

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

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

**February 2, 2005  
6:00 p.m.**

**Tape Recorded  
Tape 05-03**

This meeting was tape recorded and will be on file in the Office of the City Clerk for a certain period of time from date of approval by City Council/Redevelopment Agency. Meetings are recorded solely for the purpose of preparation of minutes.

**CALL TO ORDER – 6:02 p.m.**

**ROLL CALL**

**PRESENT:** Mayor Marshall Holloway, Mayor Pro Tem Richard Martin, Vice Mayor Daniel Clark, Council Members Steven Morgan and Ronald Carter

**STAFF:** Harvey Rose, City Manager; Rita Gable, City Clerk; Jim McRea, Deputy City Manager, Public Services; Gary Parsons, Community and Economic Development Department Director; Jim Ponek, Parks and Recreation Department Director; Michael Avery, Chief of Police; and other personnel

**CLOSED SESSION – 6:03 p.m.**

GC54956.8 Real Property Negotiation – Review of Owner Participation Agreement, and Letter of Credit for use of Agency owned property in the 1000 block of N. China Lake Boulevard for Globe Protect. Negotiators Harvey Rose, Jim McRea and Gary Parsons

GC54956.8 Real Property Negotiation – Review of Request for Proposal for the Sale of City and Agency owned properties throughout the City of Ridgecrest. Negotiators Harvey Rose, Jim McRea and Gary Parsons

**REGULAR SESSION – 6:44 p.m.**

**PLEDGE OF ALLEGIANCE led by Mayor Pro Tem Martin**

## MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR

February 2, 2005

Page 2

**INVOCATION by Reverend Jim Weston, Desert Christian Center**

### **CITY ATTORNEY REPORT OUT OF CLOSED SESSION**

Mr. Rose reported that in Closed Session Council discussed the two items listed. These items will be discussed later in the meeting.

### **APPROVAL OF AGENDA**

Mr. Rose asked that item 8 be removed from the agenda as some figures needed to be rechecked.

Moved by Council Member Carter, second Council Member Morgan TO APPROVE THE AGENDA WITH ITEM 8 REMOVED. No public comment. Motion carried with a voice vote of 5 ayes.

### **PROCLAMATIONS AND PRESENTATIONS**

1. **Proclamation Honoring Ridgecrest Citizen –John Ciani**

Entire council presented

2. **Presentation – BRAC Report**

Phil Arnold and Bill Porter of the China Lake Defense Alliance made a presentation on the BRAC. Backup in Clerk's Agenda packet.

3. **Presentation – Quad State County Government Coalition**

Gerald E. Hillier, Executive Director, Quad State County Government Coalition, made a presentation on the activities of Quad State. Thanked City for being an associate member of the coalition. Provides coverage and representation regarding public land issues including endangered species.

### **PUBLIC COMMENT**

Dave Matthews, 717 Kevin Court

- Engineers week is coming up soon
- Dinner at Victories at Heritage February 23 cost \$20
- Invited Council to attend
- Speaker will be Phil Arnold

Michael Hogan, 1117 W. Robert

- Invited everyone to Lion's Club student speaker program February 15th 7 pm
- Several sessions over several weeks

**MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR**

**February 2, 2005**

**Page 3**

- Theme is "Is Attitude The Key To Success"

Richard Senn, 133 S Lumill

- Sees a conflict in City's spending plan
- Noted expected cuts yet hired new position and promotion of two people
- Noted spending outside the approved budget
- Sees 380K of spending
- Questioned possible loan from WWT fund for needed repairs
- What happened to the 1M of Redevelopment Agency

Jan Bennett, Ridgecrest Chamber of Commerce

- Noted the 18th annual Economic Outlook Conference will be on February 8
- Kathy Vejtesa local real estate broker will be speaker
- Capt Dan Lee of NAWS
- Lind Reed California Employee Development Department
- Chip Holloway will present new activities affecting businesses
- Dr Kenneth Stone a researcher regarding mass merchandiser as they affect communities
- On Monday evening the 7th there are workshops from 6-9 p.m. at Victoria's at the Heritage

**CONSENT CALENDAR**

4. Resolution No. 05-07, A Resolution Of The Ridgecrest City Council Approving Advertisement And Construction Management Services Provided By Carollo Engineers And The Contract City Engineer (Helt Engineering, Inc.) For The Existing Waste Water Treatment Plant Upgrade Project McRea
5. Resolution No. 05-08, A Resolution Of The Ridgecrest City Council To Abandon A Portion Of The Public Right-Of-Way Of Lot 1, Tract 2555, APN 509-100-01, Downs Street And Coral Avenue McRea
6. Council Expenditure Approval List (DWR) Dated January 21, 2005 In The Amount Of \$213,387.89 Winegardner
7. Agency Expenditure Approval List (DWR) Dated January 21, 2005 In The Amount Of \$12,973.16 Winegardner

Moved by Council Member Morgan, second by Council Member Martin TO APPROVE THE CONSENT CALENDAR. No public comment. Motion carried with a voice vote of 5 ayes.

**OTHER ACTION ITEMS**

**MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR**

**February 2, 2005**

**Page 4**

**This item removed from the agenda**

**8. Resolution No. 05- , A Resolution Approving A Rate Increase For Trash Collection In The City Of Ridgecrest Rose**

Benz Sanitation has submitted a request to raise rates in order to comply with the new State rules. The requested rate increase for residential collection is \$.37/month (3.42%). The rate increases for other categories vary.

**9. Development Agreement and Letter of Credit between the City of Ridgecrest and Globe Protect / Bert Langenecker Parsons**

Gary Parsons

- Globe Protect is a new firm based in Ridgecrest that has developed a new technology for use within wastewater treatment plants
- Globe Protect has agreed that given the licensing of this technology the City of Ridgecrest will be offered equipment at a reduced cost, thereby potentially reducing the cost of future wastewater plant construction
- The agreement and the resulting letter of credit will assist Globe Protect in conducting the testing necessary to achieve licensing for the sale and production of the equipment
- Requesting an interim loan agreement with collateral to allow start of testing

Council

- ❖ Why a letter of credit rather than other form of financing
  - Staff feels a letter of credit to draw upon offers City more protection
  - Amount requested is 25K
- ❖ What is the guarantee – the equipment
  - Equipment would have to be appraised before using it as quarantine

Richard Senn, 113 Lumill

- Asked the man's age – believes he is over 80 – thinks 82 years old
- He already owes the city thousands of dollars
- Why not incorporate all the funds already given him into a document
- Stock certificate should be given to City as collateral
- If he dies you will be caught up in his estate processing
- Age would be a consideration using taxpayers funds
- If real property is involved is there a 1st, 2nd or 3rd on it
  - Money already loaned would be wrapped in the 100K

Council

- Why didn't this go to Redevelopment Advisory Committee before coming to Council – not sure who will fund
  - Has been to RAC in concept but not the agreement

## MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR

February 2, 2005

Page 5

- This has been a 6 year process and we went out and encouraged him to bring it to the community
- It is a sound project, a good technology with which we will either hit a grand slam home run or strike out at the plate
- Will be better protected after we make this transaction than we are now

Moved by Council Member Martin, second Council Member Clark TO APPROVE THE DEVELOPMENT AGREEMENT AND LETTER OF CREDIT FOR GLOBE PROTECT. Public comment heard. Motion carried with a voice vote of 5 ayes of 3 ayes, 2 nos. Council Members Carter and Morgan voted no.

### DISCUSSION ITEMS

10. Discussion And Review Of City Of Ridgecrest And Ridgecrest Redevelopment Agency Owned Lots And Authorization To Advertise A Request For Proposals/Qualification For Real Estate And Appraisal Services Parsons

Parsons

- Asking authorization to advertise a Request for Proposals/Qualification for Real Estate and Appraisal services on City and Redevelopment Agency owned property
- Brokers would be responsible for the sale of these properties
- Asking for authorization to proceed

Morgan

- ❖ Asked which committee should this go to – consensus was to send to Economic Development Committee for review and recommendations
- ❖ Issues must be discussed thoroughly before any action taken

Don McEwen, 1541 S. Mayo

- Many of these are adjacent to his property and he has asked about purchasing them in the past
- Asked if adjacent owners would have first opportunity of purchase
  - All properties would go to brokers without showing preference

Matt Feemster, 724 Sydnor

Saw slide momentarily are these

Moved by Council Member Clark, second by Council Member Morgan TO ADVERTISE A REQUEST FOR PROPOSALS/ REQUEST FOR QUALIFICATIONS FOR REAL ESTATE AND APPRAISAL SERVICES. Public comment heard. Motion carried with a voice vote of 5 ayes.

### CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

## **MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR**

**February 2, 2005**

**Page 6**

He and mayor have been discussing certain projects –

- Special Town Hall meeting March 30 at Kerr-McGee Center most likely 6-9 p.m.
- Quarterly meetings with 1-2 Council Members at various locations to sit down with citizens and talk about happenings in community asking ideas etc of citizens
- 1st meeting site do 1-2 months after the town hall meeting

Carter supports and would like Chief Avery at meetings

Martin noted Sierra Sands Unified School District board went around to various schools doing somewhat the same

Clark feels time is right for this

### **CITY ATTORNEY REPORTS**

None

### **COMMITTEES, BOARDS AND COMMISSIONS**

#### **Economic Development Committee**

Members: Chair Chip Holloway, Dan Clark, Mike Biddlingmeier, Chuck Roulund

Meetings: 1st Thursday of the month at 5:00 PM; Council Conference Room

Next meeting February 3

#### **Legislative Committee**

Members: Chair Duke Martin, Chip Holloway

Meetings: probably quarterly - at 8:00 AM; Council Conference Room

Next meeting to be announced

#### **Infrastructure Committee**

Members: Chair Steve Morgan, Duke Martin, Chuck Roulund, Jim Smith

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

Met January 11

Discussed crosswalk at Upjohn and Gateway for Gateway school

Traffic control China Lake and Drummond – Walgreen - traffic situation progressing to solution

Discussion of proposed sub-committees under this committee – Solid Waste and Cable Franchise

Next meeting February 8

#### **City Organization Committee**

Members: Chair Ron Carter, Steve Morgan

**MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR**

**February 2, 2005**

**Page 7**

Meetings: 2nd Thursday of the month at 4:00 PM; Council Conference Room

Met January 13

Received independent auditor report

Restructuring of budget in March

Discussed transit operations – cost are now \$17 per rider - will discuss a fixed route system

Chief and Sheriff have been discussing costs of police service

Next meeting February 9

**Quality of Life Committee**

Members: Chair Dan Clark, Chip Holloway, Howard Laire, Matt Feemster

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

January 27

Discussed recreation user fees

Beautification project

Art gallery center

Next meeting February 24

**Redevelopment Advisory Committee**

Members: Chair Ron Ketcham, Vice Chair Lois Beres, Mike Hogan, Bob Peoples, Gary Charlon. Ex-officio Members Council Members Steve Morgan and Duke Martin, Planning Commissioner Mike Biddlingmeier

Meetings: 3rd Tuesday of the month at 5:00 PM, Council Conference Room

January 18

Discussed medians

Next meeting February 15

**RACVB**

Council Member Duke Martin

Council Member Steve Morgan- Alternate

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

Met January 19

Next meeting February 16

**OTHER COMMITTEES, BOARDS, OR COMMISSIONS**

Clark

❖ 100 Voices For Women Marguerite Chapman spoke on writing grants

Morgan

❖ Was in Bakersfield for KernCOG funding for transportation- approved

❖ Looking forward to meeting 3rd Thursday March

❖ Presentation of what it is and what they do

## **MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR**

**February 2, 2005**

**Page 8**

- ❖ Bakersfield Convention and Visitors Bureau presented an unsolicited proposal to take over all tourism for the County and filming
- ❖ Lots of persons from east of mountains were there to protest
- ❖ Proposal was shot down 5-0
- ❖ Kern County Board of Trade not doing it's job - asked for recommendations
- ❖ Need to have info to take back from RACVB
- ❖ Attended McFarland dinner meeting of Kern County Association of Cities with Senator Flores who talked about importing sludge into the county
- ❖ If Globe Protect is successful believe he would be interested in coming here to see it
- ❖ Going to St George Utah on 28th for Quad State

Martin

- ❖ Spent 4 days at League of California Cities Mayors Academy at Sacramento
- ❖ Recommend all Council Members attend this at least once – Brown Act and conflicts of interest were discussed
- ❖ Went to Desert-Mountain Division last Friday at 29 Palms
- ❖ Have program for cities who want to put tax initiative on ballots free of charge - the will come and help

Holloway

- ❖ Attended 2 other league committees in Los Angeles
- ❖ Land use issue prominent with all cities - 50 members on the housing committee with varied issues
- ❖ Kiel bill regarding general plan and air quality
- ❖ Is Chair of the admin services policy committee
- ❖ Big issue is how we as elected officials are going to deal with the internet
- ❖ State boards reduction still is ongoing
- ❖ Kern County Air Pollution Control District agreed to hire David Jones
- ❖ Mar 3 2 p.m.

Martin

- ❖ Environmental quality committee presidential appointment next month at San Jose

### **REQUEST OF MAYOR**

This is a way for him to give info and for them to bring things to him  
Use to update on goals of committees  
6 years ago was last strategic planning session  
Department heads submit list of goals to council  
Would like program to award to any employee for cost savings etc

### **COUNCIL COMMENTS**

## MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR

February 2, 2005

Page 9

### **Martin**

- ❖ Driving with Holloway on 395 is an experience -he is excellent driver
- ❖ Met with Kevin McCarthy while in Sacramento at a working breakfast
- ❖ Research on French Revolution Louis 16th sent 3K troops in the American revolution at taxpayers expense hence the revolution
- ❖ Need letters to congress and senators to use some of the 80M to stay here instead of Iraq
- ❖ Suggest higher beneficiary payments of \$5M for dead soldiers families and take it from oil royalties also higher payments for the wounded

### **Clark**

- ❖ Congratulated Sharon Dyer on the 4.3M check to Cerro Coso Community College for photo voltaic array awarded from SCE - estimated savings of 250-300K per year
- ❖ Shriners Hospital for Children are great places - 22 across America giving orthopedic and burn care and spinal cord injuries
- ❖ Watched Iraqi elections and man said God bless America and God bless President Bush – it was his first time voting

### **Carter**

- ❖ Two citizens met with him today regarding the misstep of a young boy who walked home instead of taking the bus
- ❖ Parents impressed at how fast the police responded and finding the boy

### **Morgan**

- ❖ Gearing up for very active months
- ❖ Economic Outlook Conference February 8
- ❖ Ridgecrest Star Follies tickets will be on sale soon – March 12 6:30 and 9:30 p.m. performances – Dan Clark will be performing
- ❖ Museum auction is coming up
- ❖ Spring Fling in Trona
- ❖ Our Spring Fair is May 12-15
- ❖ If you hear something and want to know about the whole thing – come to City department heads, City Manager, then Council
- ❖ Snippets of information is a dangerous thing
- ❖ Council is not hard to find so we can explain things
- ❖ 34 graffiti sites were cleaned using 25.5 PACT hours in December
- ❖ Police Explorers put in 3100 hours last year with about 16 members
- ❖ Lions Student Speakers Contest with several levels starting soon

### **Holloway**

- ❖ Arnold Pasillas (in audience) just completed 3rd tour in Iraq and goes back in 2 weeks
- ❖ Thanked Dave and Pam Pearson and Cedric Knight for donations to the K9 unit

**MINUTES – CITY COUNCIL / REDEVELOPMENT AGENCY – REGULAR**

**February 2, 2005**

**Page 10**

- ❖ Have enough funds now for the second dog – but need the vehicle for 2nd unit
- ❖ Takes 105K to train officer and about 13K to train dog
- ❖ Thanked coach Steinberg for staying in community and at Burroughs
- ❖ "In God We Trust" program" is in place and thanked staff for putting banner in prominent place
- ❖ "Snippets" of information are extremely dangerous – everyone needs to learn the whole story or facts of an issue
- ❖ Commented on savings within the budget for December – have 280K more than we expected
- ❖ Remarked that he had never seen Mr. Senn except here at Council meetings – doesn't attend the various Council committees meetings
- ❖ Cautioned everyone not to form your opinions based on opinion of others
- ❖ Come to us to get info not rely on the newspapers
- ❖ Appreciate the teamwork we have on this Council
- ❖ We need to continue to educate the public on various issues

**ADJOURNMENT**

Mayor Holloway adjourned the meeting at 10:05 p.m.

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Rita Gable, City Clerk