Local Clubs Recognizing Motorcycle Awareness Week Clark

- Council presented proclamations to five (5) local motorcycle groups – Eastern Sierra Harley Owners, Worn & Weathered, Disturbed Souls, High Desert Hotties and Iron Order

1(a). Presentation Regarding May 14, 2014 Letter From Kern County Auditor-Controller-County Clerk (KCACCC) Regarding AB1484 And Corresponding Property Tax Allocation Adjustment By KCACCC Staff

Clark

- Mary Bedard, of the Kern County Auditor-Controller's office gave a history concerning legislation pertaining to the RDA and the reason for the letter. Revenue and Taxation Code Section 96.1 allows an auditor controller to make corrections over a three year period. She plans to make that adjustment to our allocation and spread it out over three years. RDA dissolution legislation determines the amount and we just enforce.
- Holloway – who recognized this overpayment - KCACC or DOF?
- Bedard – KCACC county counsel office noticed it and had to report it. Auditor's office is still having discussions with the state regarding this adjustment.
- Lemieux – I understand the county counsel did the analysis; could you have the analysis sent to my office?
- Bedard – yes, I will talk with them and have it sent.
- Clark – payments hit the cap, anything above that goes to schools – is there any option to pay up to the cap and pay the money the following year?
- Bedard – dissolution legislation does not allow for what you are suggesting but again her office is still talking to the DOF.
- Sanders – what is the due date on this?
- Bedard – \$294,000 this year and assuming the DOF agrees with this action after our discussions, 2 additional payments will be taken in consecutive years.
- Clark – what is the cap? How did they figure it?
- Bedard – it is based on what each entity would have gotten had there been no RDA and I don't have the number with me.

2. Presentation Of The City Of Ridgecrest Sales Tax And Economic Review By Bret Harmon Of Muni-Services McQuiston

- Bret Harmon of Muni-Services gave a power point presentation regarding City of Ridgecrest Sales Tax and Economic Review. (copy available in the City Clerk's office)

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 3 of 10

Public comment opened at 7:10

- D. Mathews – regarding top 25 businesses that top in sales tax – surprised to see some and not others, is there a way of finding out how some rank? Slide 11 – where is that info from?
- Harmon – I can give a top 100 but it would be in alpha order and you would not be able to see the percentage. Slide 11 info is from census data.

Public comment closed at 7:14

CONSENT CALENDAR

3. Adopt A Resolution Rejecting All Bids On A Construction Contract For The Federal Safe Routes To School Cycle 3 Project Culp
4. Adopt A Resolution To Approve The Professional Service Agreement With The Engineering Firm Of Willdan Engineering Inc. To Provide The Construction Management For The Sunland Avenue Project From East Ridgecrest Boulevard (SR 178) To East Upjohn Avenue And Authorizing The City Manager, Dennis Speer, To Execute The Agreement Contingent Upon The City Attorney's Review And Approval Of The Agreement Culp
5. Adopt A Resolution To Approve A Professional Service Agreement With The Consulting Firm Of PMC World For A Housing Element Update For The City Of Ridgecrest And Authorize The City Manager, Dennis Speer, To Sign The Agreement Upon Approval Of The City Attorney Alexander
6. Adopt A Resolution By The City Council Of The City Of Ridgecrest, Sanitary District And The City Of Ridgecrest Approve The Grant Of Easement On Three Separate Parcels To Southern California Edison Company As Part Of The Downs Substation Project And Authorize The Mayor To Sign The Grant Of Easement And Offer Of Acceptance Culp
7. Accept For File The Quarterly Investment Report For Quarter Ending March 31, 2014 McQuiston
8. Adopt A Resolution Of The City Council Of The City Of Ridgecrest, Approving The Salary Schedules For Employee Classification McQuiston
9. Adopt A Resolution Of The Ridgecrest City Council Authorizing The City Manager To Execute A Real Estate Sales Agreement To Purchase Property Located At 602 W. Ridgecrest Blvd. Parsons

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 4 of 10

10. Adopt A Resolution Designating Voting Delegates And Alternates To Attend The League Of California Cities Annual Conference In Los Angeles On September 3-5, 2014 Ford

11. Approval Of Draft Minutes Of The Regular City Council/Successor Redevelopment Agency/Financing Authority/Housing Authority Minutes Dated May 7, 2014 Ford

Items Pulled from Consent Calendar

- Item Nos. 5, 6, 9

Motion To Approve Consent Calendar Items 3, 4, 7, 8, 10, And 11 Made By Council Member Acton, Second By Council Member Sanders. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

Item No. 5 Discussion

Sanders- Asked for explanation in regards to funding. When is this contract payable?

M. Alexander – payments are in increments based on work performed. This fiscal year's budget has 35k in it so it will pay the majority of the contract.

D. Mathews – why do we still need a housing element?

M. Alexander – it is a provision by the State and if we don't we would be putting into jeopardy CDBG grants and various other grants.

Holloway – page 2.2 – Regional Housing Needs Progress and doesn't believe this is accurate.

Alexander – not sure how KernCOG came up with this number. But bear in mind they used 2002 data and since then we have built Larkspur and others so we should be much closer to meeting the needs and that number lower than reported.

Acton – Can certain housing not in the subsidized area still be used in this data?

Alexander – yes, it can still be considered.

Motion To Approve Consent Calendar Item No. 5 Made By Council Member Acton, Second By Council Member Sanders. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

Item No. 6 Discussion

D. Mathews – is this the infamous pole at Downs and R/c Blvd SW corner?

Culp – No, this is in regards to pole relocation and the Downs substation improvements

Motion To Approve Consent Calendar Item No. 6 Made By Council Member Acton, Second By Council Member Sanders. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 5 of 10

Item No. 9 Discussion

D. Mathews – does the city own the west side of the corporate yard?

Parsons – interesting question because the State says the RDA owns it and not the city so we are not sure of that.

Motion To Approve Consent Calendar Item No. 9 Made By Council Member Acton, Second By Vice Mayor Holloway. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

PUBLIC HEARING

12. Conduct A Public Hearing And Approval Of Two Resolutions Confirming The Annual Report And Levying And Collecting On Landscape And Lighting District 2012-01 Culp

Loren Culp- Presented the staff report as published in the posted agenda.

Holloway – are we required to get a reconciliation report of the funds?

Culp – we will once we get actual costs associated with the project.

Public Hearing opened and closed at 7:31

Motion To Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, CONFIRMING THE ANNUAL ENGINEER'S REPORT AND THE ASSESSMENT DIAGRAM CONNECTED THEREWITH; AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2014/2015 Made By Council Member Acton, Second By Council Member Sanders . Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

Motion To Approve A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE LANDSCAPING AND LIGHTING DISTRICT NO. 2012-1, FOR FISCAL YEAR 2014/2015 Made By Council Member Sanders, Second By Council Member Acton. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

DISCUSSION AND OTHER ACTION ITEMS

13. Adopt A Resolution Of The City Council Of The City Of Ridgcrest To Approve The Revised Rate Request For Solid Waste Services (Attached) And Adjust The Administrative Fee By 1.8% For FY 14/15 Culp

Loren Culp- Presented the staff report as published in the posted agenda.

Acton – Did we build these adjustments into the contract so we have to do this?

Lemieux – You do have the option of when you change them, but you do have to do it.

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 6 of 10

Public Comment opened and closed at 7:40

Motion To Adopt A Resolution Of The City Council Of The City Of Ridgecrest To Approve The Revised Rate Request For Solid Waste Services And Adjust The Administrative Fee By 1.8% For FY 14/15 Made By Council Member Acton, Second By Council Member Sanders. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

14. Adopt A Resolution Of The Ridgecrest City Council Approving The Economic Development Proposed Uses And Budget For The Departments \$2 Million Dollar Allocation Of 2010 Tax Allocation Bond (TAB) Funds

Parsons

Gary Parsons - Presented the staff report as published in the posted agenda.

Acton – On property abatement, does that take into account that property owners need to be held accountable?

Strand – primary use will be on dilapidated buildings. The department has 9 properties in mind right now - 933 W. Inyokern rd., S. Sunset St., Upjohn Ave., W. St. George, corner of St. George and Guam, W. Benson, two on W. Boston, and corner of Church and Warner. We have found a lot of them the owners are deceased and there are no living heirs.

Acton –will the signage being considered be consistent through town?

Parsons – yes, that is the plan. We are working in conjunction with RACVB and other entities.

Clark – What is the time frame for the blight abatement once allocation is made?

Strand – We could do several very soon and believe that most could be done within 18 months.

Clark- Is there a consideration for some old town signage on Balsam?

Parsons – this would be a joint project and I have not heard RACVB mention that. It is not to say that is not his plan. I would not think you will see a lot of signage for Balsam.

Sanders – how far can you go with 55k?

Parsons – depends on the size, design, etc. of the signs.

Acton – if we allocate these funds and these proposals come forward, are we locked in?

Parsons – no you can change it I am just looking for a working base.

Holloway – Based on the option we are able to change the distribution, why are we being asked to approve a resolution? I am confused about the numbers – Economic Developments (ED) original allocation you were supposed to get compared to the 2 million we are talking about here is a big difference – less going to ED. Of your original 4.7 million allocated to ED how are you left with 2 million? I think these numbers are wrong and we need to be rock solid on them before we allocate and vote on them.

Public Comment opened at 8:10pm

J. O'Neill – He caught Bret Harmon from Muni Services in the hall and asked what would be the best tax multiplier? He stated brick and mortar, so I agree with chip – the numbers should be solid prior to vote.

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 7 of 10

S. Rajtora – looking at last CAFR our property tax in FY10 was 10million and this year's projected budget is set for 2.3million. We are in a hole and we need the industrial development to get the most leverage. In regards to abatement, it is necessary but we have a limited amount of money and he feels we are shorting the budget for industrial. Additionally, what is the status of getting the 3million back from the State?

Lemieux – we are moving forward on the legal stance and it is still in process. Don't expect to see anything in the next 6 months.

C. Vaughn - Council has nothing more important to do but do something about the economic development in the city. We need a plan, not just words, someone doing the work. We need diversity and job growth. We have lived too long with one major employer that does not pay taxes.

B. Campbell – agrees with Vaughn. Council needs to figure out what type of business.

S. Gorman – agrees with Vaughn. What will go on between now and the selection of funding? Will the proposers be allowed to go head to head? Agrees with Chip that council should be sure on the amounts they are allocating.

Parsons – intention is to provide Council with a table identifying data along with the proposals so we can have discussions. We do need to decide on how we should analyze- should the proposers be here to answer questions?

Public Comment closed at 8:40pm

Acton – believes we need to follow Chips train of thought and examine the funds allocation discrepancy – hoping for an increase to Economic Development.

Sanders – He is open to as much industrial funding as possible but agrees with some abatement use of funds. Are the funds for abatement actual or estimated? Thinks we should not fund signage.

Strand – The funds needed are just a ball park. He estimates 8-12K per property and about 20-25 properties in the city need to be abated.

Holloway – the numbers don't make sense. Economic development should have more money than this. Do you have enough direction without us passing the resolution? He does not think it is necessary. Retail is not what we need except for what we have, and are, spending on Kosmont. That is enough. We need diversity and economic development to help our tax base succeed. He wants to table the topic.

Clark – agrees with everyone so far but wants to pass the resolution. Believes we should use the matrix not have the presenters here for a popularity contest. He agrees with some signage allocation. Could we change industrial and retail development to business development and eliminate signage then pass it?

Sanders – believes we need to have the numbers correct before moving forward.

Acton – also believes we need to have better understanding of the numbers/allocation.

Holloway –Wants a minimum of 1.5M to business industrial development but wants to table the idea.

Parsons – I am getting the idea. You want to maximize the amount of money into industrial development.

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 8 of 10

Holloway- pick an idea and present it to us... tell us to find the money. If they are good projects, tell us that! Are they viable? Is there a growth potential? SOMEBODY MAKE A DECISION!

Alexander – 4 years ago the Economic Development conference had a key note speaker who was here a day early and drove the town. He mentioned he could not find the downtown and the community was on board with how important it was along with directional signage to get there. Matthew agrees with this philosophy and he doesn't believe we should throw out the signage allocation.

Council agrees to table the topic till future meeting.

Motion To Adopt A Resolution Of The Ridgecrest City Council Approving The Economic Development Proposed Uses And Budget For The Departments \$2 Million Dollar Allocation Of 2010 Tax Allocation Bond (TAB) Funds Made By Council Member Sanders, Second By Council Member Acton. Motion Carried By Roll Call Vote Of 4 Ayes; 0 Noes; 0 Abstain; 1 Absent (Morgan).

15. Presentation Of Budget Projections For Fiscal Year 2013-14 McQuiston

Rachelle McQuiston - Presented the report as published in the posted agenda. (copy available in City Clerk's office)

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

Sanders – Committee talked about truancy, School attendance review board (SARB), juvenile arrests are down. Preventative measures are working and good job to the police dept. Next meeting July 15th @ 4pm.

Veterans Advisory Committee

Members: Dan Clark
Meetings: 1st and 3rd Tuesday of the Month At 6:00 p.m., Kerr McGee Center
Next Meeting: To Be Announced

Clark – missed the meeting

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Chip Holloway
Meetings: 1st Wednesday Of The Month, 8:00 A.M.
Next Meeting: To Be Announced - June 4th

Have not met.

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 9 of 10

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Acton – Jawbone and the Ridgecrest Roundtable are both discussing the bill for Cuddieback.

IWV Coop water management did not meet because of the Special water meeting held this month.

There will be a meeting Tuesday June 3rd @ Noon in City Hall for Special Project Consultant Discussions – open to the public.

CITY MANAGER REPORT - None

MAYOR AND COUNCIL COMMENTS

Sanders –

- Had fun doing R/C Blvd. groundbreaking. Happy to see it moving forward. Thanked Loren for his help with it.
- Appreciate the discussions on economic development and thanked Gary for bringing it forward. Would like to see an ED plan that defines a strategy.

Holloway –

- Went to Taft with Speer to ED meeting. They have an ED plan and he feels like we need a plan and then figure out how to pay for it. We need to do a regional plan to capitalize and leverage our community. Wants to see the special project consultant because he has ideas for grants that he could work on.
- Thanked Loren for his groundbreaking efforts today.
- Commented and thanked Steve Morgan on efforts throughout the ENTIRE Ridgecrest Blvd. project.
- Banner in council chambers – would like to put a challenge out to the community and special interest groups – He wants to see the ‘in god we trust’ banner become a permanent in council chambers.
- One of the biggest obstacles is the STEP program for city employees. It should be grandfathered to current staff but going forward we need to adjust it.
- We don’t have drive by shootings, massage parlors, gangs. We have created a culture that we don’t accept those things – thanked Chief for his efforts.
- Will not be at the next Council meeting

Acton –

- Budget hearings next week
- Present for Marshall’s opening and was excited to see public lined up to get in.
- Harris Brokke retired and he has been an icon in our community – thanked him for his efforts.
- Happy to see that Fairgrounds dedicated one of their buildings to the Auld family.
- Idea symposium was amazing.
- Let’s not drag out the use of TAB funds and Economic development – the community needs it.

AGENDA - CITY COUNCIL - REGULAR

May 21, 2014

Page 10 of 10

Clark –

- There is staff that has not had a COLA in eight years – we need to keep that in mind going forward talking about STEP program and the upcoming budget.
- Petroglyph festival breakfast made about \$1300. The committee has about \$58,000 in income so far with approximately \$55,000 in expenditures.
- Jodi Rummer retired and thanked her for her commitment.
- Clark, Parsons, Alexander met with seniors at the senior housing. Talked about how one lady made a comment about making only 900/month and they are looking for an expansion on the garden they have access to. Think about dropping off food or little things for them as they barely are making it. Staff is working on a Transit adjustment to the route to better serve our seniors.
- Budget meetings 27 – 29; 9am – 6pm each day.
- Groundbreaking for Ridgecrest Blvd. was exciting. Working on going for Drummond, Norma and other streets and this excites us and the community. Asked the public to be patient and conscious of the work – drive safe.

ADJOURNMENT – 9:33pm



Rachel J. Ford, CMC

City Clerk