

MINUTES

Lompoc City Council/Redevelopment Agency
Workshop and Regular Meeting
Tuesday, November 3, 2009
City Hall, 100 Civic Center Plaza, Council Chambers

OPEN SESSION - 3:00 P.M.

Council/Agency Members Present: Tony Durham, Cecilia Martner, Bob Lingl, Mayor Pro Tempore/Vice Chair Ann Ruhge, and Mayor/Chair Mike Siminski.

Staff Present: City Administrator/Executive Director Laurel Barcelona, RDA Counsel Joe Pannone, City Clerk/Secretary Donna Terrones, Community Development Director Arleen Pelster, Parks, Recreation and Urban Forestry Director Dan McCaffrey, and Management Services Director Rene Vise.

Others Present: John Linn, Ron Fink, Dulcie Sinn, Claude Lee, Arlen Sechrest, Will Schuyler, Mary Saladino, Ann Burt, and Dan Cox.

ORAL COMMUNICATIONS:

1. John Linn and Ron Fink spoke in support of the Pocket Park project.

NEW BUSINESS:

City Administrator/Executive Director Laurel Barcelona announced that an overview of Parks and Recreation projects that include the Dehumidifier for the Aquatic Center, the Richard L. DeWees Senior Community Center, and Pocket Park will be discussed, an explanation of the Redevelopment Tax Bond allocation will be presented, and that Staff will look to Council for direction.

WORKSHOP

1. **Review Lompoc Redevelopment Agency (RDA) Construction and Rehab Projects for Community Recreation Facilities.**

Parks, Recreation and Urban Forestry Director Dan McCaffrey presented a PowerPoint presentation on the update of the Aquatic Center Dehumidification system and the Richard L. DeWees Senior Community Center project.

Council/Agency Member Martner voiced concern with the assessment of the corrosion in various locations throughout the Aquatic Center, the monies that may come out of the General Fund in order to cover unexpected repairs due to the corrosion, the addition of personnel to provide the maintenance to the Center, and a future request for funding additional personnel. She requested Staff come back with an engineer's report on the assessment as soon as possible. Staff explained that an assessment was previously performed, but that an additional assessment of the corrosion has been proposed, that part-time staff continue to provide corrosion maintenance, and that a full-time maintenance staff will be needed to provide ongoing preventive maintenance.

Council/Agency Member Ruhge questioned the status of the architect design plans of the new Senior Community Center and if anything can be done to expedite the process. Staff stated that outside agencies have affected the plan review process, and that Staff will continue to support moving the project along.

Council/Agency Member Durham commented on the time it will take to make needed repairs before the dehumidifier is installed, and questioned the safety issues related to the project. Staff explained that repairs are done on an ongoing basis.

NEW BUSINESS: (cont'd)
Item No. 1

Council/Agency Member Lingl suggested staff consider making repairs in phases, if possible. He agrees with Council/Agency Member Martner's request of submitting an engineer's report as soon as possible. Staff stated that they are working with the consultant on a plan for timing the needed repairs to the Aquatic Center and that, due to the loss of a full-time employee, it has decreased the level of preventative maintenance. Mr. Lingl asked that the Senior Community Center project move forward.

Public Comment:

1. Dulcie Sinn commented on the projects and bonds being discussed.

Community Development Director Arleen Pelster and Parks, Recreation and Urban Forestry Director Dan McCaffrey continued with a PowerPoint presentation on the proposed Pocket Park project. Mr. McCaffrey introduced Ann Burt, Architect, of Ravatt, Albright & Associates, who provided more information on the proposed project.

Council/Agency Members discussed at length concerns of ADA compliance, construction costs, cost to redesign the project, the proposed project being a two-story building, and the initial cost of the project.

Ms. Burt explained the costs and design of the proposed project and advised Council that there would be an initial cost to redesign the project.

Parks, Recreation and Urban Forestry Director Dan McCaffrey continued with a PowerPoint presentation on the funding of the proposed Pocket Park project.

ORAL COMMUNICATIONS:

1. Ron Fink suggested Council consider giving the proposed project to the Lompoc Valley Park & Pool Foundation.
2. Claude Lee commented on the proposed project requiring a full-time maintenance person and voiced concern with a bond funding the project.

Mayor Siminski stated the project funds are Tax Increment Funds.

3. Arlen Sechrest asked Council to consider involving the Community in the project.
4. Will Schuyler asked for clarification on the cost of the construction management amounts.

Staff explained the amounts.

5. Mary Saladino questioned the security and design of the proposed project.

Ms. Burt explained the design of the proposed project and Mr. McCaffrey stated that the security is based on requirements when renting the facility and that the gates are closed at specified times.

Council continued discussion regarding the landscape, capacity of the facility, consideration of John Linn's Foundation taking over the project, consideration of making it a community project, and experience of contractors if it becomes a community project.

Mr. McCaffrey and Ms. Burt stated that a sprinkler system will be installed, and that the capacity load of the facility is 57. Mr. McCaffrey stated that, if the project becomes a foundation or community project, there are items to be considered.

RECESS:

At 4:40 P.M. Mayor Siminski announced a break.
At 4:50 P.M., the meeting reconvened with all
Council/Agency Members present.

Mayor/Chair Siminski commented on the proposed projects, stating the first priority would be the Senior Community Center; second priority the dehumidifier for the Aquatic Center; and third priority the Pocket Park. He suggested bringing the Pocket Park project back at a future date for further review. He recommended directing Staff to move forward with the first two priorities.

Council/Agency Member Lingl agreed with Mayor/Chair Siminski, but would like to see the Pocket Park come back at a much sooner date.

Mayor/Chair Siminski would like to see a more pedestrian friendly project in the downtown area. He moved to discuss the first two priorities.

Council/Agency Martner supported moving forward with the first two priorities and to discuss the Pocket Park project at a later time. She suggested Council and Staff consider the Pocket Park as a community volunteer based project and asked Staff to come back with a proposal.

Council/Agency Member Durham supported the motion and would like to see the Pocket Park project supplemented with community volunteers and move forward.

Council/Agency Member Ruhge concurred with Council/Agency Durham and would like to see the Pocket Park come back to Council.

Mayor motioned to continue the workshop on the first two projects. Seconded by Council/Agency Member Durham.

ACTION: Mayor/Chair Siminski/Council/Agency Member Durham. By a 4 to 1 vote (Council/Agency Member Ruhge voted NO), the Council/Agency voted to continue the workshop for purpose of RDA funding for the New Senior Community Center and Aquatic Center's dehumidification project and directed Staff to come forward at a later date for Council's approval.

Dan Cox, Financial Advisor, of Kelling, Norcross & Nobriga Public Finance, presented a PowerPoint presentation on the bonds for Redevelopment purposes and tax increments.

Mayor/Chair Siminski clarified that the Bonds and the Tax Increments are funds that are already part of the property tax which are funds available for RDA projects.

Council/Agency Member Martner suggested that in the future, Staff refer to such bonds as "Tax Allocation Bonds (TABs)" instead of just "Bonds."

City Administrator/Executive Director Laurel Barcelona stated that Staff will return at a future Council Meeting with a request for approval for funding the Richard L. DeWees Senior Community Center and the Aquatic Center dehumidifier project and come back at a future date to recommend Council's consideration of a revised plan for the Pocket Park project and a volunteer proposal to include community efforts.

ADJOURNMENT

At 5:45 P.M. Mayor/Chair Siminski recessed the meeting to a Closed Session at 6:00 P.M. followed by a Regular Meeting at 7:00 P.M.

CLOSED SESSION

OPEN SESSION - 6:00 P.M. – Council Chambers

Councilmembers Present: Tony Durham, Cecilia Martner, Bob Lingl, Mayor Pro Tempore Ann Ruhge, and Mayor Siminski.

Staff Present: City Administrator Laurel Barcelona, RDA Counsel Joe Pannone, and City Clerk Donna Terrones.

Others Present: None

ORAL COMMUNICATIONS: None