

**MINUTES**

**Regular Meeting of the Lompoc  
City Council and Lompoc Redevelopment Agency  
Tuesday, May 17, 2011  
City Hall, 100 Civic Center Plaza, Council Chambers**

**CLOSED SESSION**

**OPEN SESSION – 6:30 P.M. – Council Chambers**

Council Members Present: Ashley Costa, Cecilia Martner, Dirk Starbuck, Mayor Pro Tempore Bob Lingl, and Mayor John Linn.

Staff Present: City Administrator Laurel Barcelona, City Attorney Joe Pannone, and City Clerk Stacey Alvarez.

**ORAL COMMUNICATIONS:**

1. Chris Bennett requested Council consider revising City Code to allow chickens to be kept inside the City Limits.

**CLOSED SESSION – Utility Conference Room**

**BUSINESS ITEMS:**

**1. CONFERENCE WITH LABOR NEGOTIATORS**

City designated representatives: Laurel Barcelona, Beth Flamm-Overby, Brad Wilkie, Colin Tanner, and Joseph Pannone. Employee organization: Teamsters Local 381 and Lompoc Police Officers Association.

**OPEN SESSION - 7:00 P.M. – Council Chambers**

Council/Agency Members Present: Ashley Costa, Cecilia Martner, Dirk Starbuck, Mayor Pro Tempore/Vice Chair Bob Lingl, and Mayor/Chair John Linn.

Staff Present: City Administrator/Executive Director Laurel Barcelona, City Attorney/General Counsel Joe Pannone, City Clerk/Secretary Stacey Alvarez, Management Services Director Brad Wilkie, Aviation/Transportation Manager Richard Fernbaugh, Battalion Chief/Fire Marshall Robert Kovach, Solid Waste Superintendent Claudia Stine, Redevelopment Program Coordinator Linda Wertman, Housing Programs Technician Laura Miranda, and Senior Civil Engineer Michael Luther.

Others Present: Shirley Tognetti, Salty Honcharick, Jason Reynolds, Bob Dockerty, Paul Rosso, James Rasmussen, Chris Bennett, Nicholas Gonzales, Steve Khan, and Steven Fernades.

**REPORT OF ACTION TAKEN IN CLOSED SESSION:**

Mayor Linn stated no reportable action was taken during the Closed Session and will be continued to immediately after the regular Council Meeting.

Mayor Linn gave the invocation and led the Pledge of Allegiance.

**PRESENTATIONS PRESENTED ELSEWHERE:**

On May 12, 2011, a Proclamation in honor of **National Police Week; Peace Officers' Memorial Day** was given to Police Chief Timothy Dabney.

**PRESENTATIONS:**

Mayor Linn presented a plaque to Shirley Tognetti in recognition of her service on the Human Service Commission.

**CITY ADMINISTRATOR/EXECUTIVE DIRECTOR'S STATUS REPORT:** (Information only)

City Administrator/Executive Director Laurel Barcelona introduced Senior Civil Engineer Michael Luther who presented monthly status reports for the Dick DeWees Community and Senior Center, Lompoc Aquatic Center Dehumidification Project, and the installation of traffic light at "R" Street and Ocean Avenue. Mr. Luther announced a dedication ceremony for the completed Allan Hancock Bike Path will be on May 25, 2011 at 4:00 P.M, at the south end of Lompoc Valley Allan Hancock Campus and stated this project won "Project of the Year" for transportation projects under \$2 million dollars at the Central Coast Chapter of the American Public Works Association annual awards ceremony.

Mayor Linn asked Mr. Luther to comment on the corrosion found during the inspection process of the Lompoc Aquatic Center Dehumidification Project and to give an estimate of the added price to the original contract for the Dick DeWees Community and Senior Center if the change in truss design was included in the original design. Mr. Luther stated the corrosion found was less than expected at the Aquatic Center and he could only guess at the total additional amount in the contract for the Community and Senior Center. Mayor Linn also asked if the City has any recourse with the door manufacturer. City Attorney/General Counsel Joseph Pannone advised Council to refrain from discussing negotiating items during an open meeting.

Council Member Lingl thanked Staff for the status reports and asked to clarify the amount of change orders for the Community and Senior Center project and what the projected time delay may be for this project. Mr. Luther stated the submitted change orders equals approximately 3.7% of the total approved contingency amount and estimates the time delay to be approximately 90 days.

**STAFF REQUESTS AND ANNOUNCEMENTS:**

City Administrator Laurel Barcelona advised Council of Agenda Item #4, the renewal of Agreement for Animal Control Services with the County of Santa Barbara, stating the amount of the contract is the same amount as the previous year's contract for the same services.

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS AND ANNOUNCEMENTS:**

**ORAL COMMUNICATIONS:**

1. Salty Honcharick spoke against about the proposed City partnership with the Channel Islands YMCA.
2. Jason Reynolds stated representatives from the Lompoc Valley Chamber of Commerce will be at the June 7, 2011, Council Meeting available to discuss the Tourism and Business Assistance Contract.

**CONSENT CALENDAR:**

All items listed under Consent Calendar are considered to be routine and will be enacted, after one motion, in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the Council/Agency vote. Any items withdrawn from the Consent Calendar for separate discussion will be addressed immediately before the second Oral Communications, near the end of the meeting.

ACTION: Motion/Second: Costa/Martner. By a 5-0 vote the City Council/Agency Board:

CITY/RDA 1. **Approved the Minutes** of the Lompoc City Council and Lompoc Redevelopment Agency Regular Meeting of May 3, 2011.

CITY 2. **Approved the expenditures for:**

Payroll of 4/29/2011 - \$1,006,230.73  
Voucher Register of 4/29/2011 - \$581,067.78  
Voucher Register of 5/06/2011 - \$1,437,442.82

**CONSENT CALENDAR:** (cont'd)

CITY            3.        **Approval of Resolution No. 5720(11), Proposition 1B, California Transit Security Grant Program (CTSGP) Application.**

The City Council adopted Resolution No. 5720(11), authorizing the City Administrator to file and execute the necessary documents for the purpose of obtaining financial assistance provided by the California Emergency Management Agency, 2010/11 California Transit Security Grant Program.

CITY            4.        **Renewal of Agreement with County of Santa Barbara for Animal Control Services for FY 2011-12.**

The City Council authorized the City Administrator to execute a one-year Agreement with Santa Barbara County for Animal Control Services in the amount of \$242,707, to be charged to Account No. 18900-53415, entitled, "Services – Animal Control County Contract."

CITY            5.        **Resolution No. 5717(11), Denying the Appeal submitted by Robert Cuthbert on behalf of the Citizens Against Walmart Expansion (CAWE), of Planning Commission determination of February 9, 2011, adopting Resolution No. 683(11), approving the Development Plan (DR 08-09) for the Walmart Expansion project.**

The City Council adopted Resolution No. 5717(11), based upon findings of fact noted in the Resolution.

CITY            6.        **Cell Site Licensing at Water Treatment Plant.**

The City Council authorized the Mayor to sign the license agreement with Verizon Wireless as presented.

CITY            7.        **Council Support of SB 356.**

The City Council approved a letter supporting Senate Bill 356 (Blakeslee), which empowers local communities to protect their State parks from closure.

**PUBLIC HEARING:**

CITY            8.        **Hearing of Objections to Destroy Weeds and Remove Rubbish, Refuse, and Dirt.**

Battalion Chief/Fire Marshal Robert Kovach distributed an updated active case list and presented the Staff report and recommendations.

Mayor Linn asked Staff if the debris on the property located at 1416 E. Walnut Avenue could also be declared a nuisance and ordered to be abated. Battalion Chief/Fire Marshal Kovach stated yes.

Council Member Lingl asked Staff if the owner of the property located on the south east corner of Twelfth Street and Ocean Avenue could be contacted to confirm when the fallen eucalyptus tree will be removed and also commented on the success of the abatement process. Battalion Chief/Fire Marshal Kovach stated the Fire Department will contact that property owner as soon as possible and negotiate a removal date for that fallen tree.

Council Member Costa asked Staff what was the previous year's average cost of abatement, thanked Staff for the updated active case list asked when the list, was updated, and how many letters are sent out to property owners before the abatement is ordered. Fire Chief Jeff States stated abatement cost ranged from \$368.00 to over \$4,000.00 depending upon the size of the lot, Battalion Chief/Fire Marshal Kovach stated the active case list was updated on May 15, 2011 and that there are three separate letters sent to property owners before abatement is ordered.

**PUBLIC HEARING:** (cont'd)  
Item No. 8

Public Comment:

1. Paul Rosso commented about 6 Santa Clara Drive, Lompoc requesting the City order weed abatement at this address.

Battalion Chief/Fire Marshal Kovach stated the public hearing is for vacant and unoccupied properties, the City provides a separate process for complaints about occupied properties.

Council Member Costa asked Staff to clarify what the notation RR represents when written next to a property on the active case list. Battalion Chief/Fire Marshal stated RR indicates railroad.

ACTION: Motion/Second: Martner/Starbuck. By a 5-0 vote the City Council held a public hearing, received comments and information from the public to show cause why nuisance conditions upon subject properties should not be abated; and adopted Resolution No. 5716(11), ordering the Fire Chief to abate said nuisances as declared on April 19, 2011, by Resolution No. 5712(11), in the time and manner provided by law.

- CITY
9. **Adopting the Amendment to add the City of Santa Maria Integrated Waste Management Facility to the Countywide Siting Element for Santa Barbara County.**

Solid Waste Superintendent Claudia Stine presented the Staff report and recommendations and introduced Steve Khan from the City of Santa Maria Utilities Department.

Council Member Starbuck asked Mr. Khan to explain “conversion technology.” Mr. Kahn replied “conversion technology” refers to the use of technology to convert solid waste into useable energy.

Council Member Costa asked Staff if the Lompoc will be using this proposed facility. Ms. Stine stated the Lompoc Landfill is approved to function at least until the year 2045 and that in the future the City may use this facility.

Public Comment: None

ACTION: Motion/Second: Starbuck/Costa. By a 5-0 vote the City Council adopted Resolution No. 5711(11), approving the Countywide Siting Element Addendum, which amends the Countywide Siting Element to incorporate the development by the City of Santa Maria of a new landfill referred to as the Integrated Waste Management Facility.

**NEW BUSINESS:**

With a unanimous vote, Council continued this item to the June 7, 2011 Council Meeting.

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10. **Lompoc Transit Short Range Transit Plan.**

Aviation/Transportation Manager Richard Fernbaugh  
[R.fernbaugh@ci.lompoc.ca.us](mailto:R.fernbaugh@ci.lompoc.ca.us)

Recommendation: that the City Council receive the presentation on the Short Range Transit Plan; adopt the Lompoc Transit Short Range Transit Plan as prepared by TPG Consultants, and file with Santa Barbara County Association of Governments (SBCAG); and approve the recommendations contained in the Short Range Transit Plan and Authorize the Aviation/Transportation Administrator to implement the recommendations and other operational changes to the Transit System.

(Public Comment)

**BREAK:**

At 8:15 P.M. Mayor/Chair Linn announced a break. At 8:26 P.M., the meeting reconvened with all Council/Agency Members present.

**NEW BUSINESS:** (cont'd)

CITY 11. **Award of RFP 11-T1-01 for Transit Systems Operations Services.**

Aviation/Transportation Manager Richard Fernbaugh presented the Staff report and recommendations.

Council discussed the bidding process, previous length of contract for services, current proposed length of contract for services, the City of Solvang's contribution to the transit systems operations, and technological upgrades to the current buses.

Council Member Starbuck disclosed his brother-in-law is a transit system driver; and asked Staff to comment about specific items in the public hearing notice, and the possibility of the contractor submitting change orders. Staff stated the public hearing notice Council Member referenced was for the Lompoc Transit Short Range Transit Plan and not this proposed contract; and the City has not received a change order during the last two contracts for transit systems operations services and would not expect to receive any during this contract.

Council Member Costa disclosed she met with Mr. and Mrs. Dockerty, the owners of AmericanStar Transportation, Inc.

Mayor Linn invited the representative from Storer Transit Systems to speak. Steve Fernandes from Storer Transit Systems spoke about the history of Storer Transit Systems.

Council Member Lingl asked Mr. Fernandes if the current transit system drivers will be retained. Mr. Fernandes replied yes, stating all current drivers will be retrained and will receive a raise in compensation.

Council Member Costa asked Mr. Fernandes about benefits for current transit system drivers. Mr. Fernandes stated the benefit package with Storer Transit Systems will match or exceed current benefits.

Mayor Linn invited Bob Dockerty of AmericanStar Transportation, Inc., to speak. Mr. Dockerty voiced his opposition to the City awarding this contract to Storer Transit Systems.

Public Comment: None

Council Member Martner asked Staff if the Short Range Transit Plan was a requirement. Mr. Fernbaugh stated the Federal Transit Administration (FTA) suggests a Short Range Transit Plan be submitted every five years, but it is not a requirement.

Council discussed the bid process, complaints about current drivers from the public, camera systems to be installed on the buses, public safety, drug screening tests for drivers, the request for proposal process, the award process for this contract, and acceptance process for proposal.

ACTION: Motion/Second: Martner/Lingl . By a 5-0 vote the City Council awarded the contract for RFP 11-T1-01 to Storer Transit Systems, for approximately \$4,675,540.00 over a period of five years, and authorized the Mayor to execute the contract.

Public Works Director Larry Bean acknowledged AmericanStar Transportation, Inc., for their past performance and thanked Mr. Dockerty and his company for providing good service to the City of Lompoc.

CITY 12. **Agreement with Keyser Marston Associates, Inc., for Economic Analysis of the California Space Authority Proposed California Space Center and Business Park.**

City Attorney Joseph W. Pannone presented the Staff report and recommendations.

**NEW BUSINESS:** (cont'd)

Item No. 12

Council Member Martner asked Staff to clarify what Keyser Marston Associates, Inc., (KMA) would be doing for California Space Authority (CSA). City Attorney Joseph Pannone explained KMA is not working for CSA, would be the contractor for the City ensuring the City's financial questions and concerns regarding the proposed California Space Center and Business Park are addressed in the required pro forma from CSA for the proposed project and then review and analyze the pro forma and advise Council if the project is viable.

Council briefly discussed the California Space Center previous proposed site, the contract amount, and City policy for hiring consultants.

Public Comment: None

**ACTION:** Motion/Second: Lingl/Starbuck. By a 5-0 vote the City Council approved the agreement with Keyser Marston Associates, Inc. (KMA), in the not-to-exceed amount of \$11,500.00 and authorized the City Administrator to sign the agreement on behalf of the City.

CITY/RDA 13. **Redevelopment Housing Set-Aside Loans in the amount of \$285,000 and \$215,000 totaling \$500,000 in funding to West Point Homes, Inc., to assist the affordable units in Laurel Crossing Housing Development (formerly known as Crown Laurel) located at the Northeast Corner of Laurel Avenue and V Street.**

Redevelopment Program Coordinator Linda R. Wertman presented the Staff report and recommendations and introduced West Point Homes, Inc., representative James Rasmussen. Mr. Rasmussen spoke about West Point Homes, Inc., and the current construction project.

Council discussed the Affordable Housing Incentive loan, the Redevelopment Agency excess surplus funding amounts, State requirements for low-income housing, estimated sale prices for the completed homes, and the use of local contractors.

Public Comment:

1. Nicholas Gonzales spoke in favor of low-income home ownership.

**ACTION:** Motion/Second: Costa/Martner. By a 5-0 vote the board approved a \$285,000 Affordable Housing Incentive loan, and a \$215,000 loan from the Housing Revolving Loan Fund, totaling \$500,000 in Housing Set-Aside funding to West Pointe Homes, Inc.; and authorized the Executive Director or her designee to execute all documents required to execute the loan.

**WRITTEN COMMUNICATIONS:**

Mayor Linn distributed a letter regarding personal interest in real property located in the Redevelopment project area. Council Member Costa motioned to accept the letter into record; the motion was seconded by Council Member Starbuck and carried by a unanimous vote.

Mayor Linn also distributed a report from the Santa Barbara County Association of Governments.

**ORAL COMMUNICATIONS:** None

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS, COMMENTS, AND MEETING REPORTS:**

Council Member Costa announced she was a judge at the Cabrillo High School Senior Project presentations and attended several meetings.

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS, COMMENTS, AND MEETING REPORTS:** (cont'd)

Council Member Lingl stated he attended the Northern California Power Agency conference in Washington D.C. May 8 – 12, 2011; attended a meeting at the Lompoc Valley Chamber of Commerce regarding the Old Town Market on May 16, 2011; and announced the Turducken Group will be hosting a fundraising event on June 18, 2011, at the Clos Pepe Winery, and tickets to the event are now available.

Mayor Linn reported he attended 23 meetings and events, including the Local Officials All Hazardous Preparedness Seminar in Santa Barbara, the Water Wise Artwork Awards Ceremony, and met several times with the California Space Authority. Mayor Linn announced the Chumash Band of Indians donated \$25,000 to the California Space Authority.

**RECESS:**

At 10:30 P.M. the Lompoc City Council recessed to a Closed Session, at 10:49 P.M. the meeting reconvened with all Council/Agency Members present.

**REPORT OF ACTION TAKEN IN CLOSED SESSION:**

Mayor Linn stated no reportable action was taken during the Closed Session.

**ADJOURNMENT:**

At 10:50 P.M. Mayor/Chair Linn adjourned the Lompoc City Council/Redevelopment Agency to a Regular Meeting at 7:00 P.M. on Tuesday, June 7, 2011.

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John H. Linn Mayor/Chair  
City of Lompoc

ATTEST:

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Stacey Alvarez  
City Clerk  
Date: June 1, 2011