



MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE  
1<sup>ST</sup> FLOOR CITY COUNCIL CONFERENCE ROOM B  
Thursday April 16, 2015 at 5:00 pm

Committee Members: Chair Mike Mower, Vice Chair Matt Baudhuin  
Vice Mayor James Sanders, Planning Commission Warren Cox  
Staff: Dennis Speer, Loren Culp  
Recording Secretary: Karen Harker

**Meeting – 5:00 p.m.**

This meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other handicaps may be requested of the City Clerk (499-5002) five working days in advance of the meeting.

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

**PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA**

**DISCUSSION AND OTHER ACTION ITEMS**

Downs Street Widening and TAB Funding – What Funds to Use?

Modification to Street Lights within the Community

- SCE Grants

High Desert Haven

- Impact Fees

Sewer Availability Fees

**COMMITTEE COMMENTS**

**SUPPORT STAFF COMMENTS**

**FUTURE AGENDA ITEMS**

**NEXT MEETING:**

- May 21, 2015

**ADJOURNMENT:**



**Infrastructure Committee**  
**1<sup>st</sup> Floor City Council Conference Room Area 'B'**  
**Thursday, February 19, 2015**  
**Draft Minutes**

**Special Meeting – 5:30 p.m.**

This meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other handicaps may be requested of the City Clerk (499-5002) five working days in advance of the meeting.

**CALL TO ORDER:** Meeting was called to order at 5:30 pm

**ROLL CALL:** Jim Sanders, Mike Mower, Planning Commissioners: Matt Baudhuin, Warren Cox  
Dennis Speer, Public Works Director  
Recording Secretary, Karen Harker

**SELECTION OF A CHAIR AND VICE-CHAIR:** Nominations were made for a Chair and Vice – Chair to the Infrastructure Committee. The floor was opened to nominations for a Chair. Commissioner Baudhuin nominated Mike Mower, Seconded by Jim Sanders. *Motion Carried by Roll Call Vote of 3 Ayes (Sanders, Commissioners Baudhuin and Cox) 0 Nays, 0 Absent, 1 Abstain.* The floor was opened for nomination for Vice Chair. Jim Sanders nominated Commission Baudhuin. Seconded by Commissioner Cox. *Motion Carried by Roll Call Vote of 3 Ayes (Sanders, Chair Mower and Cox) 0 Nays, 0 Absent, 1 Abstain.*

**APPROVAL OF AGENDA:** There was a motion made by Mr. Sanders to move the Discussion Item of the Charter School to the first item on the agenda. *Motion To Approve Agenda as amended Was Made By Commission Cox, Seconded by Mr. Sanders. Motion Carried By Roll Call Vote of 4 Ayes (Chair Mower, Vice Chair Baudhuin, Sanders, Commissioner Cox) 0 Nays, 0 Absent, 0 Abstain*

**PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:**

**Open comment: 5:35**

**Dave Matthews:**

Mr. Matthews would like the Public Works Department to look into re-surfacing the parking lot of the City Civic Center. It is in disrepair and needs considerable work.

Mr. Matthews five concerns that he would like to see addressed:

- 1) The West Ridgecrest Blvd and Norma Ave signal light is not in sequences with the other signals in town (seems to be inconsistent)
- 2) The lane right in front of the IWWWD had a right turn arrow on the pavement that doesn't seem to be necessary. The lane should be able to have a right turn arrow and to go straight through.

- 3) On the west side of Norma Avenue a speed sign of (35mph) on the east side a speed sign of (25mph). Vehicles were going at least 35 mph through the intersection of Norma Avenue and West Ridgecrest Blvd. I'm suggesting that placing on the roadway reduce speed sign to slow vehicle down to the 25mph.
- 4) The City had increased the speed from 25mph to 30mph on Norma Avenue from West Ridgecrest Blvd to Las Flores Avenue. I'm suggesting that a reduce speed sign to 30 mph be placed before entering the intersection of Las Flores Avenue and Norma Avenue.
- 5) Also as you head east on W. Ridgecrest Boulevard at Warner Avenue, the bulb outs are causing long wheel base vehicles to swing in to the oncoming traffic lane making for a dangerous situation. When vehicles come from Warner Avenue and want to make a right turn onto West Ridgecrest Blvd long wheel base vehicles swing into the oncoming traffic lane making for a dangerous situation.

Both Planning Commission Cox and Vice Chair Baudhuin indicated to the committee that the City Engineer, Loren Culp is reviewing the safe maneuvering of vehicles through the corridor of West Ridgecrest Boulevard at all of the intersections and explained that the safe havens and bulb out are sitting on top of the asphalt so if they need to be removed they can scraped off.

Also Chair Mower explained that the traffic signals are being reviewed. The traffic signal at Downs Avenue one of the components was broken and was causing a problem these last couple of weeks.

**Closed comment: 5:45**

## **DISCUSSION AND OTHER ACTION ITEMS**

- Discussion of the Downs Street Project  
Chair Mower explained that Mr. Mather has a concern about his access to his business on Downs Street. Mr. Speer indicated that the plans were done with the TAB Funds and that everything might not have been considered when doing them. When thinking about it he felt that the City could bring back the median as it is done on the S. China Lake Boulevard area between the Upjohn Avenue and Bowman Road. This would allow them access to the business for their big rig vehicles. The City will certainly accommodate the business. Mr. Speer will speak with the City Engineer, Loren Culp regarding the situation

Chair Mower and Mr. Sanders explained to the committee that Mr. Speer made a presentation to the City Council on February 18, 2015. They would like to discuss the piece called "2010 Tax Allocation Bond Proceeds Projects" with the focus on the columns and what they mean. Mr. Speer indicated that he would like for the Finance Director to be here to really explain what the column headings mean. Karen Harker can speak to them as she understands them but Mr. Speer feels that the Finance Director needs to be present to explain how she labeled the columns.

Ms. Harker explained the columns as she understood them and gave them a brief history of how the allocations were presented to the City Council as she knows through her research. Discussion of Kurt Wilson's presentation of July 18, 2012 and the over allocation and then

the presentation by Gary Parsons of February 2, 2014 that gave the go ahead for the Streets Department to move forward with their projects.

Mr. Sanders was under the assumption that any projects outside of Streets Projects were to come back to City Council for review before moving forward and he asked how the Corporation Yard was moving forward. It was explained that in Mr. Parson's presentation it was lumped into the Street's Projects.

The reason for this exercise was to find funds for the Downs Street Project. Mr. Speer indicated that there are funds available for this project but not the 2.5 million that is needed for it. Mr. Speer once again went over the funds that the Engineering Department thought were available to do the project but when approaching the Finance Department discovered the over allocations. Ms. Harker did explain the terms of encumbered and expended. They asked about the 2.5 million of the Parks and Recreation Department funds and had they been encumbered and Mr. Speer felt that this information needed to be explained to them by the Finance Director. Mr. Harker was able to explain that there was a contract with a design firm HLA who is re-scoping the projects that Mr. Ponek had done so that it could be presented to the City Council. It was discussed that the original bond list for TAB funding for the Parks and Recreation Department was at six million dollars. The Committee on a whole felt that the Quality of Life Committee or City Council would certainly be able to look at the new re-scoping and see what would be needed to meet requirements for ADA issues and bring the parks up to standards.

There was also a discussion about the funds from West Ridgecrest Blvd and where we stood on the Contract. Ms. Harker informed the committee that the construction contract had not gone over its budget or the five percent contingency that was set aside from the original 6.2 million dollars allotted from Federal Funding through Caltrans. This brought attention to the TAB money that was set aside for the project. Mr. Speer indicated those funds were originally for matching funds for the project prior to the City knowing that this project would be funded at 100%. There was some confusion that matching funds should have been used on the project to finish all ADA compliance issues instead of scoping back the project. After further discussion it came to light that the project is on budget and does not have any extra construction funding and using the matching funding would require going to City Council and asking them to use it for the upgrade of ADA compliance issues because it is Tax Allocation Bond Funds

➤ Discussion of the Charter School – Crosswalk in front of School

Mr. Sanders asked for this to be put on the agenda so that the City and the Charter School could begin discussions when the Downs Street Project was also being discussed.

Elsa Henning Chairman for The Charter School related that the biggest concern is safety for the children, parents, and school staff. The School is on a very busy street and with a new Auditorium going in on the property the School has been working with City Staff and working with a traffic engineer from Bakersfield to come up with recommendations. The traffic engineer has indicated that by creating a new traffic pattern with the property to the north and allowing only one way into the property and making a loop it would help with the congestion. He also indicated that the best thing would be to have a four way stop at Downs Street and Church Avenue and allow that to be a crosswalk for the school. The Traffic Engineer felt that it was safest to put the crosswalk where a car is stopped.

- Mr. Sanders - Is the easement only one-way and will it only come from Church Ave.

- Mr. Baker – yes it would come from Church Ave and south to make a loop.
- Mr. Speer – commented on the traffic engineers report which does not consider the primary warrant and that would need to be done by State law to meet criteria. The engineer did not do a warrant study in the area. He was just forecasting.

Ms. Henning spoke that at the moment the School has only two children who are crossing at Church Ave and Downs Street (and the school is working with the parents to address the issues involved with the area); but it doesn't account for the school children that are going to James Monroe and St. Ann's School or using the Kerr McGee Youth Sports Complex.

- Vice Chair Baudhuin – fears a 4 way stop. It could end up like the area at Church Avenue and S. China Lake Blvd where the students have no regard for traffic going north and south. Students just step out in a stream and cars back-up.
- Mr. Baker – recommends a crossing guard. A crossing guard is not supposed to stop traffic they only let the student cross when there is a break in the traffic. His concern is that there are bright lights by the ball fields that cast shadows in the street and kids are crossing. Can they be seen?
- Chair Mower – right now yellow means speed up to get across the intersection at Downs Avenue and W Ridgecrest Blvd which makes for a situation where cars are going faster than they should when they reach Church Avenue and the School
- Mr. Cox – temporary flashing lights at the school zone
- Chair Mower – school zone signs are posted in areas of Las Flores School
- Mr. Speer - we have areas in school zones when they are supposed to be Flashing danger or hazard when it's there; but the city has found they are on all the time.

Ms. Henning showed pictures of midblock crosswalks and the photos are very concerning to the school due to the number of people who have been struck or killed. The street will be going from two lanes to a four lane which will cover a large area and will vehicles have any expectation to stop.

- Mr. Speer – there will be a pedestrian refuge and a raised median; could have a light in front of the school with crossing guard that is controlled.
- Mr. Baker – can we slow them down now with the speeding
- Mr. Speer – enforcement issue. He will speak with the Chief Strand
- Ms. Henning – 1<sup>st</sup> choice is at a four way stop at Upjohn Ave or Church Ave.; 2<sup>nd</sup> would be the crosswalk in front of the school with stop lights.

The Committee discussed getting the Auditorium in place and looking at the traffic flow and making the determination what would be best. Also discussed the warrants and who makes the decisions when it comes to 4 way stop signs versus stop lights.

**Public Comment:**

*Primary Warrants – vehicles going each way; North and South – East and West*

*One of the lesser warrants – pedestrian warrant*

➤ Discussion of Fog seal lines – Striping

Mr. Sanders brought this before the committee because he has had community members ask and question about the fog lines or edge lines through-out the City and why some areas have not been striped. Mr. Speer gave a hand-out to all of the Committee members and community members that were present. He discussed the Traffic Engineers Powers and Duties as it pertains to installation to traffic control devices, traffic lanes, and distinctive roadway marking. Mr. Speer went on to discuss the California Vehicle Code and their Uniform Standards. He showed diagrams from the California MUTCD and examples of bicycle lane treatment where vehicle parking is prohibited and permitted.

He also shared a email that he received from the Department of Transportation, Division of Traffic Operations when he inquired about Edge Line Striping. The email made three recommendations to edge line striping where urban street are too narrow for Class II bike lanes and a standard edgeline stripe may not be appropriate:

1. An edgeline may force bicyclists to close to the right edge of the roadway or parked vehicle when it is desirable to have them take the lane.
2. In some urban locations edgelines may be excluded from reason such as if the traveled way is delineated by curbs, parking or other markings.
3. Edgelines should not be installed if engineering judgment determines their use decreases safety.

The City is doing an edge line in compliance to the CA MUTCD. Mr. Speer has instructed the Street Supervisor in any area that he can pull 12 feet from the curb to put in the delineation.

Mr. Speer gave an example of riding bicycles to someone also being in a crosswalk. There can be a false sense of security. If you have a designated parking area, a bike lane then driving lane, studies have shown that the vehicle that is driving might not be paying attention thinking that the bike has his own lane and doesn't need consideration. But what happens when someone in the park car opens a door, where does the bike go; Usually into the driving lane. Mr. Speer recommended to the community members to look at Mr. Gutierrez videos (he believe you can view online) and see these studies. Bike lanes can often give the bicyclist a false sense of security.

One of the community members brought up West Ridgecrest Blvd and how narrow it is and asked if there could be a sign posted that would indicate to the drivers that it was at least a "Share the Road". Mr. Speer felt that that could be done and would discuss this with the Street Supervisor.

***Public Comment:***

Dave Matthew - Edge Lines can be used also for not hitting the curb. I use them when headlights from oncoming cars are too bright. I believe we need to go to the State Legislature to fight this issue.

**SUPPORT STAFF COMMENTS**

**FUTURE AGENDA ITEMS**

Status Report from Finance Director on 2010 TAB Allocations

**NEXT MEETING:**

- **March 12, 2015 @ 5:00**

**ADJOURNMENT:** Meeting was adjourned at 8:15



MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE  
1<sup>ST</sup> FLOOR CITY COUNCIL CONFERENCE ROOM AREA B  
Thursday March 12, 2015 at 5:00 pm

Committee Members: Chair Mike Mower, Vice Chair Matt Baudhuin  
Mayor Pro Tem James Sanders, Planning Commissions Warren Cox  
Recording Secretary: Karen Harker  
Staff: Dennis Speer, Mr. Culp Culp

**Meeting – 5:00 p.m.**  
**Draft Minutes**

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**CALL TO ORDER: Meeting was call to order at 5:07**

**ROLL CALL:** Vice Chair Matt Baudhuin, Mayor Pro Tem James Sanders,  
Planning Commissioners: Warren Cox  
Absent: Chair Mike Mower  
Dennis Speer, Public Works Director  
Recording Secretary, Karen Harker

**APPROVAL OF AGENDA:** *Motion To Approve the Agenda Was Made By Commission Mr. Cox, Seconded by Mr. Sanders. Motion Carried By Voice Vote of 3 Ayes (Baudhuin, Sanders, Cox) 0 Nays, 1 Absent (Mower), 0 Abstain*

**APPROVAL OF MINUTES:** *Mr. Matthews felt that his Public Comments were not accurate and he needed to either submit them in writing or discuss in person with the recording secretary his comments. As they are written now Mr. Matthew feels that no one can understand what they mean not even to him. Motion To Table the Minutes of February 19, 2015 was Made By Mr. Sanders until Mr. Matthews is able to discuss his Public Comments with the Recording Secretary. Seconded by Mr. Cox. Motion Carried By Voice Vote of 3 Ayes (Baudhuin, Sanders, Cox) 0 Nays, 1 Absent (Mower) 0 Abstain*

**PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA**

Public Comment Opened at 5:15

Mr. Matthew – Pavement Management list needs to be looked at and evaluated to make sure that Richmond Road is going to be done.

Mr. Culp – Richmond Road is on the list to be done this summer. Just received aerial photos and will be working on the design.

Mike Neel – Coso Street should also be looked at in the Pavement Management System. Citizens are using this street to get across the center part of town.

Public Comment Closed at 5:18

## **DISCUSSION AND OTHER ACTION ITEMS**

### ➤ TAB Allocation Status

Ms. McQuiston discussed the headings of the document (2010 Tax Allocation Bond Proceeds Project Allocation) that was presented to City Council by Mr. Speer in February 18, 2015. They were explained as follows:

- Original allocation- Mr. Wilson's presentation on July 18, 2012
- Original Budget – the 24,900,000 that the City was actually allocated
- Adjusted Allocation – more used for as committed for funds or what would be formally committed
- Encumbered – funds in a contract, purchase order or expected to spend
- Future Expected – how much we plan on spending in the future or projection
- Expended – how much we spent so far
- Total expected - expended future, total expected, and encumbered
- Amount available column - what we have left to spend on projects

What doesn't show in this spreadsheet is the Solar Park. The Department of Finance is not recognizing it as a Redevelopment Project. Funds were taken from the Wastewater Account to cover this project and must be paid back to the Wastewater Account in December of 2015. The City is in litigation for this to be recognized as a Redevelopment Project. If the City is not successful, the money for the Solar Park will need to come from the Tax Allocation Bonds. This will cut into the projects that show on the list.

Mr. Sanders - the first two columns were for history and how we got here in the Tax Allocation Bonds.

### **Public Comments:**

Mike Neel: - number of ideas for how to reallocate funds. Two different items on the list 1) Parks has 2.5 and 2) the Corporation Yard has 2 million. These projects were allocated in 2010 or 2012 and should be looked at and maybe be reallocated to streets.

The Sports complex is for a small portion of the citizens versus the majority of the community.

- W. Cox – the original bond list for Parks and Recreation was at 6.2 million and their equipment must need to be updated at least to ADA standards.

Mr. Neel felt that the 2.5 million was to spend on the one sports complex or reduce the number in the Corporation Yard

- D. Speer – Corporation Yard went out to bid, bid opening was too high and the Engineering Department is going back to City Council with a new contract and new scoping of the project for the Transit Garage and the Corporation Yard.
- W. Cox – any indication what revenue is generated out at the fields by these numbers on the 2010 Tax Allocation Bond Proceeds Project Allocation?
- R. McQuiston –the revenue is not in these numbers

- o W. Cox – cost to move the poles might change these numbers with the Downs Street Widening Project.
- o D. Matthew – In defense of Parks and Recreation Budget some of the should be used to reduce the glare of the lights out into the community

Committee discussed that the lights are being addressed

Gary Allred – was the purchase of the property for the Boydston property out of streets funding

- o L. Culp – separate allocation for the land acquisition

The question of the two separate Wastewater Agreement was discussed amongst the committee members. The 4.25 is a loan that is being paid back over time, where the money that was used for the Solar Field needs to be paid by December 2015. They are two separate issues. There was a question to Ms. McQuiston about the fund balance in the Wastewater Account. Not having those numbers in her hand she felt that the cash balance is 12 million and the plant has a 50 million is the net worth.

Mr. Allred was concerned about the Old Towne Enhancement Program and the different dollar value of this programs. One showed a \$450,000 and the other stated \$50,000 and also wondered if it was for signage? Ms. Harker would have to look into that because the \$450,000 came from Mr. Wilson’s presentation and that could have been a number that got carried over when doing the spread sheet. She will look at it and return to the meeting with an answer. Ms. McQuiston thought that the Old Towne Enhancement Program fell under the Balsam Street Branding and Marketing.

Gary Allred – what happened to the 2.25 million of the W. Ridgecrest Blvd Project money?

- o Ms. McQuiston talked about the funds that were used for the project and.
- o Mr. Baudhuin – I’m a little confused Ms. McQuiston. You seem to be getting numbers that I’m not able to see. Everyone seems to have different numbers and I think that was what we were hoping to see at this meeting. (Ms. McQuiston gave Mr. Baudhuin a spreadsheet that show all transfer in and out of each account).

It was explain to the committee now the Finance has a Master spreadsheet each transaction that is done by City Council Resolution, a transaction will be done in/out from accounts to keep the Original Budget and Adjusted Allocation both showing \$24,900,000.00

## SUPPORT STAFF COMMENTS

Mr. Culp explained that the Engineering Department is still working on closing out projects from the summer. Mr. Culp explained he just had a Utility Meeting and thought that this was a good way to let the committee know what was going on in the Public Works Department. (Mr. Culp’s comments are in **BOLD**)

- a. Tax Allocation Bond, (TAB) & Measure L Projects
  - i. City Yard Improvements – **re-scoping the project and going back out to bid**
  - ii. Downs – Upjohn to Ridgecrest Blvd. – **Meeting with SCE**
  - iii. Gateway- Upjohn to Ridgecrest Blvd.
  - iv. Richmond- Fairgrounds to Ridgecrest Blvd.
  - v. Bowman Road- Downs to Primrose
  - iii-v. **Had aerial photos done. Mr. Culp discussed the projects locations and boundaries; Department will be working on design in house and paving these roads this summer**
  - vi. Drummond- China Lake Blvd. to Chelsea

- vii. Purchased 32 acre Kirchmeier property for Master Planned detention basin
    - viii. Kerr McGee City Park concession stand – **Working with Parks and Recreation Department in putting a new Concession Stand at the park.**
    - ix. Micro Pave Streets List forthcoming
  - b. Substandard Street Project
    - i. Rader Ave. between Nevada and Downs
- 2) HSIP Projects
  - a. Signal @ Bowman & China Lake Blvd. – **Design Done**
  - b. Drummond Widening
    - i. **R/W acquisition in process – Design Almost Done**
  - c. 12 Intersections, Striping & Signs
  - d. 7 Intersections, Signal heads
    - C and D – have gone to City Council and Contracts are being signed**
- 3) RSTP Projects
  - a. - China Lake – Bowman to College Hts. – Surveys being Done
    - i. Received Caltrans authorization to design
- 4) CMAQ Projects
  - a. Graaf Ave.- N. Norma Ave to N. Sierra View – **working on Design**
  - b. N. Warner St. – Drummond Ave. to Howell Ave. – **working on Design and Right of Way**
  - c. Traffic Signal Synchronization Project – **Design and plan set**
- 5) CDBG Projects
  - a. ADA ramps –**Request for Proposal being reviewed for 17.12.1**
  - b. ADA Transition Plan & Ramps - **working on environmental. The Transition Plan is vital for the Federal Highway Administration so that we can continue to receive funding. Also will be doing ramps.**
  - c. Senior Center Improvements – **Working with the Parks and Recreation Department on their Request for Proposal for the Improvements.**
- 6) TDA Projects
  - a. Bus Garage
  - b. Richmond Rd. Bike path, Bowman Rd. bike path to Ridgecrest Blvd. park & ride – **Request for Proposal for Design Services**
- 7) Wastewater Treatment Plant Expansion
- 8) Sewer Line Assessment Project
  - a. Contractor completed work
  - b. Willdan will prepare priority plan
    - Have receive a report of the worst of the worst. This report will be evaluated by staff and staff will come up with a replacement program and the best way of how to replace.**
    - o Mr. Allred wanted to know if this report was available to the public. Mr. Culp responded that he had it available.
- 9) Sign Reflectivity Project
  - a. Contractor completed work
  - b. Willdan will prepare GIS
    - Mr. Speer has explained to the City Council and also to Measure L that this program is very important because it also is federally mandated. All major signs must be replaced by January 2015 and street signs must be replace by January 2017. If we are unable to budget from regular funds, we might have to look to Measure L funds for this project.**

- 10) Grant Applications
  - a. CMAQ, HSIP, ATP & RSTP  
**Request for Proposal is out to Consultant to be turned in March 31, 2015. They are to look at all funding for the Downs Street Project.**
- 11) Street Lighting, Landscape Maintenance District Annual Report  
**Getting the Engineer's Report ready for the Landscape and Lighting District Levying 2015-2016.**
- 12) Private Projects
  - a. Charter School, Downs Street traffic control
  - b. D.R. Horton, Tract 6740
    - i. Oriole Homes, Steven Hair new owner
    - ii. Currently under construction
  - c. Wal-Mart – **On Board for the Contractor to start in May**
  - d. SCE Headquarters, China Lake & Upjohn
  - e. SCE, Downs Street Substation expansion
  - f. Alzheimer's Care Facility
  - g. DART new building
  - h. Heritage Village remodel of extended stay suites.
  - i. Caltrans Median Project, China Lake & E. Ridgecrest Blvd's.
  - j. Tom Martin Tracts, 6700 & 6775
  - k. Owned by Steven Hair,
    - i. Applying for phased tentative maps
  - l. Murray Middle School & Burroughs H.S.

Other items that Mr. Culp had was a handout of the municipal code 3-11.104 – Schedule of Fees which allowed for Mr. Patel who owns the Hotel on Miguel Court to enter into an agreement to make payments. Mr. Culp felt that this is just a tool that is in the toolbox that the City could use instead of having the building empty and not making money for the city. Escrow and everything will have to be paid overtime.

Mr. Allred asked if this applied to everyone.

- o Mr. Culp indicated that Storm Drainage Impact Fees and Grading Fees has to be collected before issuance of a building permit, but all fees needed to be paid prior to a Certificate of Occupancy.

Another item that Mr. Culp wanted to clarify is that at the last City Council Meeting he indicated that Change Order No 24 for the W. Ridgecrest Boulevard was going to be the last one. After evaluation he has learned that the last one will be No. 27. The City of Ridgecrest and the Contractor are doing adjustment in quantities and one is a credit back to the city.

This brought up the issue of the bulb out. The City is under assessment of the bulb outs and the corridor in general. Mr. Matthews is concerned that he has heard that the City is evaluated the street but there has been no mention as to how much time the City will evaluate the situation and when a decision will be made.

The City will need to give it at least 6 months and if it's not going to work we will make a decision at that time. Mr. Culp informed Mr. Matthews that he discussed with the Traffic Engineer and at the intersection at Norma Avenue and West Ridgecrest Boulevard heading south there will be a through lane with a right turn.

Mike Neel - He would like to make a formal request and would like this for consideration. Many citizens would like to have blinking red lights at the new intersections instead of the Traffic Signals.

- Mr. Culp reminded the committee that when getting the new traffic signals they come in a default setting. It is now we have to make timing changes; and we as staff intend to become more proficient at it. Right now we do rely on a company to come and do that for us and this can take time for them to arrive and make the adjustments. The adjustments of the lighting sequence will take some time.

### **FUTURE AGENDA ITEMS**

Downs Street Widening and TAB Funding – What Funds to Use?

Modification to Street Lights within the Community

- SCE Grants

Left Turn Yield (At Possible Intersection)

Sewer Availability Fees

### **NEXT MEETING:**

- **April 16, 2015 (3<sup>rd</sup> Thursday)**

**ADJOURNMENT:** Meeting was adjourned at 7:15 pm