



REVISED AGENDA
Minutes

Regular Meeting of the Lompoc City Council
Tuesday, August 16, 2022
City Hall, 100 Civic Center Plaza, Council Chamber

The City Council meeting will be broadcast live on Comcast Channel 23 and on the radio at KPEG 100.9 FM

Or video livestreamed via this link:

<https://www.cityoflomdoc.com/government/committees-boards/city-council/live-webcast>

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If you choose not to attend in-person but wish to make a comment during oral communications or on a specific agenda item, you may call (805) 875-8201 before the close of public comment on the agenda item. You will be provided 3 minutes for your comment.

Alternatively, you may submit comments via email to s_haddon@ci.lomdoc.ca.us not later than 4:00pm on Tuesday, August 16, 2022.

Pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the City Council. If you wish to speak on a Consent Calendar Item, please do so during "Public Comment on Consent Calendar Items".

Regular City Council meetings will be videotaped and available for review on the City's website by the end of the day on the Thursday following the City Council Meeting. **The Agenda and related Staff reports are available on the City's web site: www.cityoflomdoc.com the Friday before Council meetings between 9:00 a.m. and 5:00 p.m.**

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the City Clerk's Office at City Hall, 100 Civic Center Plaza, Monday through Friday between 9 a.m. and 5 p.m. and at the Information Desk at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday - Thursday between 10 a.m. and 7 p.m. and Friday and Saturday between 1 p.m. and 5 p.m. The City may charge customary photocopying charges for copies of such documents.

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 at (805) 875-8241 at least 48 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting. To request a Spanish translator, please call (805) 875-8241 by 4P.M. on the Friday before the Council Meeting, to allow time for the City to coordinate a translator.

De conformidad con la ley estatal, cualquier miembro del público puede dirigirse al Concejo Municipal con respecto a cualquier tema de la agenda. Tenga en cuenta que los elementos del Calendario de consentimiento se consideran de rutina y normalmente se decreta con un voto del Municipio. Si desea hablar sobre un artículo particular del calendario de consentimiento, hágalo durante "Comentarios públicos sobre artículos del calendario de consentimiento".

Las reuniones regulares del Concejo Municipal se grabarán en video y estarán disponibles para su revisión en el sitio web de la Ciudad al final del día del jueves siguiente a la reunión del Concejo Municipal. **La agenda y los informes relacionados del personal están disponibles en el sitio web de la ciudad: www.cityoflomdoc.com el viernes antes de las reuniones del consejo entre las 9:00 a.m. y las 5:00 p.m.**

Cualquier documento producido por la ciudad y distribuido a la mayoría del concejo municipal con respecto a cualquier tema en esta agenda estará disponible el viernes antes de las reuniones del concejo en la oficina del Secretario de la Ciudad en el Ayuntamiento, 100 Civic Center Plaza, de lunes a viernes entre las 9 a.m. y 5 p.m. y en el mostrador de información de la biblioteca de Lompoc, 501 E. North Avenue, Lompoc, California, de lunes a jueves de 10 a.m. a 7 p.m. y viernes y sábado entre la 1 p.m. y 5 p.m. La Ciudad puede cobrar los costos habituales de fotocopiado por copias de documentos anteriormente mencionados.

De conformidad con la ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, incluyendo la revisión de la agenda y los documentos relacionados, comuníquese con el Secretario de la Ciudad al (805) 875-8241 al menos 48 horas antes de la reunión. Esto le dará tiempo a la Ciudad para hacer arreglos razonables para asegurar la accesibilidad a la reunión. Para solicitar un traductor de español, llame al (805) 875-8241 antes de las 4 p.m. el viernes antes de la reunión del consejo, para dar tiempo a la ciudad para coordinar un traductor.

CLOSED SESSION

OPEN SESSION – 6:10 P.M. – Council Chamber

Council Members Present: Dirk Starbuck, Gilda Cordova, Jeremy Ball, Victor Vega, and Mayor Jenelle Osborne.

Staff Present: City Manager Dean Albro, City Clerk Stacey Haddon, and City Attorney Jeff Malawy.

ORAL COMMUNICATIONS: None

CLOSED SESSION – City Council Conference Room

BUSINESS ITEM:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS:** Government Code Section 54956.8. Property: approximately 82 acres including and adjacent to Ken Adam Park (APN: 095-070-008). City Negotiators: City Manager Dean Albro and City Attorney Jeff Malawy. Negotiating Parties: City of Lompoc, Pale Blue Dot Ventures, Inc. Under Negotiation: Price and terms of payment.

OPEN SESSION - 6:30 P.M. – Council Chamber

Council Members Present: Dirk Starbuck, Gilda Cordova, Jeremy Ball, Victor Vega, and Mayor Jenelle Osborne.

Staff Present: City Manager Dean Albro, City Clerk Stacey Haddon, City Attorney Jeff Malawy, Human Resources Manager Gabriel Garcia, Management Services Director Christie Donnelly.

Others Present: Deb Andrews, Kelsey Oliveira, Linsey Silva, Susan Gallacher, Mathias Taylor, Eva Martin, and Tom Gerald.

REPORT ON ACTION TAKEN DURING CLOSED SESSION:

City Attorney Jeff Malawy reported the Council discussed the single Closed Session item and gave direction to Staff, but no reportable action was taken.

Mayor Jenelle Osborne led the **Pledge of Allegiance**.

PRESENTATIONS:

Mayor Osborne presented a Proclamation in honor of the **Lompoc Concert Association’s 75th Season.**

Mathias Taylor and Eva Martin, members of **Future – For Lompoc Youth** gave a presentation on their upcoming youth led leadership conference.

Council thanked Mr. Taylor and Ms. Martin for providing the information for the upcoming leadership conference.

CITY MANAGER REPORT: (Information only)

- **List of City expenditures**
 - July 11 – 15, 2022 - \$1,943,505.81
 - July 18 – 22, 2022 - \$630,303.33
 - Payroll July 22, 2022 - \$2,772,939.10

City Manager Dean Albro announced the City’s Planning Division is hosting a housing development workshop on August 18, 2022 at 6:30 P.M. in the Council Chamber at City Hall; and presented a short video from One 805 which featured Isabella Martinez a newly hired City of Lompoc Police Officer.

PUBLIC COMMENT ON CONSENT CALENDAR ITEMS (Max of 3 Minutes): None

CONSENT CALENDAR:

Council Member Starbuck asked Staff to comment on Consent Calendar Item No. 3 and confirm if the upcoming solid waste rate study will address the cost of purchasing solid waste collection vehicles. Management Services Director Christie Donnelly stated this request is part of the current City budget and future replacement purchases will be included in the rate study.

ACTION: Motion/Second: Starbuck/Ball. By a 5-0 vote, Council:

1. Approved the Minutes of the Lompoc City Council Regular Meeting of June 21, 2022
2. **Approval of a Land Lease Agreement with Robert Campbell for a Hangar at Lompoc Airport.**

Approved the attached Land Lease Agreement with Robert Campbell for a hangar at Lompoc Airport

3. **Award of a Contract Purchase Order for Three Solid Waste Collection Vehicles for a Total Amount not to Exceed \$1,327,600; Adoption of Resolution No. 6536(22) Approving Supplemental Appropriations for the Procurement of Five Solid Waste Collection Vehicles and Vehicle Repairs.**

Approved the award of a contract to purchase one 2023 Autocar ACX64 Side Loader Collection vehicle and two 2023 Autocar ACX64 Rear Loader Collection vehicles for an amount not to exceed \$1,327,600 to Velocity Truck Centers of Oxnard, California; authorized the Purchasing Manager to issue a contract purchase order in an amount not to exceed \$1,327,600; and adopted Resolution No. 6536(22), approving supplemental appropriations and estimated revenues for the acquisition of three Solid Waste collection vehicles and related financing, repair of an existing Solid Waste collection vehicle, and the authorization to initiate the acquisition of two additional Solid Waste Collection Vehicles.

CONSENT CALENDAR: (cont'd)

4. **Award of Project No. FY-22-S-3, 2022 Cape Seal Project; Adoption of Resolution No. 6537(22) Approving Supplemental Appropriations.**

Adopted the Special Provisions for Project No. FY-22-S-3, 2022 Cape Seal Project (Project), as required by Section 22039 of the Public Contract Code (copies of Special Provisions are on file in the City Engineer's Office); awarded the Construction Contract in the amount of \$2,176,692 to Doolittle Construction LLC DBA Doolittle Road Construction; authorized the City Manager to execute the necessary agreements for that Contract; authorized the City Engineer, or designee, to approve additional construction costs and construction contract change orders in an amount not to exceed \$250,000; and awarded the Consulting Contract for Construction Engineering Support, Materials Testing, and Supplemental Inspection (Consulting Contract) in the amount of \$91,600 to Asphalt Pavement & Recycling Technologies, Inc.; authorized the City Manager to execute the necessary agreements for the Consulting Contract; authorized the City Engineer to approve additional costs and sign Consulting Contract Change Orders in an amount not to exceed \$15,000.00; and adopted Resolution No. 6537(22) approving supplemental appropriations for the Project.

5. **Adoption of Resolution No. 6538(22) Approving the Update of the City of Lompoc Transit (COLT) Title VI Plan.**

Adopted Resolution No. 6538(22), approving submittal of the City of Lompoc Transit (COLT) Title VI Plan Update, along with revisions as may be required by the Federal Transit Administration.

6. **Authorization of the City Manager to sign a Memorandum of Understanding with Santa Barbara County Association of Governments regarding Public Transit Planning and Programming.**

Authorized the City Manager to sign the attached Memorandum of Understanding with the Santa Barbara County Association of Governments to assist the City of Lompoc Transit with Planning and Programming requirements of the Federal Transit Administration.

7. **Award of a Contract Purchase Order for 22 Transformers Not to Exceed \$405,294.24**

Approved the purchase 22 Electric Utility Transformers in the amount of \$405,294.24 from One Source Distribution of Los Angeles, California; and authorized the Purchasing Manager to issue a contract purchase order in an amount of \$405,294.24 and authorize a 25% contingency due to cost volatility and supply chain issues in the copper and transformer materials market.

STAFF PRESENTATIONS/ANNOUNCEMENTS/REQUESTS: None

ORAL COMMUNICATIONS (3 Minutes Maximum):

1. Deb Andrews provided a prayer and suggested Council not approve State mandates.

PUBLIC HEARING:

8. **Adoption of Ordinance No. 1696(22) Authorizing an Amendment to the CalPERS Contract to Implement Cost Sharing.**

Gabriel Garcia Human Resources Manager presented the Staff report and recommendations.

Public Comment : None

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

ACTION: Motion/Second: Starbuck/Ball. By a 5-0 vote, Council adopted Ordinance No. 1696(22) Authorizing an Amendment to the Contract between the City of Lompoc and the Board of Administration of CalPERS.

COUNCIL REQUESTS:

9. **Review and Discussion of the Cannabis Use Ordinance and Regulations, and a Potential Moratorium or Cap on Issuance of Commercial Cannabis Use Licenses**

Jeff Malawy, City Attorney provided the Staff report and recommendations.

Council discussed this matter at length.

Public Comment:

1. Deb Andrews suggested the City use a process similar to the State's process for liquor store licenses.
2. Kelsey Oliveira and Linsey Silva spoke in favor of a moratorium on the issuance of commercial cannabis use licenses.
3. Via Phone – (name unknown, Monna Sanner, Javier Salis, Joe Aremendez, and Andrew Salinas) spoke in favor of a review of the current commercial cannabis use business license issuance process.
4. Tom Gerald thanked Council for reviewing this matter and is in favor of a moratorium on issuance of licenses for commercial cannabis.

Council continued to discuss this matter.

ACTION: Motion/Second: Mayor Osborne/Cordova. By a 5-0 vote, Council directed Staff to send an informational letter to all commercial cannabis use business license holders as well as applicants which will inform all of the upcoming September 20, 2022 City Council Meeting where Council will hold a discussion of a possible moratorium on the issuance of commercial cannabis business licenses; provide a memo to Council with the building valuations of current commercial cannabis license holders and or applicants which are awaiting certificates of occupancy; and directed the City Attorney's Office to draft a moratorium which will be reviewed, discussed, and possibly taken action on by the City Council at the September 20, 2022 City Council Meeting.

NEW BUSINESS:

10. **Approval of a Fifth Amendment to the Memorandum of Understanding with Pale Blue Dot Ventures, Inc., for Potential Sale of Approximately 82 acres of City-owned Property, Including and Adjacent to Ken Adam Park, for Development of a Space Center.**

Jeff Malawy, City Attorney presented the Staff report and recommendations.

Council Member Cordova asked if Pale Blue Dot Ventures, Inc., has provided a total amount of funding raised with respect to the required seed funding.

NEW BUSINESS: (cont'd)
Item No. 10

Public Comment:

1. Via Phone – Steve Franck requested Council approve the proposed amendment and stated he is confident he will be able to provide the total seed funding by requested new deadline date for the seed funding.
2. Via Phone – (Name Unknown) spoke about the proposed project.
3. Via Phone – Cindy Eisenman spoke in favor of the proposed project and suggested Council approve the requested amendment.
4. Susan Gallacher spoke in favor of the proposed project.

ACTION: Motion/Second: Cordova/Mayor Osborne. By a 5-0 vote, decide to approve the requested Fifth Amendment to the Memorandum of Understanding (MOU) with Pale Blue Dot Ventures Inc., which would extend the proof of completing seed funding will be due on September 30, 2022, instead of August 30, 2022 (a 30-day extension); and the Concept & Feasibility Study and Experience Design Plan will be due on December 31, 2022, instead of August 30, 2022 (a 90-day extension).

WRITTEN COMMUNICATIONS: None

ORAL COMMUNICATIONS (2 Minutes Maximum):

1. Deb Andrews complained about odors from cannabis operations inside the City.

COUNCIL COMMENTS AND MEETING REPORTS:

Council Member Cordova thanked City Staff for their continued work and thanked fellow Council Members for the professional work and interaction each have with one another and with Staff.

Council Member Ball reported he reported he attended the Americore/United Way graduation of volunteers, and suggested Council and Staff discuss possible ways to increase Old Town Markets throughout the year and not just during the summer.

Mayor Osborne reported she attended the Vandenberg Space Force Base 3rd Quarter Awards program on the Base; suggested the addition of music and or dance at the Lompoc Open Air Saturday Markets; announced the nomination period to become a candidate for the upcoming election for City of Lompoc Mayor and District 2 and District 3 Council Member was closed on August 12, 2022; stated the Lompoc Aquatic Center is to be closed for maintenance through August 28, 2022, and there is a scheduled training for swim instructors September 16 – 19, 2022; and requested a future item for Council to discuss the City's current parking ordinance and the code complaint reporting process, both requests were seconded by Council Member Cordova and carried by Council Member Ball.

ADJOURNMENT: At 8:55 P.M. Mayor Osborne adjourned the Lompoc City Council to a Regular Meeting on September 6, 2022 at 6:30 P.M., in City of Lompoc Council Chamber.

Respectfully, submitted to Council for review on October 27, 2022 by: Stacey Haddon
Stacey Haddon, City Clerk