



**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**

**October 21, 2015
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

Council Present: Mayor Peggy Breeden; Vice Mayor Lori Acton; Council Member Eddie B. Thomas

Council Absent: Mayor Pro Tempore and Council Member Mike Mower

Staff Present: City Manager Dennis Speer; City Clerk Rachel J. Ford; City Attorney Keith Lemieux, and other staff

APPROVAL OF AGENDA

- **Pulled Item No. 5 due to Council Member Mower absence.**

Motion To Approve Agenda As Amended Made By Council Member Acton, Second By Council Member Thomas. Motion Carried By Roll Call Vote Of 3 Ayes (Mayor Breeden, Council Members Sanders, Acton, And Thomas); 0 Noes; 0 Abstain; And 2 Absent (Council Members Sanders and Mower).

PUBLIC COMMENT (Closed Session)

- None Presented

CLOSED SESSION

- GC 54956.9(b)(1) Conference With Legal Counsel – Existing Litigation – Public Disclosure Of Litigant Would Prejudice The City Of Ridgecrest And Would Jeopardize Its Ability To Conclude Existing Settlement Negotiations To Its Advantage.

REGULAR SESSION – 6:00 p.m.

- Pledge Of Allegiance
- Invocation

CITY ATTORNEY REPORT

- Closed Session
 - Cameron Rainwater v. City Of Ridgecrest- report received – no reportable action taken
- Other
 - none

Special Guest Speaker

Admiral Moran

- Captain Edina introduced
- Justin Estrada Military Aid Introduced
- Gave status of military base present and future.
- Transitioning out in two weeks
- Thanked community for welcoming family
- One of the most welcome communities experienced.
- NOC has had a good year. Hired more personnel than in past 20 years.
- Transitioned over past year of approximately 1500 people into the community.
- Spoke on challenges in transitioning a new work force.
- 60% of current workforce is within 5 years of retirement so is critical to bring in new people and retain the knowledge base that elder workforce contains.
- Scott O'Neill enabled the transition, training new workforce, and working with the City to establish the new workforce.

Scott O'Neill

- 1.43 billion dollars of new business this year with over 750 new hires.
- Anticipate attrition to increase and senior workforce will retire soon so opportunity to transition a younger workforce.
- Trying to identify personnel in mid-career to fill the blank spots between senior workforce and young college graduates.
- Hiring locally as much as possible but bulk of employees coming from Midwest and other parts of country so need to bring them here and retain them.
- As new workforce comes in, want to give them the opportunity to have multiple careers and stay in the area.

Admiral Moran

- Spoke on the history of the base and downsizing in the 90's which is now beginning to turn around.
- Going back to the future because we cannot continue doing what was done in the past by outsourcing the budget.
- Focused on hiring, bring work, and creating environment that allows us to be successful in our mission.
- Together we are powerful and can make a difference. Have to work together.
- USO celebration this weekend was a step in working together with the young millennials and the senior staff and community.
- Fill the gap with small businesses that want to come here and work in our facilities and community.
- Between the base, community, and county we can work together.
- Bakersfield has decided we should set up shop in Ridgecrest to bring these small businesses to the community.
- Have to evolve and the working group that formed several months ago are starting to see progress.
- Hiring young professionals and partnering with the community to create an environment that will attract and retain these young professionals.
- Feel we should do this more often, work together.
- We offer unique skills and training unlike any other.

Peggy Breeden

- Thanked Admiral Moran for his unique perspective and look forward to continuing the path and goals you have given us.
- Pathway won't be that hard after we have trampled it down. Loved the USO event.

Lori Acton

- When talking about small business are you looking for base work with potential to expand into the community or just contract with the base?
 - Our interest is in how we can leverage their technology and some of the technology is looking for stable revenue, so there is mixed interest
 - Adm. Moran – working well by adding land at Cuddy Back to enable us to separate some of the work such as unmanned system and manned platforms. We will let small commercial applications fly in our ranges for demonstration and then partner with them in the future.
- Questioned budgetary constraints that exist and would like to figure out creative ways we can partner with the base to make this happen.

Eddie Thomas

- Once finished with the Navy, would you and your family consider moving back to the area?
 - Adm. Moran – absolutely yes. Originally did not want to come here and that opinion changed. We love it here. Feel like we are coming home when driving up highway 14.

PRESENTATIONS

1. Presentation Regarding The Donation Of 25 Automated External Defibrillator (AED) Devices From Liberty Ambulance Strand

Ron Strand

- Introduced Mr. Brandon from Liberty Ambulance

Mr. Brandon

- Council heard a presentation from Liberty Ambulance regarding 25 AED devices donated to the City by Liberty Ambulance.

Mick Gleeson

- Thanked Liberty Ambulance and Kern County for understanding public/private enterprise.
- This is example of where the County has built and fostered business that benefits the community.
- Congratulations to Liberty Ambulance and the City
- Thanked Chip Holloway for his initiative and participation.

Peggy Breeden

- Thanked everyone for this benefit. When a life is saved, everyone will know where it came from and who made it happen.

PUBLIC COMMENT *(Regular Session)*

Dave Matthews

- As a 20 year alumni from NOC/China Lake am delighted to hear what the Admiral and Mr. O'Neill said this evening
- Retired 20 years and saw the base losing the corporate knowledge held by the senior staff.
- This was happening 10 to 20 years earlier and now I see it is turning around and I am very happy to see it.
- Regarding Monday's Ad Hoc Water Committee, I did not make it because I spent most of the afternoon re-watering Jacuzzi spa. Don't think we should rush to xeriscape areas where we might want to replant or utilize in the future. Think carefully and look forward into the future. I did not participate in the USO event and sorry could not make it but after a certain age you can only do so much.

Chip Holloway

- Congratulations on the new AED
- Personal invite for everyone to attend the Desert Empire Fair. Have 5 wristbands for the council. Plenty of rides and booths. 80 different livestock categories. Will have memorial ceremony for Richard Boyle of Motion Tire who was one of the biggest livestock supporters. Junior livestock auctions have not topped \$5000 in the past few years so looking to support the kids who work on these projects for 365 days a year. Everyone come out and support the livestock auction and view the livestock.
 - Peggy Breeden questioned buying animals and not having it killed.
- Can purchase the animal and donate it back to the kids.
- Offered extra free passes to members of the audience.

Keavan Rolfness

- Intersection at downs and Ridgecrest Blvd. Since light installed has been dangerous passing on the southbound lane. Wanted to bring this to your attention

Benny Ford

- Ride bicycle to work at NOCWD. Some streets are very accommodating. Noticed street sweepers stop on the road and cause debris in the bike lanes. Particularly on Norma.
- Questioned the red arrows at every light as being unnecessary. Tend to see people rushing to the light to trip the sensor and creates unsafe driving habit. Seems to be accelerated traffic toward the red light.
 - Dennis Speer – responded with study explanation and issues with flashing yellow light and aggressive drivers trying to make the light and have a head on situation.
 - Eddie Thomas – does the debris cause flats or swerving into traffic
- Commented on areas of loose gravel on the roadway and gouges that have to be avoided.

COUNCIL ANNOUNCEMENTS

Eddie Thomas

- Ridge Project, October 31, from 7:00am – 11:00 am at Inyokern Park, Ridgecrest Blvd, N China Lake Blvd at the Marriott, East Las Flores to clean up 4 locations. Information can be accessed on Facebook.
 - Peggy Breeden – explained the purpose of the Ridge Project and that this is a community wide event to clean the streets, median, and shoulders of the streets.

Lori Acton

- Petroglyph Festival coming up with kickoff dinner/dance at USO building. Can purchase tickets and proceeds will benefit the optimist club youth scholarship. BLM will have 2 booths at the festival with one having the opportunity to adopt a burro or wild horse.

Peggy Breeden

- This Friday, water public hearing on the sustainable groundwater act to establish an agency. 6:00 p.m. to 8:00 p.m.
- Monday, council members and mayors will be meeting at Clarion at 5:00 p.m. dinner to discuss the petroglyph and what is happening in our community. We are the host City.
- Workforce workshop at Board Of Supervisors Chambers in Bakersfield. How to work with the Cities, County, and States based on Kern County rules and actions. Sponsored by several Kern County agencies. Information available on the Kern COG website.

CONSENT CALENDAR

- 2. Adopt A Resolution To Approve The Agreement With Willdan To Provide Assessment Engineering Services To The City Of Ridgecrest For The Annexation Of Properties Within Tracts 6700 And 6775 To The Existing Landscaping And Lighting District No. 2012-01 And To Form A Storm Drain Benefit Assessment District For A Fee Of Twenty-One Thousand Dollars**
Speer
- 3. Resolution Of The City Council Establishing The City-Wide Enterprise Resource Planning Systems Project And Budget Of \$782,672 From Unallocated Tab Funds And Authorizing The City Manager To Execute The Contract With New World Systems For The Financial, Payroll And Human Resources Systems And Authorize The Finance Director To Make The Necessary Accounting And Budgetary Entries**
Staheli
- 4. Approval Of Draft Minutes Of The Ridgecrest City Council/Successor Redevelopment Agency/Financing Authority/Housing Authority Minutes Dated October 7, 2015**
Ford

Items Removed From Consent Calendar

- Item No. 3

Motion To Approve Item Nos. 2 and 4 Of Consent Calendar Made By Council Member Thomas, Second By Council Member Acton. Motion Carried By Roll Call Vote Of 3 Ayes (Mayor Breeden, Council Members Acton, And Thomas); 0 Noes; 0 Abstain; And 2 Absent (Council Members Sanders And Mower)

Item No. 3 Discussion

Dave Matthews

- Asked for explanation of what we are doing.

Tyrell Staheli

- First part is the financial software, second part is the hardware to support the system and third part is the new telephone switch that allows reverse 911 and supports all City Hall telephones.

Motion To Approve Item No. 3 Of Consent Calendar Made By Council Member Acton, Second By Council Member Thomas. Motion Carried By Roll Call Vote Of 3 Ayes (Mayor Breeden, Council Members, Acton, And Thomas); 0 Noes; 0 Abstain; And 2 Absent (Council Members Sanders And Mower)

DISCUSSION AND OTHER ACTION ITEMS

5. Nomination And Appointment To Measure ‘L’ Citizens Advisory Committee
Breeden

- Item pulled prior to approval of the agenda

6. Adopt A Resolution Of The Ridgecrest City Council Supporting The N. China Lake Blvd. / E. Ridgecrest Blvd. Median Art Project Event As A Signature Event Of The City, Authorizing Special Event Insurance Coverage And Authorizing The City Manager To Approve A Transportation Art Maintenance Agreement With Caltrans
Alexander

Warren Cox

- Presented staff report.
- Have processed two permits to Caltrans
- Caltrans has required insurance and a maintenance agreement which is presented tonight for approval. This is final step needed from Council to send to the State.
- One art piece has been presented but Caltrans cannot approve without this agreement.

Keith Lemieux

- In discussion with insurance broker with indication that it would be covered but has not been fully reviewed by attorney. Recommend that action taken tonight would be subject to final review of City attorney.

Item No. 6 *(continued)*

Warren Cox

- Commented on discussions with other insurers and difficulty getting them to underwrite so have turned to the City special event coverage at no cost.

Peggy Breeden

- Commented on the numerous details reviewed with Caltrans. This is a safety issue and they are demanding we do everything according to their rules.

Lori Acton

- Asked City Attorney to review the language as correct and if so then have no problem moving forward

Eddie Thomas

- No problems so long as we are covered.

Motion To Approve Item No 6 Pending Legal Counsel Review Made By Council Member Acton, Second By Council Member Thomas. Motion Carried By Roll Call Vote Of 3 Ayes (Mayor Breeden, Council Members Acton, And Thomas); 0 Noes; 0 Abstain; And 2 Absent (Council Members Sanders, And Mower)

7. Presentation And Discussion Of The Quarterly Financial Report Staheli

Tyrell Staheli

- Presented quarterly financial report. *(Copy Available In City Clerk's Office)*
- Reviewed general fund revenue on a historical basis and how revenues are received.
- Compared year to date revenue.
- Reviewed department budgets and actuals.
- Reviewed other revenue funds including gas tax; transit; wastewater; self-insurance; fleet; and grant operations

Peggy Breeden

- Will Council receive this monthly
 - Tyrell Staheli – not monthly

Dennis Speer

- With monthly reporting we make projections with no real numbers. With quarterly we are working with real numbers that are dramatically different from projections.

Tyrell Staheli

- Stressed that adjustments made in august have gotten us back on track

Peggy Breeden

- Requested a comparison report that shows where we need to improve.

Eddie Thomas

- Questioned if the new system will help get the numbers out quicker.
 - Tyrell Staheli – new system will be accessible with real time numbers available at all times. Currently working with a colleague who provided reports that pull from our HTE system.
 - Will continue to monitor at the ½ year and hopefully can close the period quicker to get the information earlier to Council.

Lori Acton

- Suggested we change the date for presentation. Appreciate the work done to get the numbers to us so quickly. Nice to be able to track actuals on a quarterly basis.

Ted Ribulton

- Significant variances in the line, asked if the items were being watched.
 - Tyrell Staheli – confirmed and exemplified property tax. Each item is reviewed.

Peggy Breeden

- Questioned the revenue tracking of 9% from last year to 10% this year.
 - Dennis Speer – reviewed numbers

Lori Acton

- Governmental budgets are odd because of the way things are paid and then the triple flip and other oddities.

Eddie Thomas

- Will set up time to discuss with the Director of Finance in depth

Al Huey

- Questioned when the last independent audit was completed.
 - Tyrell – currently going on right now. Completed annually
- Same company and what was the result
 - Tyrell – five year contract with no finding.
- Think council needs to look at this based on what happened last year.
- Asked how long to put the report together
 - Tyrell – couple hours for this report.
 - Dennis – putting the report together is one thing but developing the numbers is something entirely different. To generate the actual data you have to close the quarter.

Al Huey *(continued)*

- Asked about doing comparisons on a month to month.
 - Tyrell – first two months of the quarter we receive estimates only from sales tax and that can bounce a couple hundreds of thousand dollars.
- Expressed concerns that what happened last year doesn't happen again and if the new system will allow real time numbers it will be a good thing.
- Don't want to see the can kicked down the road on this issue. Do not see the difficulty in producing this report monthly and council should consider.

Peggy Breeden

- Looking forward to learning more and studying this information. Want to look at line item numbers.

Lori Acton

- When we did monthly we got beat up because the numbers were spiking up and down constantly. When you have quarterly you are at least seeing actual numbers and not working on projections so when you see a spike you can take action immediately. Until we have a new system, the better way is quarterly, but gives finance time to get the reports out to us for review.

Al Huey

- Commented on not liking surprises like what was experienced in August. Not buying the excuse the old system is difficult to work with.

Peggy Breeden

- Requested to see one month with variations so the public can see that monthly does not give accurate projections.
 - Dennis Speer – can give one month but suggest doing so after the month is closed.
- I don't want to be difficult but don't like surprises.

Tyrell Staheli

- Caution between comparing to the base because there are a lot of things different such as revenue flow.

8. Presentation And Discussion Of The Wastewater Plant Study

Speer

Dennis Speer

- Introduced consultant Provost & Pritchard

Terry Schroepfer, Ken Shuey, and Mark Hildebrand gave PowerPoint presentation of study to develop and new wastewater treatment facility (Copy Available In The City Clerk's Office)

Item No. 8 *(continued)*

Peggy Breeden

- Not ready to make recommendations tonight, if necessary should look at having a workshop before making decisions.

Lori Acton

- Agree with Mayor Breeden

Dennis Speer

- Suggested infrastructure committee review this plan and review before bringing back to Council.
- Navy received the reports last week and are reviewing it at this time.

Lori Acton

- Our system is the only gravity system left in California and with all the new requirements. Is there anything we can build in the way of pumps even if we stay with the Navy site? Has this been factored into the plan.
- Ultimately the Navy land is leased from BLM, so when looking at an agreement should something happen and the Navy goes away, will we need to have discussions with BLM?
 - Dennis Speer – Bond Counsel has responded and we have to have a real property interest in order to finance bonds and will bring this up with the Navy.

Peggy Breeden

- Referenced page 15 of the report and asked if we have to own the property to fund the bonds.
 - Dennis Speer – there is a distinction between City owned and navy. If trying to sell tax exempt bonds on navy property we cannot do it however, under certain conditions we can sell tax exempt bonds.
- Clarified that navy would be charged differently than today. If they are treated the same as any other user then can sell tax exempt bonds.
- Asked about our costs to use the property.

Eddie Thomas

- Hope we have a workshop to review this more.
- If system goes down will we use fresh water if we have a purple pipe system?
 - Dennis Speer – that would be agreement with the water district.

Stan Rajtora

- Report assumes Navy committed to partnering with the City which is not consistent with what I believe the negotiations are at this time.
 - Tim Fox – responded with current commitment from the Navy. Reviewed the history of the existing plant.
- Asked who has responsibility to sign an agreement.
 - Tim Fox – responded
- If looking at the EIR then decisions need to be made.
- Talked about Whidbey Island attempt to partnership with Oak Harbor and after years of talks the City had to go on their own. Might be a problem if the local Navy has to rely on the National Navy
- Do not see a plan that covers what the City has to do if the Navy does not partner with the City.
- In favor of partnership but couldn't tell if there was a benefit to the City in the partnership.
- Need to determine if partnership is in our best interest and will be partly determined by the funding split with the Navy
- Navy controls the land until 2039 and hope the new plant will last as long as the old plant has lasted.
- Need to make sure our "i's" are dotted and "t's" are crossed.
- Commented on use of secondary water as a problem and need to figure out a way to sell the water.
- Surprised at the cost in the tertiary plant which was lower than anticipated.
- Worrying about what we are going to do with the secondary water should be seeing how much we can sell the water for.
- If lift station is on Navy property then logical thing is for Navy to be responsible for the operation of that facility.
- Explained where he came up with a figure of 80% of effluent being the Navy.
- Commented on the tax exempt bond issue.
- Commented on navy using 30% of the plant then they should pay 30% of the plant.
- Majority of the lift should be paid for by the Navy.
- Biggest problem with report is only covered ½ of the project. The way it will be financed is just as important as the design.
- Reviewed a property tax bill of a duplex. Compared the property tax versus the sewer fee.
- Commented people deserve to know where their money is going.
- Commented on saving money on tax fee bonds and then charge the Navy appropriately for their usage.
- Suggested putting the lift back at Drummond and City have their own facility.
- Asked if partnering with the Navy was cheaper? Not clear in the report.
- Asked if the Navy got additional information or is the report given to the public all there is.
 - Dennis Speer – Navy received the 30% design documents.

Stan Rajtora *(continued)*

- Asked if there is a reason why the public has not been put to the public.
 - Terry Schroepfer – it is a work in progress right now and is draft, as incomplete preliminary draft documents they are not public record.
- Made comments about letting public see the documents.

Tim Fox

- Navy rates are the same as everybody else.

Dave Matthews

- Love the dark background with white lettering on the slide presentation.
- Commented on discussion with Navy about renewing the agreement with the existing plant. Navy has just as much stake as the City.
- Commented on administration of the base being here and somewhere along the way it went elsewhere
- Suggested getting a congressman involved to get all parties together.

Peggy Breeden

- Asked if Council can have a workshop rather than infrastructure committee
 - Dennis – will arrange with consultants

COMMITTEE REPORTS

(Committee Meeting dates are subject to change and will be announced on the City website)

City Organization and Services Committee

Members: Lori Acton; Mike Mower
Meeting: 4th Wednesday each month at 5:00 p.m. as needed
Location: Council Conference Room B

Lori Acton

- Had workshop for Building Contractors which was very helpful

Peggy Breeden

- Commented on time frame for getting plan checks completed. Suggested giving the contractors a 2 month time frame and see if there are improvements.

Lori Acton

- Gathering feedback and will give full report in future.

Infrastructure Committee

Members: Jim Sanders; Mike Mower
Meeting: 3rd Thursday each month at 5:00 p.m. as needed
Location: Council Conference Room B

- No Report

❖ **Ad Hoc Water Conservation Committee**

Members: Jim Sanders; Peggy Breeden
Meeting: 3rd Monday each month at 5:00 p.m. as needed
Location: Conference Room B

Peggy Breeden

- Decided to ask Dennis and Mr. Patin to identify areas where water could be saved and not xeriscape until we identify opportunities.
- Have asked planning commission to look at conservation ordinances and try to develop a complimentary ordinance.

Unknown speaker

- Commented on xeriscaping and negative attitude by City leaders. Compared to Arizona.

Parks, Recreation, and Quality of Life Committee

Members: Eddie Thomas; Lori Acton
Meeting: 1st Tuesday each month at 12:00 p.m. as needed
Location: Kerr-McGee Center Meeting Rooms

- No report

❖ **Ad Hoc Youth Advisory Council**

Members: Eddie Thomas
Meeting: 2nd Wednesday of each month, 12:00 p.m. as needed
Location: Kerr-McGee Center Meeting Rooms

Eddie Thomas

- Leadership board will be meeting weekly
- Discussed branding and new logo for the committee
- Formatting meetings to be more active
- 3 sub-committees formed (engagement; work programs; community services project)
- Welcome back party with 300 attendees
- On-going youth night for once per month
- Marketing youth in the community
- Partnership with job programs.
- Building relationships with non-profits and identifying needs.

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

Members: Eddie Thomas; Lori Acton
Meeting: 3rd Tuesday every other month at 4:00 p.m. as needed
Location: Kerr McGee Center Meeting Rooms

- No report

Ridgecrest Area Convention And Visitors Bureau (RACVB)

Members: Lori Acton and Eddie Thomas
Meetings: 1st Wednesday Of The Month, 8:00 A.M.
Next Meeting: To Be Announced

- No Report

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Lori Acton

- WEMO comment period reopened for 120 days, tentative date is December 9
- Working on a grant program for trails

Peggy Breeden

- Kern COG has declared median project done.
- Supervisor Perez business workshop.
- Monument conservation program given to City Manager to review.
- Bowman business district plan committee met and discussed how businesses are developing around super Walmart and how property owners are seeing how they can market their properties. Meet the 3rd Tuesday each month at 5:00 p.m.
- Air pollution control meeting 2nd Thursday of the month here at 2:00 p.m.
- League Policy Committee on next agenda

CITY MANAGER REPORT

Dennis Speer

- No report

MAYOR AND COUNCIL COMMENTS

Lori Acton

- Apologized for comments which may have appeared to be abrupt. Mr. Staheli works on these numbers all week long and thanked him for his efforts.
- Excited about changes council is instituting to discuss projects and gather input.

Eddie Thomas

- Shout out to wife, celebrating 32nd wedding anniversary tonight.

Peggy Breeden

- Thanked staff for their time. They get criticism and appreciate the manner in which they take it. We expect miracles and thank them for their work.
- October 29 at 9:00 a.m. change of command on the base. Invited attendees. New admiral has been here twice and this is his third tour. He is looking forward to working with us and continuing Admiral Moran's partnership efforts.
- Need to develop booth schedules. WEDA made a new banner and I had a banner made for the booth at the petroglyph festival.

ADJOURNMENT at 9:27 p.m.



Rachel J. Ford, CMC
City Clerk