

MINUTES

Regular Meeting/Lompoc City Council
Tuesday, December 4, 2001 – 7:00 P.M.
COUNCIL CHAMBERS/100 CIVIC CENTER PLAZA

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, Fire Chief Ed Casarez, Chief of Police Bill Brown, Assistant City Administrator Dave Norman, Senior Environmental Coordinator Stacy Lawson, and Housing Program Technician Linda Wertman.

Councilmember DeWayne Holmdahl gave the invocation and Mayor Dick DeWees led the pledge of allegiance.

PRESENTATIONS:

- A. Mayor DeWees announced that proclamations were previously presented to: Shirley Cram by Councilmember Schuyler on December 2, 2001 to Commemorate 20 years of service to Volunteers for Inter-Valley Animals (VIVA) and Jim Lowsley, Deputy Base Civil Engineer, 30th Civil Engineer Squadron, VAFB, by Councilmember Siminski on his retirement December 7, 2001.
- B. Mayor DeWees presented a Certificate of Appreciation for Recycling Efforts to Loren Kerr who has collected 100 tons of recyclables to benefit the local American Legion and a Proclamation for National Pearl Harbor Remembrance Day, December 7, 2001 to Don Ramirez.
- C. Communications during Local Emergencies. Requested by Councilmember Janice Keller.

Fire Chief Ed Casarez reviewed how the public has been notified during recent major incidents through the media. He also advised the public that as with preparation for any emergency, citizens should be prepared to survive for at least 72 hours without assistance. Chief of Police Bill Brown outlined the information sources for emergency preparedness including: A.R.E.S. Communications Network, Police Department volunteers, Fire Department C.E.R.T. Program, City brochure on Terrorism, "Lompoc Police Beat" TV Show, informational public meetings and the Police Department's website. In the event of an emergency incident, Staff advised they would inform the public in the most expeditious and efficient method available. Councilmember Keller thanked the Staff for the information and encouraged the public to review the City's brochure on Terrorism. Councilmember Siminski suggested citizens should utilize a battery-operated radio that provides sound from the local television stations as an information source during emergencies.

CITY ADMINISTRATOR'S STATUS REPORT: Frank Priore commended the City Staff and citizens for their efforts during Make A Difference Day on October 27, 2001.

STAFF REQUESTS AND ANNOUNCEMENTS:

City Administrator Frank Priore recognized and thanked his wife, Marilyn, on the occasion of their 40th Wedding Anniversary. Mr. Priore announced that Assistant City Administrator Dave Norman had accepted a manager position with the City of Aliso Viejo in Orange County and thanked him for his dedicated service of almost seven years. The Mayor and Councilmembers joined in thanking Mr. Norman for his service.

COUNCIL REQUESTS AND ANNOUNCEMENTS:

Mayor DeWees announced Pearl Harbor Remembrance Day ceremonies at 10:00 a.m. on December 7, 2001 at the Veterans Memorial Building; Lompoc Hospital Foundation Home Tour and Lompoc Pops Concert on December 9, 2001; and Holiday Parade at 6:00 P.M. on December 14, 2001.

Councilmember Schuyler announced that La Purisima Mission State Park also was having a ceremony on December 7, 2001 to commemorate the 60th anniversary of their establishment as a State Park. Councilmember Schuyler congratulated Eagle Scouts Chris Lowe and Jason Collins on their recent accomplishments, advised that he attended the opening of a new youth center in Santa Maria, and reminded the public of the Aquatic Center workshop scheduled for Saturday, January 19 at 9:00 a.m. in the City Hall Council Chambers.

Councilmember Holmdahl commended McDonald's on the dedication of their new PlayPlace and mural. He requested the Council consider action on January 15, 2001 regarding an Oak Tree ordinance as was adopted by the Santa Maria City Council. Mr. Holmdahl expressed sorrow at the death of Bob Paisola, former Lompoc High School principal, who helped to establish the local sports program.

Councilmember Siminski advised that the "Lompoc Police Beat" TV program will be recognized at the Annual League of California Cities Conference, rescheduled to December 17-20, 2001. Mr. Siminski stated several local youth he has sponsored would have an opportunity to learn about local government when they attend the League's annual conference.

Councilmember Keller noted the Abel Maldonado Youth Center is an example of the community working together to build a youth center.

A. Council discussion requested by Councilmember Keller to consider a letter by Justin Ruhge printed in the November 9-16, 2001 edition of the Santa Maria Sun and determine what action, if any, may be appropriate regarding Mr. Rughe's membership on the City's Economic Development Committee.

Councilmember Keller stated her reaction to the subject letter and subsequent letters was that it was offensive and filled with a tone of hatred. She said that while Mr. Ruhge has a right to his opinion and to write such a letter, she has the right not to condone his language or message. She questioned whether the City Council would want someone who expresses such stereotypical views to advise the Council on issues of economic development and possibly tarnish the City's image. Councilmember Keller referenced the City's "Handbook for Commission, Committee, and Board Members," which states that members who serve on advisory bodies may be removed by the City Council at their discretion.

1. Christine Farro, George Green, Robert Cuthbert, Anna Bass, Al Thompson, Bess Christensen, Joyce Howerton, and Dave Pierce spoke in strong opposition to the content and tone of Mr. Ruhge's letters and objected to his membership on an advisory board.

2. Lorin Bronson quoted from the Holy Koran.

Mayor DeWees referred to the State and U.S. Constitutions and the City's "Handbook" with regard to the First Amendment that precludes removal of any advisory member on this basis. He noted the Council receives recommendations based on a majority opinion from city commissions, committees, and boards and not a single individual. Mayor DeWees made the following statement, "I wish to state for the record that while I do not in any way endorse the tone or content of Mr. Ruhge's disappointing and inflammatory letter to the Santa Maria Sun, I will defend his right to say it. We are a nation of laws, and there is no legal basis for removing Mr. Rughe from his appointed office. To do so because we find that what he said to be offensive and insensitive would start us down a slippery slope of censorship which is contrary to the intent of the Founders of this Nation." Mayor DeWees spoke in support of the community's diversity.

COUNCIL REQUESTS (Cont'd)

Councilmember Holmdahl also stated he did not condone anything stated in Mr. Rughe's letter, however, said Mr. Rughe has a right to free speech.

Councilmember Keller reiterated her concerns of Mr. Rughe's statements and said if she heard of such opinions mentioned during an Economic Development Committee meeting she would ask for his resignation or removal.

B. Council discussion of January 2002 Meeting Schedule. [The December 18, 2001 and January 1, 2002 City Council meetings have been cancelled.]

City Administrator Frank Priore stated that Staff was not aware of any items that needed to be considered by the City Council before January 15, 2002.

ACTION: Motion/Second: Councilmembers: Holmdahl/Siminski. The Council approved holding one Regular meeting in January, which will be January 15, 2002. The motion carried on a unanimous vote.

ORAL COMMUNICATIONS

1. Andrew Buchan asked the City Council to send a letter supporting a direct Santa Barbara Clean Air Express bus from Lompoc to UCSB for employees who work there.

Mayor DeWees indicated that the Santa Barbara County Association of Governments would review various waiting lists to determine where the greatest need warrants addition of a new bus.

2. Linda Terry spoke in strong opposition to the management of the Lompoc Boys and Girls Club.

CONSENT CALENDAR:

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

1. Approved Minutes of the Regular City Council Meeting of November 20, 2001.

2. Approved expenditures for:

Payroll of 11/23/01 - \$859,014.03
Voucher Register of 11/21/01 - \$217,193.65
Voucher Register of 11/16/01 - \$387,361.16
Credit Refunds of 11/14/01 - \$2,667.37

3. Adopted Resolution No. 4972(01) Authorizing the Execution and Delivery of a 10-Year Lease with Option to Purchase Various Equipment and Projects (including a fire truck, two refuse packers, electric digger derrick truck, street sweeper, electric SCADA system, City Hall space allocation, and various security enhancement projects) and certain actions in connection therewith.

4. Received the Annual SB 1693 Compliance Report for AB1600 Development Impact Fees, made the required findings required by Government Code Section 66001(d) for traffic signal impact fees; and directed the City Clerk to retain this report in the City's official records.

CONSENT CALENDAR (Cont'd)

5. Adopted Resolution No. 4973(01) Amending the City's Deferred Compensation Plan to Implement 457 Plan Changes Enacted by the U.S. Economic Growth and Tax Relief Reconciliation Act of 2001.
6. Accepted and Filed the Redevelopment Agency Annual Report to the State Controller, Annual Audit, and Annual Report of Housing Activity.

APPOINTMENT:

7. **Appointment to the Central Coast Development Corporation Board.**

ACTION: Denny Anderson was appointed to the Central Coast Development Corporation Board. Councilmembers Holmdahl and Siminski and Mayor DeWees nominated Mr. Anderson. Councilmembers Keller and Schuyler nominated Sylvia Kozel, the only City resident on the nominee list.

NEW BUSINESS:

8. **Tajiguas Landfill (Southern Santa Barbara County) Expansion Draft Environmental Impact Report (DEIR).**

Senior Environmental Coordinator Stacy Lawson highlighted the Staff report and advised that waste currently collected at the County's Foxen Canyon Landfill is expected to be redirected to Tajiguas in approximately two years. Tajiguas is expected to reach its permitted capacity in 5 years. City Staff is supportive of minimizing the impacts of landfill expansion through the use of Best Management Practices and mitigation measures. The County proposes to increase the life of Tajiguas landfill through expansion of the permitted area, which will allow additional time for new landfill locations and methods of refuse management to be evaluated and developed.

Public Comment: None.

Council and Staff discussed use of the Tajiguas landfill, mitigation measures, and the relation of this proposal to siting of a North County Landfill.

ACTION: Motion/Second: Councilmembers Keller/Holmdahl. The City Council approved the motion to accept Staff's recommendation to submit the comments to the County of Santa Barbara, Solid Waste and Utilities Division. Councilmember Siminski stated there was insufficient impact on Lompoc to warrant commenting on this project. The motion carried on a vote of 4-1 (Councilmember Siminski voted **NO.**)

9. **City HOME Loan to LHAC for the Repayment of CHFA Bridge Loan – for the Acquisition of 521-537 North "T" Street (35 apartment units).**

Housing Programs Technician Linda Wertman reported the Lompoc Housing Assistance Corporation (LHAC) has requested \$227,000 in loan assistance to purchase a dilapidated property that contains 35 apartment units that consists of 5 buildings containing 7 units per building. This loan from previous years unexpended HOME funds will repay the Redevelopment Agency's CHFA bridge loan. Ms. Wertman noted the loan has a quite low Loan To Value ratio (72%) for an affordable housing project. Staff advised that the property would continue to remain off the tax rolls with this purchase.

Public Comment: None.

NEW BUSINESS (Cont'd)

Item 9 (Cont'd)

ACTION: Motion/Second: Holmdahl/Siminski. The City Council approved the motion to accept Staff's recommendation to authorize the City Administrator, or his designee, to execute a Loan Agreement and all other documents required to fund a loan in the amount of \$227,000 to the Lompoc Housing Assistance Corporation (LHAC) for the purpose of repaying the Redevelopment Agency's bridge loan for the acquisition of property located at 521-537 North "T" Street. The sources of funds for this loan will be City HOME funds. The motion carried on a unanimous vote.

10. Community Development Block Grant (CDBG) Loan to LHAC for the Acquisition of 500-504 North "T" Street (8, two-bedroom units).

Housing Program Technician Linda Wertman stated the subject property consists of 2 buildings containing 4 two-bedroom units per building, which LHAC has requested \$150,000 to assist with the acquisition of the property. If this property were not purchased by LHAC it would likely have been purchased by a private investor and existing below-market rents probably would double, thereby displacing current low-income tenants. The Loan to Value ratio (88%) is quite low for an affordable housing project. As proposed the property would go off the tax rolls with this purchase.

Public Comment: None.

Council and Staff discussed the need to preserve low-income housing. Staff advised that CDBG funds had not been used by LHAC for any projects since Courtyard South and that these funds needed to be spent.

ACTION: Motion/Second: Councilmembers: Siminski/Holmdahl. The City Council approved the motion to accept Staff's recommendation to authorize the City Administrator, or his designee, to execute a Loan Agreement and all other documents required to fund a loan in the amount of \$150,000 to the Lompoc Housing Assistance Corporation (LHAC) for the purpose of acquiring this property and preserving affordable housing units in the City of Lompoc. The property is located at 500-504 North "T" Street and the source of funds for this loan will be CDBG Multifamily Loan funds. The motion carried on a unanimous vote.

11. Loan to LHAC for the Acquisition of 501-505, 509-513 North "S" Street, 508 North "T" Street (26 apartment units).

Housing Program Technician Linda Wertman advised that LHAC has requested a loan of \$243,950 to assist with the purchase of 26 apartment units consisting of 5 buildings, three of which contain 6 units per building and two that contain 4 units per building. The units are in very good condition and the rents are substantially below market. The primary purpose of this project is to preserve good quality affordable housing. The Loan to Value ratio of 95% is considered appropriate for an affordable housing project. The Department of Housing Urban and Development's recent trends in housing have been a preference in concentrated efforts in specific neighborhoods that maximize the use of Federal funds and stronger stabilization of communities and neighborhoods.

Public Comment: None.

Council discussed the need for low-income housing and to remove blighted areas. Councilmember Keller expressed concern about the concentration of very low-income housing in one area of the City and suggested this type of housing should be spread throughout the City. She requested that future staff reports for loans include information on how the City is meeting its housing goals. Also, she requested a report at the next meeting on how many units have been taken off the tax rolls by LHAC and any other nonprofits.

NEW BUSINESS (Cont'd)

Item 11 (Cont'd)

Staff advised that this project does not require that low-income persons occupy all of the units. The loan ratio allows for mixed use so that the facility does not become 100% low income.

ACTION: Motion/Second: Councilmembers Holmdahl/Siminski. The City Council approved the motion to accept Staff's recommendation to authorize the City Administrator, or his designee, to execute a Loan Agreement and all other documents required to make a loan in the amount of \$243,950 to the Lompoc Housing Assistance Corporation (LHAC) for the acquisition of property located at 501-505, 509-513 North "S" Street, and 508 North "T" Street. The source of funds for this loan will be City of Lompoc Community Development Block Grant (CDBG) funds. The motion carried on a unanimous vote.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS: None.

COUNCIL REQUESTS AND COMMENTS:

Councilmember Holmdahl stated he would be out of town during the week of December 17 to attend the League of California Cities Annual Conference in Sacramento and an Air Pollution Control District Board Meeting.

ADJOURNMENT:

At 9:14 P.M., Mayor DeWees adjourned the meeting to the Regular Meeting of January 15, 2001 at 7:00 P.M. [The December 18, 2001 and January 1, 2002 Council Meetings were cancelled.]

Dick DeWees, Mayor
City of Lompoc

ATTEST:

Jane C. Green
City Clerk
Dated: December 11, 2001