

CITY OF RIDGECREST

INFRASTRUCTURE COMMITTEE

City Council Conference Room
100 W. California Avenue.
Ridgecrest, CA 93555

Wednesday February 8, 2006 at 5:00 p.m.

Draft Minutes

Present: Chairman Steve Morgan; Members Duke Martin, Jim Smith, CM Harvey Rose, DCM Jim McRea, APWD Joe Pollock, Jerry Helt, Lois Beres, and James Bell

1. **CALL TO ORDER**
The meeting was called to order at 5:02 p.m.
2. **APPROVAL OF AGENDA**
The addition of Parcel Tax was added to the agenda and the agenda was approved.
3. **APPROVAL OF MINUTES January 10, 2006**
The minutes were approved
4. **COMMENTS: (PUBLIC COMMENT)**
John Ciana asked for the status of the Wastewater project. Staff responded it's moving slowly; we're looking at an April start date.
5. **DISCUSSION ITEMS:**
 - a. Request to allow septic tank at 317 W. Inyokern Rd. - This request was received from owner Mike McGee, who is putting in a warehouse and is being required to put in 2 bathrooms. The options are to allow the septic or put in a lift station. The closest main is on Inyokern Rd. CM Rose commented that lift stations are not desirable. James Bell commented that the septic will be paved over which will help prevent odor. The committee concurred with allowing a septic tank but with a caveat that the owner would be required to upgrade or to connect, at a future date, to the sewer should it become feasibly available. Vote: 3 ayes and 1 absent.
 - b. Flood Plain Management - The City is trying to use the master drainage plan. The committee discussed Wal-Mart plan for drainage on Bowman. There will be ¾ miles of improvements; the plan will drain water east of development on Sunland, north to Forrest Knoll. There will be 2 or 3 box culverts under Bowman. Chair Morgan expressed concern with where the drainage ends. APW Pollock explained the culvert will hold a lot of water and the flow will be slow. It eventually will reach Ridgecrest Blvd. The committee discussed boxed vs. enclosed culverts. Member Martin asked if we could make the existing channel a greenbelt. CM Rose explained greenbelts usually don't handle the quantity of water and we don't have the width needed. The Bowman channel design was good, but it was just built with sand.

Dale Howard proposed cutting a channel to the end of Bertrand's property, 200 feet wide with bike and walking path, the channel would be shallow without collectors or fences. There could be a line that goes out to the alfalfa fields.

Dave Mathews asked if the channel would be intercepted before Ridgecrest Blvd.

- c. Downs Street Improvement Project - Chair Morgan shared his vision of widening Downs between Upjohn and Ridgecrest Blvd. which would include curb, gutter, sidewalk, stop lights, street lights, nets and parking lot expansion at the ball fields. This would be one project put before the voters and spearheaded by citizens. APW Pollock reviewed the Downs plan with the committee. SCE Rule 20 funds are available but it will be a year or more before they design it. Chair Morgan asked if this project is worth working on. Jerry Helt commented that utilities are a problem, there is no clear timeline. CM Rose stated we're looking at 3-4 years. The committee further discussed the cost and timeline for the project and voted to have the project costs estimated by Helt Engineering and for Chair Morgan to discuss with a citizens group.
- d. Upjohn from Sunset to China Lake Blvd. resurfacing project - APW Pollock indicated the RFP for engineering is out. A consultant is not much use for plan checking maps, we need a warm body. The City has state and federal jobs that we will lose money on, recommend Helt do CDBG and Caltrans. Jerry Helt concurred with APW Pollock's recommendations. The committee agreed with staff and approved the proposal to have Helt Engineering work on state and federal projects.
- e. Public Services budget - DCM McRea and APW Pollock met with each department on their budget, requests were made but there's no guarantee that the departments will get their requests. Staff will be presenting the budget at the City Organization meeting, each committee can put in their two cents worth.
- f. Parcel Development Tax - CM Rose provided an analysis of development tax. Parcel tax on new development would subject to Prop. 218 and require a simple majority vote. It can be required for new development and annexation. Annexation laws have changed, even if the City annexed land Kern County could keep 100% of the revenue. Right now the revenue split would be 60% County/40% City. The option is to have a parcel tax for any new subdivision or annexations. The City's attorney is working on this for a presentation to council.

Dale Howard commented that the City shouldn't annex anymore land. The City is fighting to keep up with what we have. There is not anyway that a parcel tax could cover the costs. It's criminal to consider annexation.

CM Rose indicated people pay property tax and we know it doesn't cover the cost. We have discouraged annexation of residential property without a revenue source. Between development fees and parcel tax we have a better shot at covering cost.

6. DIRECTOR'S REPORT

Dean Flores is requesting City support for ban on land application of sludge in municipalities. He asked us to enter into an agreement. If we did, we would have the option of trucking to a composting plant or shipping to landfill in Arizona. Bakersfield is land applying. An analysis of costs for alternatives by Carolla Engineering would cost \$50,000. Flores was successful in getting this on the ballot for the unincorporated areas of Kern County.

Adjournment 7:15 p.m.