



MINUTES

Regular Meeting of the Lompoc City Council
Tuesday, December 19, 2023
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.cityoflompop.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.lompoc.ca.us not later than 4:00pm on Tuesday, December 19, 2023.

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.cityoflompop.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.cityoflompop.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 – 5:45 P.M. – Council Chamber

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

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

ORAL COMMUNICATIONS: Gabriel Garcia spoke about Dean Albro, stating he provides good leadership and is a fair representative of Council.

City Attorney Jeff Malawy announced City Council Member Dirk Starbuck will recuse himself from Closed Session Item No. 1, due to a real property conflict of interest.

CLOSED SESSION – City Council Conference Room

BUSINESS ITEM:

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS:** Properties: 127 South I Street (APN 091-103-008), 130 South J Street (APN 091-103-012), 134 South J Street (APN 091-103-011), 137 South I Street (APN 091-103-009), 221 West Cypress Street (APN 091-103-010). Agency negotiators: Dean Albro, Christie Alarcon, Brian Halvorson, Jeff Malawy. Negotiating parties: City of Lompoc and Dez Development LLC. Under negotiation: Price and terms of payment.
2. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION:** Title: City Manager; Annual Review as Required by City Manager’s Employment Agreement

The general Oral Communications periods are reserved for persons desiring to address the Lompoc City Council on any subject within the jurisdiction of the City Council. Closed Session and Consent Calendar Oral Communications periods are limited to the subjects of the closed session/consent calendar agenda items.

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

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

Staff Present: City Manager Dean Albro, City Clerk Stacey Haddon, City Attorney Jeff Malawy, Civil Engineering Associate Joshua Leard, Fire Captain Louis Farah, Human Resources Director Gabriel Garcia, Police Sergeant Sergio Arias, and Financial Services Manager Bob Cross.

Others Present: Che Johnson, Charlie Martinez, Vincent Culiver, Nick Nickelenko, Shannon (Unknown last name), Steve Franck, Fred Bittle, Mike (Unknown last name), Kim Rose, Michelle Parkinson, Marilee Velasco, Ken Switzer, Jada Bittle Davis, and Shannon Otto.

REPORT ON ACTION TAKEN DURING CLOSED SESSION:

City Attorney Jeff Malawy stated no reportable action was taken during the Closed Session.

Chaplin Keith McLellan provided the invocation and Mayor Jenelle Osborne led the **Pledge of Allegiance**.

PRESENTATIONS:

Mayor Osborne announced a short break to allow Fire Chief Brian Fallon to provide a tour of the Fire Department’s newest fire engines.

BREAK: At 6:40 P.M. Mayor Osborne announced a break. At 7:00 P.M., the meeting was reconvened with all Council Members present.

CITY MANAGER REPORT: (Information only)

City Manager Dean Albro announced the winners of the City of Lompoc Beautification Commission Holiday Lights decorations contest are on the City's website, as is the video of the City's Children's Christmas Holiday Parade, reminded everyone of the current closure of the Lompoc Aquatic Center now through January 2, 2024 as well as the upcoming closures of City Hall and other City facilities from December 25, 2023 through January 2, 2024; played a video of the ribbon cutting ceremony of the most recent upgrades to Ryon Memorial Park; thanked the Fire Department for the tour of the newest fire engines this evening; and provided a brief presentation of the current commercial cannabis use businesses inside the City Limits.

City Attorney Jeff Malawy announced Consent Calendar Item No. 5 has a revised contract purchase order, which has been provided to Council and the public for their review, the total purchasing agreement has been reduced to \$316,412; and stated Consent Calendar Item No. 6 has a typographical error in the title, the word Installation is to be deleted.

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

CONSENT CALENDAR:

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

1. Approved the Minutes of the Lompoc City Council Regular Meeting of October 3, 2023
2. **Amendment of the Sick Leave Policy for Unrepresented Part-Time, Non-benefited Employees Pursuant to California Senate Bill No. 616; Adoption of Resolution No. 6622(23).**

Adopted Resolution No. 6622(23), amending the Sick Leave Policy for Unrepresented Part-Time, Non-benefited Employees to provide additional paid sick leave to part-time, non-benefited employees, in accordance with the California Senate Bill No. 616 (SB 616).

3. **Adoption of Resolution No. 6623(23), Approving an Agreement with the Santa Barbara County Association of Governments Regarding Regional Early Action Planning Grants of 2021 (REAP 2.0) Grant Award.**

Adopted Resolution No. 6623(23), as part of the Regional Early Action Planning (REAP) 2.0 Grant requirements and authorized the City Manager to execute any required documents associated with such funding award.

4. **Adoption of Resolution No. 6625(23) Authorizing Supplemental Appropriations for Aquatic Center Dehumidification System Replacement Project.**

Adopted Resolution No. 6625(23), authorizing the supplemental appropriations of \$68,195 for the Aquatic Center Dehumidification System Replacement Project.

5. **Award of a Contract Purchase Order in the Amount of \$316,412 for Purchase of a Restroom Building from Public Restroom Company for College Park.**

Awarded a contract purchase order for the purchase of a prefabricated restroom building at College Park from Public Restroom Company through a Sourcewell cooperative purchasing agreement for an amount not to exceed \$316,412; authorized the City Manager to execute the contract for the purchase, in a form approved by the City Attorney; and authorize the Purchasing and Materials Manager to issue a Contract Purchase Order encumbering funds in account number 110PCL-710930 not to exceed \$316,412.

CONSENT CALENDAR: (cont'd)

6. **Award Purchase Order in the amount of \$269,409.53 to Play & Park Structures of Central Coast CA for Purchase of a Play & Park Structure at College Park.**

Awarded a contract purchase order for the purchase and of a play and park structure for College Park from Play & Park Structures of Central Coast CA through an Omnia Partners (Omnia) cooperative purchasing agreement not to exceed \$269,409.53; authorized the City Manager to execute the contract for the purchase, in a form approved by the City Attorney; and authorized the Purchasing and Materials Manager to issue a Contract Purchase Order encumbering funds in account number 110PCL-746670, not to exceed \$269,409.53.

7. **Adoption of Resolution No. 6626(23), Amending the City Classification Plan to Include Revised Fire Engineer Job Classification.**

Adopted Resolution No. 6626(23), which will approve the revised job classification or job description for Fire Engineer, a position represented by the International Association of Firefighters, Local 1906 bargaining group.

8. **Approval of Agreement to Lease City-Owned Property at 118 S. G Street to the Santa Barbara County Fire Department for Ambulance Housing**

Approved the Lease Agreement between the City and the County of Santa Barbara, for paramedic ambulance housing effective March 1, 2024, and directed the City Manager to execute it.

9. **Approved the Revised City Council Meeting Calendar for 2024**

ORAL COMMUNICATIONS (3 Minutes Maximum):

1. (Name not provided), expressed his concern about some intersections over H Street and suggested the City work with CalTrans to ensure pedestrian crossings are safe for all persons to use.
2. Two persons, who did not provide a name, spoke about New California State.

APPOINTMENTS:

10. **Appointment of Mayor Pro-Tempore for 2024 Calendar Year**

ACTION: Motion/Second: Mayor Osborne/Starbuck. By a 5-0 vote, Council appointed Council Member Cordova as Mayor Pro-Tempore for the 2024 Calendar Year.

PUBLIC HEARING:

11. **Adoption of Resolution No. 6627(23) Implementing Year One of The Last, Best, and Final Offer to Employees Represented by the International Association of Firefighters, Local 1906, and Approving Supplemental Appropriations.**

Gabriel Garcia, Human Resources Director briefly spoke about the item and introduced Che Johnson, who was part of the negotiation team. Mr. Johnson gave Council background on this matter and provided the recommendations.

The Lompoc Firefighters Association president Louis Farah spoke about the negotiation process, his experiences as a Fire Department employee, and expressed his dismay at the negotiations process and wants the Council to provide a larger salary increase than what is being proposed.

PUBLIC HEARING: (cont'd)

Council discussed the information provided.

Public Comment:

1. Charlie Martinez, Vincent Culiver, Nick Nicklenko, (Name not provided), (Via Phone – Shannon (unknown last name), spoke in favor of the employees represented by the Lompoc Firefighters Association.

The Council continued its discussion of the matter.

ACTION: Motion/Second: Vega/Starbuck. By a 4-1 vote (Council Member Ball voted No), Council adopted Resolution No. 6627(23), which will implement Year One’s 5% base salary increase of the City’s Last, Best, and Final Offer to Employees Represented by the International Association of Firefighters, Local 1906 (IAFF) effective January 1, 2024 (payroll period beginning 12/30/2023 – 1/12/2024); and direct Staff to begin a new round of negotiations with IAFF toward establishing a new MOU for the following year or years. Despite the lack of agreement on a new contract, employees in this unit have continued to provide tremendous service and are deeply committed to our community. Staff sincerely believes cultivation of harmonious, cooperative labor relations is in the City’s as well as the employees’ best interest moving forward.

UNFINISHED BUSINESS:

12. **Approval of a Ninth Amendment to the Memorandum of Understanding with Pale Blue Dot, Inc. to Extend the Exclusive Negotiating Period, for a Proposed Development of a Space Center Project on Approximately 82 Acres Including and Adjacent to Ken Adam Park.**

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

Council discussed this matter at great length.

Steve Franck of Pale Blue Dot, Inc., provided a presentation with estimated timelines for the proposed project.

Public Comment:

1. Fred Bittle, Mike (Unknow last name), Pete Concepcion, Kim Rose, Michelle Parkinson, Marilee Velasco, Ken Switzer, Jada Bittle Davis, and seven (7) persons who did not provide a name, all spoke in favor of the proposed project.

ACTION: Motion/Second: Vega/Ball. By a 5-0 vote, Council approved a Ninth Amendment to the Memorandum of Understanding (MOU) with Pale Blue Dot to extend the exclusive negotiating period under the MOU, which currently expires on December 31, 2023, to May 21, 2024; which will allow the City and Pale Blue Dot to continue negotiating a Disposition & Development Agreement to govern development of the property and its sale to Pale Blue Dot.

13. **Adoption of Resolution No. 6628(23) Approving Lease with Option to Purchase Financing for Replacement Fleet Vehicles and the Budgeted Street Lighting Replacement Project and Approving Additional Appropriations.**

Bob Cross, Financial Services Manager, presented the Staff report and recommendations.

Public Comment: None

ACTION: Motion/Second: Starbuck/Vega. By a 5-0 vote, Council adopted Resolution No. 6628(23), authorizing the City Manager and Management Services Director to execute the necessary agreements to finance replacement vehicles and the Street Lighting replacement project scheduled during Fiscal Years (FYs) 2023-25 with various terms up to 15 years for a total amount up to \$9,369,526; approving related additional appropriations in Solid Waste for \$160,000, and in Electric for \$50,000; awarding the Municipal Master Financing to Bank of America or other responsive proposers if the City is unable to consummate the process with Bank of America.

NEW BUSINESS:

14. **Adoption of City of Lompoc Local Road Safety Plan, December 2023; Adoption of Resolution No. 6624(23).**

Joshua Leard, P.E., Civil Engineering Associate introduced the item and consultant Shannon Otto from GHD, Inc. Ms. Otto provided a presentation and the recommendations.

Council thanked Staff for the information and for a plan that will help the City work with other agencies, especially CalTrans for upgrades to its roads and streets.

Public Comment:

1. (Name not provided), asked about the effect of this Plan on the General Plan.
2. (Name not provided), asked if the expected increase in vehicle traffic at North H Street and Purisima Road has been included in this Plan.

ACTION: Motion/Second: Cordova/Ball. By a 5-0 vote, Council reviewed and considered adoption of the City of Lompoc Local Road Safety Plan (LRSP), December 2023 (Plan), and adopted Resolution No. 6624(23), adopting the Plan.

WRITTEN COMMUNICATIONS: None

ORAL COMMUNICATIONS (2 Minutes Maximum):

1. Sergio Arias, Vice President of the Lompoc Police Association, expressed concern about the information provided by the Firefighter’s Association regarding call volume comparisons between the Lompoc Fire Department and the Lompoc Police Department.

COUNCIL COMMENTS AND MEETING REPORTS:

Council Member Ball thanked Staff and everyone involved in the installation of the new playground and the pickleball courts at Ryon Park; and announced he attended a dinner Explore Lompoc hosted for local hoteliers.

Council Member Cordova expressed her thankfulness to the City’s first responders and wished good will to all citizens especially those dealing with hardships.

Council Member Vega thanked the public for attending and participating in the meeting and stated he believes the Police Department and Fire Department know they are needed and appreciated.

Mayor Osborne reported she attended the Santa Barbara County Association of Governments (SBCAG), Northern California Power Agency (NCPA), the Santa Barbara County Local Area Formation Commission (LAFCO) regular monthly meetings, and the quarterly Mayors and City Managers Meeting, which was hosted by the City of Lompoc; the ribbon cutting ceremony at Ryon Park; the Lompoc Police Department swearing in ceremony for four new officers – Brenda Cuevas, Ramiro Espinoza, Arturo Rios-Garcia, and Jared Scherrer and the promotion ceremony for Sergeants Henry Strong and Robert Dugan; and stated Council is listening and working to be equitable with the Fire Department needs and wants; and announced several upcoming matters such as the closures of City facilities during the upcoming holidays from December 25, 2023 through January 2, 2024; the Lompoc Police Department is holding a Police Community Academy beginning on January 11, 2024 with signups until January 3, 2024; the Recreation Division will have a kids winter camp and swim instructor training, please sign up with the Recreation Division; the annual Point in Time count will be held on January 24, 2024 with signups for volunteer registration until January 9, 2024; and the local American Association of University Women is hosting its annual speech competition on March 7, 2024.

ADJOURNMENT: At 9:53 P.M. Mayor Osborne adjourned the Lompoc City Council to a Regular Meeting on January 16, 2024 at 6:30 P.M., in City of Lompoc Council Chamber.

Respectfully, submitted to Council for review on March 14, 2024 by: /Stacey Haddon/
Stacey Haddon, City Clerk