



MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE  
1<sup>ST</sup> FLOOR CITY COUNCIL CONFERENCE ROOM AREA B  
Thursday September 22, 2016 at 5:00 pm

Committee Members: Chair Mike Mower, Vice Mayor James Sanders,  
Planning Commissioner: Warren Cox and Lindsey Stephens  
Staff: Dennis Speer, Loren Culp  
Recording Secretary: Karen Harker

## **AGENDA**

### **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**

- August 25, 2016

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

#### **AGENDA DISCUSSION AND OTHER ACTION**

#### **ITEMS**

1. Discussion from Cornerstone Engineering Inc.: Derrill Whitten to discuss crossing of Bowman Road Channel at the Northwest corner of South China Lake Boulevard and West Bowman Road
2. Kern County Building
  - Bring back the proposal for consulting services for plan checks
  - Tehachapi – can the City work with Tehachapi for inspections
  - Kern County – plan checks
  - Will Kern County be will do present the 2016 Building Code before it goes into effect

3. Benefit Assessment District – Discussion of the parking lot at the Triangle Properties
4. Wastewater Treatment Funds for use of Maintaining Sewer Lines.
5. Discussion of Bulb Outs on Ridgecrest Boulevard
6. Discussion of Landscaping for Steven Hair's Tract, 6740

**COMMITTEE COMMENTS**

**SUPPORT STAFF**

**COMMENTS**

**FUTURE AGENDA ITEMS**

**NEXT MEETING:**

- **October 27, 2016**

**ADJOURNMENT:**



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1<sup>ST</sup> FLOOR CITY COUNCIL CONFERENCE ROOM AREA B  
Thursday August 25, 2016 at 5:00 pm

Committee Members: Chair Mike Mower, Vice Mayor James Sanders,  
Planning Commissioners Warren Cox and Lindsey Stephens  
Staff: Dennis Speer, Loren Culp  
Recording Secretary: Karen Harker

**Draft Minutes**  
**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:** Meeting was called to order at 5:00 p.m.

**ROLL CALL:** Chair Mike Mower, Mayor Pro Tem Jim Sanders, Planning Commissioner Stephens  
Absent: Planning Commissioner Warren Cox  
Staff: Dennis Speer, Public Works Director; Loren Culp, City Engineer  
Recording Secretary: Karen Harker

**APPROVAL OF AGENDA:** *Ms. Stephens indicated to the recording secretary that her name was not on the agenda or minutes of last meeting. Ms. Harker stated that she would make that change before posting the approved minutes. Motion to Approve the Agenda As Amended Was Made By Mayor Pro Tem Sanders, Seconded by Planning Commissioner Stephen. Motion Carried By Voice Vote of 3 Ayes (Mower, Sanders, Stephens) 0 Nays, 1 Absent (Cox), 0 Abstain*

**APPROVAL OF MINUTES:** *Motion To Approve the Minutes of July 28, 2016. Motion was Made By Mayor Pro Tem Sanders to approve the minutes, Seconded by Planning Commissioner Stephens. Motion Carried By Voice Vote of 3 Ayes (Sanders, Mower, Stephens) 0 Nays, 1 Absent (Cox), 0 Abstain*

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

**Opened: 5:04 pm** - Mr. Neel asked about the bulb outs on Alvord Avenue and what is going on with this area. Loren Culp explained the audit from Federal Highway Administration (FHWA) conducted on the West Ridgecrest Boulevard Project had a complaint of Title II

violations. The review has been completed and the inspector found no violations. We will probably move forward with the change on Alvord Avenue along with the other changes in the near future.

**Closed: 5:07 pm**

## **DISCUSSION AND OTHER ACTION ITEMS**

1. Presentation from Provost and Prichard on the New Wastewater Treatment Facility  
City Manager, Dennis Speer introduced Terry Schroepfer and Ken Shuey of Provost and Pritchard. Mr. Schroepfer gave a partial presentation to the committee and showed the committee where Provost and Pritchard are now in the process of building a new Wastewater Treatment Facility. Mr. Schroepfer explained that the Navy has been working with the City on maintaining and acquiring a new easement, maps, and legal description to be submitted with the grant.

Mr. Shuey started his portion of the presentation and below is listed some of the highlights:

- Final site selection made by the City Council
- File Site Selection will start the processes below:
  - File of Notice Of Determination for EIR
  - Submit the CWSRF loan to the State. This document has lots of boxes that need to be check with technical aspects, environmental completed, and easements need to be in agreement with the Navy or any other party.
  - Apply for new permit for wastewater discharge to the wastewater board in Lahanton.
- Authorize final design
- Services would be in place by 2018.

The Consultants along with the City Manager, Dennis Speer and John Bracken visited the office of State Wastewater Resource Control Board on Wednesday, August 24, 2016 and found out information regarding funding. Right now the City of Ridgecrest is in the que to be funded but the project is not in the top Agencies of the first three billion dollars the state has obligated. There are ways to go about moving up the list. Some of the projects that are first might not even come through. Also below are some options to consider:

- ✓ Recycle Water Program
- ✓ Green projects give you higher funding priority
- ✓ Recommended the City of Ridgecrest do a recycle water study
- ✓ Identify and negotiate with potential water users and have signed agreements for

a tertiary plant.

The sites or location alternatives were discussed between the Consultants and the Committee. The Committee heard from the consultant the comparison of the two sites along with the pros and cons of each site. It was mentioned that no matter which site the City decides to choose, the eleven (11) ponds that already are present will need to be used. These ponds are located on the base.

The City of Ridgecrest right now has an incomplete package submitting for the three (3) billion dollar funds in the State Revolving Fund or the use of a recycle water program. Mr. Schroeffer felt that it would be important for The City of Ridgecrest to have a plan B.

Derrill Whitten asked the Chair if he could speak to the subject of the State Revolving Fund. He has worked in the Wastewater Treatment field and has built several plants. He felt that the State Revolving Fund has lots of hoops to go through with lots of administrative costs. The construction paperwork is very tedious and can be overwhelming to contractor and construction managers. He felt that the City should have a Plan B and go through with the bonds and do the project that the City of Ridgecrest wants to do. He felt the project would have a smoother operation of design build.

It was mentioned by Chair Mower that at this time the City of Ridgecrest was working with the bond council to determine if bonds can be used if the location choice is the naval base. Mr. Schroeffer and Mr. Shuey have both established that from a technical stand point and a cost evaluation that the preferable site would be the one that is located on the naval base.

Mr. Ratorja asked that this presentation be placed on the website. Ms. Harker indicated that she would make sure that it would be.

2. Discussion from Cornerstone Engineering Inc.: Derrill Whitten to discuss crossing of Bowman Road Channel at the Northwest corner of South China Lake Boulevard and West Bowman Road

Derrill Whitten is the engineer of record that is representing his client Dave Michaels who owns the property on the northwest corner from the new Wal-Mart. This would be the corner of South China Lake Boulevard and Bowman Road.

Mr. Whitten explained to the committee that when speaking with Matthew Alexander and City Engineer Loren Culp he was asked to create a "specific plan" as determined by the a committee set up to evaluate the potential of the area for future developers. Mr. Whitten felt that this was not necessary and an undue cost to his client Mr. Michaels. Mr. Michaels is hoping to have a restaurant (Apple Bee's or Cactus Joe's) be interested in this corner lot.

Mr. Whitten then presented to the committee a plan of what he envisioned for this area. He explained that he had placed a common drive going over Bowman Channel between

the two drive approaches on the old Wal-Mart property. The plan also showed a Caltrans approved box culvert over the Bowman Channel and Mr. Whitten explained that his client is willing to maintain the culvert and channel around. It would certainly not be concrete as Wal-Mart has done, but something that would be easy to maintain. Mr. Michaels is will to have an agreement with the City of Ridgecrest for maintaining Bowman Channel along the bike path.

Mr. Whitten also explained to the committee that when speaking to Chief Strand, that the development needed to have a through street. His plans showed that the box culvert would have access off of both South Sanders and extending to Bowman Road. The bike path would have stop signs by the exit to help control pedestrian and motor traffic.

The plans showed an northbound protected left hand turn off of South China Lake Boulevard with only a right hand turn out of a shared road with the property that sits adjacent (to the north). The parcel adjacent is currently owned by the Naval Weapons Center Credit Union and with an agreement the sharing of the road could be established.

Dennis Speer indicated that at the time he spoke with Mr. Whitten, he didn't feel the need for a "specific plan" but felt that a "specific site plan" was completely necessary before moving forward with development. He felt that Mr. Whitten has shown the committee a good representation of how the site plan would work. He also indicated that a round-a-bout might be a good idea in this area of development.

The committee agreed with Mr. Speer's assessment of the specific site plan and felt that Mr. Whitten had shown the concerns that the committee originally had with the development of this parcel. The committee recommended that it proceed forward to the Planning Commission for the conditions of approval and to move forward.

## **COMMITTEE COMMENTS**

### **Ms. Stephens**

- The plans for ADA ramps on Sierra View to Drummond Avenue, how were they determined? Mr. Culp indicated that according to FHWA rules, when redoing a roadway you must provide an ADA accessible path of travel. The Engineering Department followed the 1992 ADA Department of Justice regulations and they also administer this process. If it didn't met compliance the City needed to meet compliance and if there wasn't a ramp one needed to be put in.
- On North Randall (cul-de-sacs) there has been a large area that has been dug-up with a patch in it (with large metal plates over the area). Is this is a water district repair? Loren Culp explained the process of the IWVWD road maintenance. They operate on an annual contract plan to replace all repairs during paving season. They place the plates over the area that was repaired until the construction can be done.
- Also on North Randal (Cul-de-sac) south of Sydnor there is a drainage area that is growing weeds or greenery from it. It doesn't seem to be draining properly. Can staff go out and take a look at the area. Loren Culp indicated he would have the Streets Department go evaluate the situation and take care of the matter.

## **Chair Mower**

- Is East Drummond on schedule? Loren Culp indicated that they would be paving on Monday or Tuesday of next week and the stripping crew would be working. The following week, Caltrans would then come in with the traffic loops on the North China Lake Boulevard and place them accordingly.

## **SUPPORT STAFF COMMENTS:**

Mr. Speer just wanted the committee to know that staff was working on getting back to San Diego on the easement for the sewer treatment facility.

## **FUTURE AGENDA ITEMS**

### **NEXT MEETING:**

- **September 22, 2016**

## **ADJOURNMENT:**