

**MINUTES**  
Regular Meeting/Lompoc City Council  
Tuesday, November 20, 2001  
COUNCIL CHAMBERS/100 CIVIC CENTER PLAZA  
**7:00 P.M.**

**Councilmembers Present:** DeWayne Holmdahl, Janice Keller, Will Schuyler,  
Mike Siminski, and Mayor Dick DeWees.

**Staff Participants:** City Administrator Frank Priore, City Attorney Sharon Stuart, City Clerk Jane Green, Financial Services Manager Dan Johnston, and Parks and Recreation Director Vince Elizondo.

**Other Participants:** Dennis DeCota, Ralph Harman, David Pierce, Butch Browder, Rick Sarles, Mark Kauppinen, Richard Maxwell, Frank Piemme, Paul Masters, Marty Lacey, and Florence Pata.

Anita Friedman gave the invocation and Mayor Dick DeWees led the pledge of allegiance.

**PRESENTATIONS:**

A. **Local Gasoline Prices.** Requested by Councilmember Janice Keller.

Dennis DeCota, Executive Director of California Service Station and Automotive Repair Association, provided an extensive explanation on gasoline prices in the State and Lompoc. He noted that Californians consumed 14.7 billion gallons, the largest consumption in the Nation. He discussed the limited competition through the oil distribution by seven major oil companies in the State. Mr. DeCota explained that the oil companies control the prices, not the gas stations. The rates are based on demographic studies for the market area, which include miles driven to gas stations, competition, and household income. The reason the gas prices in the Lompoc area have been high in the recent past was due to zone pricing established by the oil companies. With the current low demand, prices have fallen to their lowest in several years. Mr. DeCota discussed legislation that had been initiated, however, failed at both the State and Federal levels due to the heavy influence of the oil industry. Mr. DeCota suggested that the Council support legislation in the future that would support free enterprise.

**Public Comment:**

1. Ralph Harman said that due to the high cost he and numerous commuters are continuing to purchase gas outside the City. The City should work to manage the zone pricing so that it is the same as in Santa Barbara County.

2. David Pierce spoke in support of legislation that would regulate gasoline prices rather than being controlled by major oil companies.

Council thanked Mr. DeCota for the informative presentation. Councilmember Keller suggested this matter could be agendaized for further discussion early next year. Councilmember Holmdahl indicated the City should review related State and Federal legislation.

B. **Preparation for self-protection in case of emergencies.** Requested by Councilmember Keller.

Fire Chief Ed Casarez discussed his slide presentation on Terrorism and Homeland Defense and outlined the normal notification methods used during an emergency alert. A Countywide coordinated response plan was discussed at a recent forum attended by area public safety agencies, including the F.B.I. Chief Casarez submitted a draft brochure that will be mailed to every Lompoc household. The brochure includes suggestions on how to be aware of potential attacks and the necessary supplies for a 72-hour period required to survive during any emergency situation.

City Administrator Frank Priore advised that at the next meeting additional information would be provided on notification procedures during an emergency.

Public Comment:

Butch Browder thanked Staff for the information. He expressed interest in future discussions regarding communicating emergency information and suggested that this type of information needs to be disseminated to all Lompoc Valley residents.

Councilmember Keller asked that the next presentation include how to involve the Lompoc citizens; and what the City and County can do to inform people in the unincorporated areas.

**STAFF REQUESTS AND ANNOUNCEMENTS:**

Utility Director Gary Keefe announced that the new 3.5 million gallon water reservoir was on line and that there was more water in storage then ever before in the City's history.

**COUNCIL REQUESTS AND ANNOUNCEMENTS:**

Mayor DeWees announced that the County would hold a public hearing on November 28 at 6:30 p.m. in the City Hall Council Chambers to discuss the Tajiguas Landfill EIR.

Councilmember Holmdahl stated he attended an economic impact meeting on Santa Barbara County wine industry. He highlighted importance of this industry on the area economy.

Councilmembers Holmdahl and Keller requested that Jonathan Wild be recognized for his contributions during the various fundraisers held to support victims of the National Tragedy of September 11, 2001.

Councilmember Keller announced upcoming vacancies on City Boards and Commissions and asked that the Council discuss continued service by Justin Ruhge on the Economic Development Committee.

**1. Consideration of possible changes to City Council Meeting Schedule for December 2001 and January 2002.** Requested by Councilmember Keller.

City Administrator Frank Priore reported that due to the rescheduled League of California Cities Annual Conference there would not be a quorum at the December 18, 2001 City Council Meeting and noted that the first meeting in January falls on a City Holiday. He advised that he was not aware of any matters that Council would need to consider between December 4 and early January.

Councilmember Keller suggested the Council take a winter holiday after the December 4, 2001 meeting and not meet until January 15, 2002. Following discussion, Council agreed to consider the January schedule on December 4 and agreed to not meet on December 18.

**ORAL COMMUNICATIONS:** None.

**CONSENT CALENDAR:**

Motion/Second: Councilmembers Schuyler/Siminski. All items listed under Consent Calendar were considered approved. The motion carried on a unanimous vote.

**2. Approved the Regular City Council Meeting Minutes of November 6, 2001.**

## CONSENT CALENDAR (Cont'd)

3. Approved expenditures for:

Payroll of 11/9/01 - \$791,133.38  
Voucher Register of 11/2/01 - \$597,156.82  
Manual Checks 10/1/01 – 10/31/01 - \$6,946.93

4. Adopted Resolution No. 4971(01) Accepting Final Map, Improvement Securities and Agreement for Subdivision Final Map for LOM 472, Phase 1 (“La Purisima Highlands”) (Southeast Corner of State Highway 1 and Purisima Road).

## PUBLIC HEARING:

5. **Resolution No. 4969(01), Amending Resolution No. 4561(96), Extending the Electric Rate Schedule DCA-1, Deregulation Cost Adjustment of 1½¢ per KWh, to January 1, 2007.**

Financial Services Manager Dan Johnston reviewed the Staff report providing background for the Electric Deregulation Cost Adjustment Rate and recent industry conditions that lead to the request to extend the rate to January 1, 2007. Mr. Johnston described the unpredictable wholesale electric business noting recent hot weather signaled the beginning of high electrical demands, short supplies and rolling blackouts, which drove the price up from \$25 to \$35 per megawatt hour (MWh) to over \$250 per MWh. Other factors impacting the electric industry have included transmission congestion, rolling blackouts, reductions in power supply, legislation, unstable financial conditions of for-profit public utilities, cost of power purchases, and high wholesale power prices. The City’s various power sources and their associated costs were discussed. Charts comparing electric rates to PG&E showed that Lompoc’s rates were substantially lower.

The increases in market prices have increased the City’s overall cost for electric power. Because of the uncertainties and volatility of the wholesale electric market, the Utility Commission and Staff recommended that the City should maintain a strong cash position into the future, which can be provided with the extension of the DCA to January 1, 2007.

### Public Testimony:

Dave Pierce, Chair, Utility Commission, stated the proposed continuation of the DCA was financially prudent and that the Commission unanimously approved recommending the extension to the City Council.

Councilmember Schuyler stated when the DCA rate was initiated he supported having the rate sunset. Council discussed the volatile nature of the rates and commended the Electric Utility Staff for managing the funds wisely to maintain lower rates.

ACTION: Motion/Second: Councilmembers: Siminski/Keller. The City Council approved the motion to adopt Resolution No. 4969(01), which amends Resolution No. 4561(96) and extends Electric Rate Schedule DCA-1, Deregulation Cost Adjustment, sunset provision from January 1, 2002 to January 1, 2007. The motion carried on a 4-1 vote (Councilmember Schuyler voted **NO**).

## LEGISLATIVE MATTERS:

Resolution No. 4969(01) Amending Resolution No. 4561(96), Extending the Electric Rate Schedule DCA-1, Deregulation Cost Adjustment To January 1, 2007.

**See under Public Hearing**

**LEGISLATIVE MATTERS** (Cont'd)

Resolution No. 4971(01) Accepting the Final Map, Improvement Securities, and Improvement Agreement for Subdivision LOM 472, Phase 1, ("La Purisima Highlands").

**See under Consent Calendar**

**RECESS:**

At 8:27 P.M. Mayor DeWees announced a recess. The meeting reconvened at 8:45 P.M. with all Councilmembers present.

**UNFINISHED BUSINESS:**

**6. Status Report on the Proposed Lompoc Aquatic Center Project (College Park) and presentation on the results of the public opinion survey.**

Parks and Recreation Director Vince Elizondo summarized the status report noting the Aquatic Center Ad Hoc Committee was appointed July 11, 2000, had worked with the City's consultant to identify long-term aquatic programming needs, a schematic design for a new pool complex, and recommended a proposed site for the new aquatic center. On July 17, 2001 Council approved a resolution to study College Park as the potential site. Two design options were presented, Option A included a three pool indoor complex and Option B was for a two pool complex without a large competition pool. After reviewing the two options, Mr. Elizondo noted that Option B would satisfy the current needs but may not meet the long-term needs of the community. He highlighted the potential for partnerships with Lompoc Unified School District (LUSD) and YMCA.

Mr. Elizondo introduced Rick Sarles of Godbe Associates who provided an overview of the "Voter Opinion Research Poll." Mr. Sarles advised that one of the objectives of the survey was to determine support for a \$3 million revenue measure to fund the construction and maintenance of an aquatic center and maintenance of park and recreation facilities in the City. Mr. Sarles reviewed the slide presentation that provided data that concluded there was clear support for a measure to fund an aquatic center, as well as other recreational facilities.

Discussion followed regarding details of the survey.

**Public Comment:**

1. Mark Kauppinen expressed concern that the survey question referenced a \$3 million pool complex, however, he speculated the costs could reach \$10 million with maintenance expenses and questioned whether the project exceeds the City's needs.

Discussion continued on the issue of pool maintenance for a facility that would accommodate future needs.

City Administrator Frank Priore asked the Council to give an indication of their support for a three-pool complex, which would require collaboration with LUSD and other partnerships; however, is designed to meet the current needs and for the next 25 to 30 years. A special workshop in January will provide greater information on funding options and alternatives and hopefully potential partners will determine the extent of their participation by that time. Council selected January 19, 2001 as a possible date for the workshop.

Councilmember Siminski spoke in support of Option A urging the Council to quickly move ahead with the project. Councilmember Keller asked that Public Comment be reopened so that the public could comment on design issues.

**UNFINISHED BUSINESS** (Cont'd)  
(Item 6 Cont'd)

2. Richard Maxwell voiced concern of whether there was a demand for the size of the aquatic center and that it may require subsidy from the City. He spoke in support of outdoor pools that he had used on the Central Coast. Mayor DeWees replied that the existing pool had been subsidized at \$80,000 per year and the proposed facility would be designed to accommodate the future population growth in the next twenty years.

3. Ralph Harman spoke in support of a workshop that would allow more time for discussion of the design detail options with the consultant, such as consideration of a two-story facility to allow for maintenance apparatus underground and provide weather protection. He suggested the Council delay making a determination on the design until the workshop.

4. Mark Kauppinen question who would pay for the facility.

5. Frank Piemme stated that as a competitive swimmer he had seen many facilities and felt that the restroom and shower facilities were too excessive. He supported a facility that would be agreeable to the voters.

6. Paul Masters supported a new facility and inquired if other sites had been reviewed.

7. Butch Browder opposed using College Park for the facility and stated it was not appropriate to make a decision on the design.

8. Marty Lacey, advised there had been at least 14 public meetings where the Ad Hoc Committee looked at various sites, however, College Park was chosen for its proximity to LUSD and shared uses. A majority of the Ad Hoc Committee approved the designs.

Vince Elizondo reported the Design Consultant would be available at the workshop to answer design questions and discuss the need for the facility, which would attract competition meets and serve as an incentive for people to locate in Lompoc.

There was lengthy discussion on the concept of a 3-pool complex and that specific details could be decided at the workshop.

**ACTION:** Motion/Second: Councilmembers: Schuyler/Siminski. The motion to proceed with a three-pool complex at College Park (Option A) passed on a 4-1 vote (Councilmember Keller voted **NO**.) Councilmember Keller stated her support for a pool complex, however, felt the motion was too specific. She urged the public to attend the workshop, inquired if the facility could be built incrementally, and noted the need to have LUSD support for a competition pool and parking.

7. **Proposal to Contract with Willdan Engineering to provide Structural Engineering Services to determine the projected costs to Deconstruct or Retrofit the Existing Municipal Pool Structure.** *(Continued from November 6, 2001 City Council Meeting.)*

Parks and Recreation Director Vince Elizondo reviewed the mechanical repairs related to the plumbing and electrical systems that would be required for the aging municipal pool, which would total between \$135,000 and \$197,500. These costs were in addition to the cost to deconstruct or retrofit the existing pool structure.

#### Public Comment

1. Ralph Harman supported selling the property and using the funds for the new pool.

2. Florence Pata spoke in support of proceeding with the Structural Engineer study to find out what it would cost to retrofit or deconstruct the pool and at the same time proceed with development of a new pool.

#### UNFINISHED BUSINESS (Cont'd)

Councilmember Siminski objected to spending money on the old pool, which could be used for the new aquatic center. Councilmember Keller inquired about whether funds were available to demolish the pool structure. Mr. Elizondo replied that the per capita grant funds could be redistributed for that project.

ACTION: Motion/Second. Councilmembers: Siminski/Mayor DeWees. The City Council unanimously approved the motion to accept the staff report and take no further action on this item. Councilmember Keller expressed regret that she felt it necessary to support the motion. Council discussed the estimated high cost to deconstruct and renovate the facility. Ms. Keller requested regular status reports on how the City will address current swimmers through various pool rental agreements. Mr. Elizondo advised that the Lompoc High School pool would not be available next summer due to extensive mechanical repair.

**WRITTEN COMMUNICATIONS:** None.

**ORAL COMMUNICATIONS:**

Marty Lacey advised there were two swim teams that have been able to use Cabrillo's pool and there are other available options.

**COUNCIL REQUESTS AND COMMENTS:** None.

**ADJOURNMENT:** At 10:49 P.M., Mayor DeWees adjourned the meeting to the Regular Meeting of December 4, 2001 at 7:00 P.M.

Dick DeWees, Mayor  
City of Lompoc