

City Council

Dick DeWees, Mayor  
DeWayne Holmdahl, Mayor Pro Tempore  
Janice Keller, Councilmember  
Michael Siminski, Councilmember  
Will Schuyler, Councilmember



City Administrator Gary Keefe  
City Attorney Sharon D. Stuart  
City Clerk Donna N. Terrones

**AGENDA**  
**Regular Meeting**  
Lompoc City Council  
**Tuesday, November 1, 2005**  
**City Hall/100 Civic Center Plaza**  
**Council Chambers**

**STUDY SESSION**  
**4:00 P.M. – 6:00 P.M. City Hall Council Chambers**

**ROLL CALL:**

**Workshop to discuss the proposed *Historic Resources and Planning Analysis Study* presented to the Council on September 20, 2005 by Lisa Bodrogi of Urban Planning Concepts (UPC) and Christy McAvoy of Historic Resources Group (HRG). The survey details structures of historic significance in Lompoc and contains recommendations for the next step in creating an Historic District and/or Ordinance for the City of Lompoc. The Council will take public testimony and provide direction to staff on how to proceed with the project.**

**Public Comment:**

**CLOSED SESSION – 6:30 P.M. – 7:00 P.M. – Council Chambers**

**ROLL CALL:**

**ORAL COMMUNICATIONS:** (maximum of five minutes per speaker)

**BUSINESS ITEM:**

Pursuant to the authority of Government Code Section 54956.9(b)(1), the City Council will confer with, receive advice from, and provide direction to the City Attorney, Assistant City Attorney, City Administrator, and Public Works Director regarding facts and circumstances indicating that there is a significant exposure to litigation against the City of Lompoc.

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

*Please be advised that, pursuant to State Law, any member of the public may address the Council concerning any Item on the Agenda, before or during Council consideration of that Item. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the Council. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.*

*“Members of the Public are Advised that all PAGERS, CELLULAR TELEPHONES and any OTHER COMMUNICATION DEVICES are to be turned off upon entering the City Council Chambers.”*

*Regular City Council meetings will be videotaped and rebroadcast in Lompoc on Channel 23 at 9:00 a.m. and 7:00 p.m. the following Wednesday. The Agenda and related Staff reports are available on the City’s web site: [www.ci.lompoc.ca.us](http://www.ci.lompoc.ca.us) the Friday before Council meetings; between 9:00 a.m. and 5:00 p.m. on weekdays in the City Clerk’s Department, City Hall; and at the Lompoc Public Library Reference Department.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the agenda and related documents, please contact the City Clerk (805) 875-8241 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.*

**ROLL CALL:**

**INVOCATION:** Robert Robison

**PLEDGE OF ALLEGIANCE:** Mayor Dick DeWees

**PRESENTATIONS:**

**Presentation by John Stahl, Consultant on the Proposed Pacific Renewable Energy Wind Power Project in Miguelito Canyon.**

**CITY ADMINISTRATOR'S STATUS REPORT** (Information only)

**STAFF REQUESTS AND ANNOUNCEMENTS:**

**COUNCIL REQUESTS AND ANNOUNCEMENTS:**

**CONTINUED COUNCIL REQUEST** from October 18, 2005.

1. **Transmittal of Chamber of Commerce Sign Ordinance Comments (Planning Division File No. TA 05-01).**

City Planner Lucille Breese  
[L\\_Breese@ci.lompoc.ca.us](mailto:L_Breese@ci.lompoc.ca.us)

Recommendations: that the City Council:

- A) Receive and review the comments from the Lompoc Chamber of Commerce Sign subcommittee;
- B) Receive and review the staff response to comments;
- C) Direct staff to proceed with an update and re-formatting of the existing Sign ordinance, incorporating policy direction from the Council;
- D) Direct staff to return the revised Sign Ordinance to the Planning Commission for public hearing(s);
- E) Direct staff to proceed with revisions to the existing Zoning Ordinance for Mixed use Development Standards, Conditional Use Permit for existing use and Facilities, as outlined in the staff reports; and
- F) Direct staff to pay the consultant for work performed on the Development code to date and terminate the balance of the contract.

(Public Comment)

**ORAL COMMUNICATIONS (Maximum of 5 Minutes):** (At this time, please direct comments to the City Council regarding Consent Calendar items, other agenda items if you are not able to stay until that matter is discussed, or issues not on the agenda but within the jurisdiction of the Council.)

## **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 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.

2. **Approval of Minutes** of the Regular Meeting of October 18, 2005.

3. **Approval of expenditures for:**

Payroll of 10/21/05 - \$1,134,215.94  
Voucher Register of 10/21/05 - \$552,234.93  
Voucher Register of 10/14/05 - \$1,135,094.01  
Voucher Register for 10/10/05 - \$882.65

4. **Final Acceptance of Project No. FY-05-W-1, Water Line Replacement, "D St. – Larkspur Alley/Hickory – D-E to E-F Alley/Olive – E-F Alley to E St. "**

Senior Civil Engineer Michael Luther  
[M\\_luther@ci.lompoc.ca.us](mailto:M_luther@ci.lompoc.ca.us)

Recommendation: that the City Council:

- A) Accept Project No. FY-05-W-1 as complete; and
- B) Instruct the City Clerk to file the required Notice of Completion regarding this project.

5. **Land Lease Agreement at Lompoc Airport with Skydive Santa Barbara, LLC.**

Aviation Transportation Administrator Richard Fernbaugh  
[R\\_fernbaugh@ci.lompoc.ca.us](mailto:R_fernbaugh@ci.lompoc.ca.us)

Recommendation: that the City Council approve and authorize the Mayor to sign a Land Lease Agreement with Skydive Santa Barbara, LLC for a hangar at Lompoc Airport.

6. **Award of a Contract to Purchase Sodium Hypochlorite from Pioneer Americas, LLC for \$194,370.23**

Purchasing and Materials Manager Ray Ambler

[R\\_ambler@ci.lompoc.ca.us](mailto:R_ambler@ci.lompoc.ca.us)

Recommendation: that the City Council approve the award of a contract to purchase Sodium Hypochlorite from Pioneer Americas, LLC for annual requirements (estimated to be \$194,370.23) and authorize the Purchasing and Materials Manger to issue a purchase order.

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

**7. Resolution to Receive State Grant to Match Federal Aviation Administration Grant for Jet Fuel Facility.**

Aviation/Transportation Administrator Richard Fernbaugh

[R\\_fernbaugh@ci.lompoc.ca.us](mailto:R_fernbaugh@ci.lompoc.ca.us)

Recommendation: that the City Council approve Resolution No. 5288(05), authorizing the submittal of an Application, Acceptance of an Allocation of Funds, and Execution of a Grant Agreement with the California Department of Transportation for a Matching Grant for the Jet Fuel Facility at Lompoc Airport.

**8. Re-subordination of an Existing Community Development Block Grant (CDBG) loan to the Lompoc Housing and Community Development Corporation (LHCDC) on Multi-Family Apartments located at 501-505, 509-513 North "S" Street and 508 North "T" Street.**

Community Development Program Manager Dinah Lockhart

[D\\_lockhart@ci.lompoc.ca.us](mailto:D_lockhart@ci.lompoc.ca.us)

Recommendation: that the City Council:

- A) Approve the re-subordination of an existing \$243,950.00 CDBG loan to the Lompoc Housing and Community Development Corporation (LHCDC) on multi-family apartments located at 501-505, 509-513 North "S" Street and 508 North "T" Street; and
- B) Approve the use of \$500,000.00 in equity being taken out at the close of the refinance escrow for the repayment of the Lompoc Redevelopment Agency California Housing Finance Agency (CHFA) loan, and for other commercial, historic preservation, or affordable housing projects within the City; and
- C) Authorize the City Administrator to sign the subordination agreement and any other documents needed to complete this action.

**WRITTEN COMMUNICATIONS:**

**ORAL COMMUNICATIONS (2 Minutes Maximum):**

**COUNCIL REQUESTS AND COMMENTS:**

**ADJOURNMENT:**

To the Regular Meeting at 7:00  
P.M. on Tuesday, November 15,  
2005.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

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Donna N. Terrones, City Clerk  
By: April Hall, OSA II/ Deputy City Clerk  
Date: October 27, 2005

The City Council Agenda and related Staff reports are posted on the City's web site the Friday before City Council meetings.