

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

**4:07 P.M. – 6:00 P.M. Study Session - City Hall Council Chambers**

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

Staff Participants: City Administrator Gary Keefe, City Clerk Donna Terrones, City Attorney Sharon Stuart, Community Development Director Arleen Pelster, and City Planner Lucille Breese.

Other Participants: Lisa Bodrogi, Christy McAvoy, Alice Mulligan, Alice Dugas, and Lisa Renken.

**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.**

City Planner Lucille introduced consultants Christy McAvoy of Historic Resources Group (HRG) and Lisa Bodrogi of Urban Planning Concepts (UPC). The consultants presented a PowerPoint presentation reviewing the recommendations listed in the Historic Survey and Planning Analysis Report presented to Council on September 20, 2005. The recommendations included Adopting a Historic Resources Inventory, Establishing a Historic Preservation Task Force Committee, Identifying Funding Sources, Revising City's Landmarks Ordinance, Developing a Historic Preservation Ordinance, Adopting a Historic District, Expanding Public Outreach and Educational Programs and Financial Incentives.

Public Comment:

1. Alice Milligan encouraged the City's support for the requested recommendations.
2. Alice Dugas requested the Historic Resources and Planning Analysis Study Group report be available on the City's website.
3. Lisa Renken spoke on Historic District issues.

Council discussion followed expressing concerns regarding incentives to property owners for their participation, availability of funds, staff time, task force committee, historic districts, and preservation easements. Council indicated there is a need for historic preservation. Council requested this issue be brought back at a later time with supporting documentation regarding staff time and other specifics relating to various options of the proposed program.

**RECESS:** At 5:20 P.M. the Workshop was concluded.

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

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

**ORAL COMMUNICATIONS:** None

**BUSINESS ITEM:**

In accordance with Government Code Section 54956.9(b)(1), the City Council met with 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**

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

Staff Participants: City Administrator Gary Keefe, City Clerk Donna Terrones, City Attorney Sharon Stuart, and City Planner Lucille Breese.

Other Participants: Michelle Conway, John Stahl, John Linn, Jeff Wynn, Joe Tripe, Sue Erlich, Carol Harman, and Ralph Harman.

Robert Robison gave the invocation and Mayor Dick DeWees led the Pledge of Allegiance.

**PRESENTATIONS:**

Michelle Conway of EHN, gave a presentation on the Proposed Pacific Renewable Energy Wind Power Project in Miguelito Canyon. The proposed project will utilize approximately 60 turbines with each turbine rated at 1.5 to 3.0 MW and tower height from base to hub as high as 400 feet and rotor diameter up to 328 feet. Ms. Conway also explained site access to 3,500 acres of private ranches and grazing land has been acquired under long term leases with access from Miguelito Canyon Road. PG &E will be building a new transmission line from the Miguelito Canyon area, to the west side of Miguelito Park, cross over the road to the Celite property down Highway 1 and connect to an existing PG & E line at Ocean Avenue and corner of Highway 1. PG & E will also put in a new line from Highway 1 to the Cabrillo sub-station.

**CITY ADMINISTRATOR’S STATUS REPORT** (distributed as an informational report)

**STAFF REQUESTS AND ANNOUNCEMENTS:**

Gary Keefe announced the resignation of the Public Educational Government TV Executive Director and briefly discussed the process of the recruitment. Mr. Keefe noted that the lease of the studio property would also be renegotiated.

**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 presented the staff report and recommendations.

**Public Comment:**

1. John Linn clarified some of the subcommittee recommendations on various sign issues.

After further discussion regarding banner regulations, Council feels that after the time allowed, the banners should be removed. Council expressed support of staff’s recommendations.

**ACTION:** Motion/Second Holmdahl/Schuyler. By a unanimous vote the City Council directed staff to proceed with an update and re-formatting of the existing Sign ordinance, incorporating policy direction from the Council; to return the revised Sign Ordinance to the Planning Commission for public hearing(s); 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 pay the consultant for work performed on the Development Code to date and terminate the balance of the contract.

**COUNCIL REQUESTS AND ANNOUNCEMENTS:** (cont'd)

Councilmember Keller requested Consent Calendar Item No. 8 be pulled for separate consideration.

**ORAL COMMUNICATIONS:**

- 1. Jeff Wynn and Joe Tripe spoke on TAP TV issues.

**CONSENT CALENDAR:**

**ACTION:** Motion/Second Holmdahl/Siminski. By a unanimous vote the City Council:

- 2. Approved Minutes of the Regular Meeting of October 18, 2005. (*Councilmember Schulyer **OBSTAINED.***)
- 3. Approved 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. Accepted 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 ” as complete and instructed the City Clerk to file the required Notice of Completion.
- 5. Approved and authorized the Mayor to sign a Land Lease Agreement with Skydive Santa Barbara, LLC for a hangar at Lompoc Airport.
- 6. Approved the award of a contract to purchase Sodium Hypochlorite from Pioneer Americas, LLC for annual requirements (estimated to be \$194,370.23) and authorized the Purchasing and Materials Manger to issue a purchase order.
- 7. Approved 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.** (*Councilmember Keller pulled this item for separate consideration.*)

**WRITTEN COMMUNICATIONS:**

None

**ORAL COMMUNICATIONS:**

- 1. Joe Tripe reiterated on TAP TV issues.

**Consent Calendar Item No. 8, cont'd**

- 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 was present.

**ORAL COMMUNICATIONS:**

**Consent Calendar Item No. 8, cont'd**

Councilmember Keller's requested the following comments be entered into record. Ms. Keller inquired if there was any language in the original loan document concerning use of proceeds on a refinance. Staff responded "no". She also inquired as to vacancies in this project. Ms. Erlich of LHCDL stated there are some vacancies and also indicated some rehabilitation is needed in the vacant units. Ms. Keller noted her concerns with the City's position in line for repayment of the loan, the lack of a recent audit, and using the monies from the refinance for non-housing projects. Staff stated that 15% of the interest on CDBG loan repayments can be used for human services, but is not. Ms. Keller is opposed to staff's recommendations.

Gary Keefe read a letter from Carol Harman opposing staff's recommendations.

**Public Comment:**

1. Ralph Harman spoke in opposition to staff's recommendations.
2. Sue Erlich spoke in support of staff's recommendations.

Councilmember Keller stated she has had no contact with any personnel from LHCDL regarding this issue and voiced her concern that LHCDL is behind two years in their audit.

Councilmember Holmdahl and Siminski stated they have had no contact within the last three months with any personnel from LHCDL regarding this issue.

Mayor DeWees announced he has spoken with the public regarding this issue.

**ACTION:** Motion/Second Holmdahl/Mayor DeWees. By a 4 to 1 vote (Councilmember Keller voted **NO**) the City Council approved the re-subordination of an existing \$243,950.00 CDBG loan to the Lompoc Housing and Community Development Corporation (LHCDL) on multi-family apartments located at 501-505, 509-513 North "S" Street and 508 North "T" Street; and approved 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 authorized the City Administrator to sign the subordination agreement and any other documents needed to complete this action.

**COUNCIL REQUESTS AND COMMENTS:**

Councilmember Keller requested that future LHCDL items not be placed on the Consent Calendar.

**ADJOURNMENT:**

At 8:40 P.M. Mayor DeWees adjourned to a Regular Meeting at 7:00 P.M. on Tuesday, November 15, 2005.

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Dick DeWees, Mayor  
City of Lompoc

**ATTEST:**

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Donna N. Terrones, City Clerk  
By: April Hall, OSA II/ Deputy City Clerk  
Date: November 7, 2005