



MINUTES

**TEHACHAPI CITY COUNCIL REGULAR MEETING,
TEHACHAPI REDEVELOPMENT SUCCESSOR AGENCY REGULAR MEETING,
TEHACHAPI PUBLIC FINANCING AUTHORITY REGULAR MEETING, AND
TEHACHAPI CITY FINANCING CORPORATION REGULAR MEETING
MONDAY, MARCH 4, 2019 – 6:00 P.M.**

NOTE: Wi, He, Sm, Da and Po are abbreviations for Council Members Wiggins, Hetge, Davies and Pogon-Cord, respectively. For example, Wi/Sm denotes Council Member Wiggins made the motion and Council Member Smith seconded it. The abbreviation Ab means absent, Abd abstained, Ns noes, and NAT no action taken.

ACTION TAKEN

<p><u>CALL TO ORDER</u></p> <p>Meeting called to order by Mayor Pro Tem Wiggins at 6:00 p.m.</p> <p><u>ROLL CALL</u></p> <p>Roll call by City Clerk Tori Marsh</p> <p>Present: Mayor Wiggins, Mayor Pro Tem Smith, Councilmembers Hetge, Davies and Pogon-Cord</p> <p>Absent: None</p> <p><u>INVOCATION</u></p> <p>By Pastor John Lopez Tehachapi First Baptist Church</p> <p><u>PLEDGE TO THE FLAG</u></p> <p>Led by Councilmember Smith</p> <p><u>CONSENT AGENDA</u></p> <p>Approved consent agenda</p> <p><u>AUDIENCE ORAL COMMUNICATIONS</u></p> <p>1. Comments received.</p> <p>ALL ORDINANCES SCHEDULED FOR INTRODUCTION OR ADOPTION AT THIS MEETING SHALL BE READ BY TITLE ONLY</p>	<p>Removed Items 7, 12, 13 and 14 Approved Sm/Po Ayes All</p> <p>All Ord. Read By Title Only</p>
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ACTION TAKEN

<p><u>OUTSIDE LEGAL COUNSEL</u></p>	
<p>2. Report by outside counsel and discussion regarding council member Kenneth Hetteg's conduct and harassment. Received public comment.</p>	<p>NAT</p>
<p><u>CITY CLERKS REPORTS</u></p>	
<p>* 3. Minutes for the Tehachapi City Council, Tehachapi Redevelopment Successor Agency, Tehachapi Public Financing Authority, and the Tehachapi City Financing Corporation regular meeting February 4, 2019 – APPROVED AND FILED</p>	<p>Approved And Filed Sm/Po Ayes All</p>
<p>* 4. Special Event Application - Memorial Day Parade – APPROVED TEHACHAPI VALLEY RECREATION AND PARKS DISTRICT MEMORIAL DAY SPECIAL EVENT APPLICATION AND ASSOCIATED STREET CLOSURES, SUBJECT TO CITY CONDITIONS AND APPROVAL BY CITY ATTORNEY AND CITY MANAGER</p>	<p>Approved Tehachapi Valley Recreation And Parks District Memorial Day Special Event Application And Associated Street Closures, Subject To City Conditions And Approval By City Attorney And City Manager Sm/Po All Ayes</p>
<p>* 5. Special Event Application - Farmers Market – APPROVED MAIN STREET TEHACHAPI FARMERS MARKET SPECIAL EVENT APPLICATION AND ASSOCIATED STREET CLOSURES SUBJECT TO STAFF CONDITIONS AND CITY ATTORNEY AND CITY MANAGER APPROVAL</p>	<p>Approved Main Street Tehachapi Farmers Market Special Event Application And Associated Street Closures Subject To Staff Conditions And City Attorney And City Manager Approval Sm/Po Ayes All</p>
<p>* 6. Janitorial services amendment – APPROVED THE AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF TEHACHAPI AND CUSTOMIZED CUSTODIAL SERVICES INC. AND AUTHORIZED THE MAYOR TO SIGN SUBJECT TO CITY ATTORNEY AND CITY MANAGER APPROVAL</p>	<p>Approved The Amendment To The Agreement Between The City Of Tehachapi And Customized Custodial Services Inc. And Authorized The Mayor To Sign Subject To City Attorney And City Manager Approval Sm/Po Ayes All</p>
<p><u>FINANCE DIRECTOR REPORTS</u></p>	
<p>* 7. Disbursements, bills, and claims for January 31, 2019 through February 28, 2019 - AUTHORIZED PAYMENTS</p>	<p>Authorized Payments He/Da Ayes All</p>
<p>8. Disbursements and bills for RSI Petroleum for January 31, 2019 through February 28, 2019 – AUTHORIZED PAYMENTS</p>	<p>Councilmember Davies Recused Himself And Left The Room Due To A Potential Conflict Of Interest. He Is An Employee At RSI Petroleum. Authorized Payments Sm/He Motion Carried Abd Da</p>
<p>9. PUBLIC HEARING – The Annual Public Transit Claim For Transportation Development Act Funding, it is necessary to conduct a public hearing to receive public testimony concerning the transit needs within the city. Currently, the city of Tehachapi provides a transit service named Dial-A-Ride, through Kern Regional Transit. The average cost per rider from 2017/18 was \$41.23 – OPENED HEARING AT 6:58PM; NOTICE OF PUBLIC HEARING WAS PUBLISHED IN THE TEHACHAPI</p>	<p>Adopted Resolution No. 1-19 Finding That There Are No Unmet Transit Needs That Are Reasonable To Meet Within The City Sm/Da Ayes All</p>

ACTION TAKEN

	<p>NEWS ON JANUARY 16, 2019 AND NO CORRESPONDENCE HAS BEEN RECEIVED; FINANCE DIRECTOR HANNAH CHUNG GAVE STAFF REPORT; NO COMMENTS RECEIVED; CLOSED HEARING AT 6:58PM; ADOPTED RESOLUTION NO. 01-19 FINDING THAT THERE ARE NO UNMET TRANSIT NEEDS THAT ARE REASONABLE TO MEET WITHIN THE CITY</p> <p>10. 2018/19 Mid-Year budget adjustments – APPROVED 2018-19 MID-YEAR BUDGET ADJUSTMENTS AS PRESENTED</p> <p>* 11. Committed fund balance for fiscal year 2018-19 – ADOPTED RESOLUTION NO. 03-19 ESTABLISHING THE COMMITTED FUND BALANCE AT \$951,319 FOR THE FISCAL YEAR 2018-19 AND REPEALING RESOLUTION NO. 05-17</p> <p>* 12. Investment Policy – ADOPTED RESOLUTION NO. 02-19 APPROVING AN INVESTMENT POLICY AND REPEALING RESOLUTION NO. 04-18</p> <p><u>AIRPORT MANAGER REPORTS</u></p> <p>* 13. Aeronautical Hangar Ground Lease Agreement – Hangar 04W – APPROVED THE AERONAUTICAL HANGAR GROUND LEASE AGREEMENT FOR HANGAR 04W BETWEEN THE CITY OF TEHACHAPI AND JOHN DYER AND AUTHORIZED THE MAYOR OF CITY OF TEHACHAPI TO SIGN SUBJECT TO CITY MANAGER AND CITY ATTORNEY APPROVAL</p> <p>* 14. Memorandum Of Understanding Between The Airport Enterprise Fund And The Wastewater Utility Fund- APPROVED THE MEMORANDUM OF UNDERSTANDING BETWEEN THE AIRPORT ENTERPRISE FUND AND THE WASTEWATER UTILITY ENTERPRISE FUND AND AUTHORIZED THE CITY MANAGER AND MAYOR TO SIGN. RECEIVED PUBLIC COMMENTS.</p> <p>15. Hangar Use and Inspection Policy – AIRPORT MANAGER ASHLEY WHITMORE GAVE STAFF REPORT; APPROVED THE HANGAR INSPECTION AND USE POLICY, SUBJECT TO APPROVAL BY THE CITY MANAGER AND CITY ATTORNEY. RECEIVED PUBLIC COMMENTS.</p>	<p>Approved 2018-19 Mid-Year Budget Adjustments As Presented Sm/He Ayes All</p> <p>Adopted Resolution No. 03-19 Establishing The Committed Fund Balance At \$951,319 For The Fiscal Year 2018-19 And Repealing Resolution No. 05-17 Sm/Po Ayes All</p> <p>Adopted Resolution No. 02-19 Approving An Investment Policy And Repealing Resolution No. 04-18 He/Po Ayes All</p> <p>Approved The Aeronautical Hangar Ground Lease Agreement For Hangar 04w Between The City Of Tehachapi And John Dyer And Authorized The Mayor Of City Of Tehachapi To Sign Subject To City Manager And City Attorney Approval He/Po Ayes All</p> <p>Approved The Memorandum Of Understanding Between The Airport Enterprise Fund And The Wastewater Utility Enterprise Fund And Authorized The City Manager And Mayor To Sign. Lease Will Include A Change In Term From 10 Years To 5 Years. Sm/He Ayes All</p> <p>Councilmember Hetge Stated He Has Multiple Hangers, Runs A Business At The Airport, Is A FAA Certified Mechanic And An IA. He Also Added He Participates In Aircraft Recovery And Other Duties Called For By His Customers. The FPPC Sent Him A Formal Advice Letter Stating That He Should Recuse Himself Due To A Conflict Of Interest. He Later Requested And Received Informal Email Advice From The FPPC About How He Could Recuse Himself And Remain In The Meeting Room Which Is The Advice He Followed.</p>
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ACTION TAKEN

16. Hangar rental rate structure – AIRPORT MANAGER ASHLEY WHITMORE GAVE STAFF REPORT; APPROVED THE HANGAR GROUND AND RENTAL RATE STRUCTURE CHANGE AND BASE RATE FOR NEW AIRPORT LEASES

Councilmember Hetge Recused Himself And Left The Dais And Assumed A Position In The Audience. He Chose To Remain In The Audience. The City Attorney Reminded Him That The Informal Advice Email Does Not Protect Him From Prosecution By The FPPC.

Approved The Hangar Inspection And Use Policy, Subject To Approval By The City Manager And City Attorney Sm/Da Motion Carried Abd He

Councilmember Hetge Stated He Has Multiple Hangars, Runs A Business At The Airport, Is A FAA Certified Mechanic And An IA. He Also Added He Participates In Aircraft Recovery And Other Duties Called For By His Customers. The FPPC Sent Him A Formal Advice Letter Stating That He Should Recuse Himself Due To A Conflict Of Interest. He Later Requested And Received Informal Email Advice From The FPPC About How He Could Recuse Himself And Remain In The Meeting Room Which Is The Advice He Followed.



Councilmember Hetge Recused Himself And Left The Dais And Assumed A Position In The Audience. He Chose To Remain In The Audience. The City Attorney Reminded Him That The Informal Advice Email Does Not Protect Him From Prosecution By The FPPC.

Approved The Hangar Ground And Rental Rate Structure Change And Base Rate For New Airport Leases Sm/Da Motion Carried Abd He

ASSISTANT TO CITY MANAGER REPORTS

* 17. Amendment To The Beekay Theatre Lease Agreement—APPROVED THE AMENDMENT TO THE BEEKAY THEATRE LEASE BETWEEN THE TEHACHAPI COMMUNITY THEATRE AND THE CITY OF TEHACHAPI

Approved The Amendment To The Beekay Theatre Lease Between The Tehachapi Community Theatre And The City Of Tehachapi Sm/Po Ayes All

<p>* 18. Second Amendment to the Tehachapi Museum Lease Agreement-APPROVED THE SECOND AMENDMENT TO THE TEHACHAPI MUSEUM LEASE BETWEEN THE TEHACHAPI HERITAGE LEAGUE AND THE CITY OF TEHACHAPI</p> <p><u>POLICE CHIEF REPORTS</u></p> <p>19. Introduction of Ordinance Requiring: (1) Business licenses for single and multi-family rental properties; (2) Initial and annual inspections for single family and multi-family rental properties- POLICE CHIEF KENT KROEGER GAVE STAFF REPORT; APPROVE AN INTRODUCTION OF AN ORDINANCE ADDING CHAPTER 8.68 TO THE TEHACHAPI MUNICIPAL CODE CONCERNING RENTAL PROPERTY INSPECTION REQUIREMENTS. PUBLIC COMMENTS RECEIVED.</p> <p><u>CITY MANAGER REPORTS</u></p> <p>20. Report to Council regarding current activities and programs – VERBAL REPORT</p> <p><u>COUNCIL MEMBER REPORTS</u></p> <p><u>ADJOURNMENT</u></p> <p>The City Council/Boards adjourned at 9:30pm to a Tehachapi City Council, Tehachapi Redevelopment Successor Agency, Tehachapi Public Financing Authority and Tehachapi City Financing Corporation Regular Meeting to be held on Monday, March 18, 2019, at 6:00p.m.</p> <p style="text-align: right;"> TORI MARSH, CITY CLERK City of Tehachapi, California</p> <p>Approved this 18th day Of March, 2019.</p> <p style="text-align: center;">←</p> <p> SUSAN WIGGINS, MAYOR City of Tehachapi, California</p>	<p>Approved The Second Amendment To The Tehachapi Museum Lease Between The Tehachapi Heritage League And The City Of Tehachapi Sm/Po Ayes All</p> <p>NAT</p>
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