

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**

**BeeKay Theatre
110 South Green Street
Monday, December 3, 2012 – 6:00 P.M.**

NOTE: Sm, Gr, Wi, Ni and Va are abbreviations for Council Members Smith, Grimes, Wiggins, Nixon and Vachon, respectively. For example, Gr/Sm denotes Council Member Grimes 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

CALL TO ORDER

Meeting called to order by Mayor Grimes at 6:00 p.m.

ROLL CALL

Roll call by City Clerk Denise Jones.

Present: Mayor Grimes, Mayor Pro-Tem Smith, Councilmembers, Wiggins, Nixon and Vachon

Absent: None

INVOCATION

By Dr. Russ Lawson of the Church of Christ

PLEDGE TO THE FLAG

Led by Councilmember Nixon

CONSENT AGENDA

Approved consent agenda.

Approved Consent Agenda
Sm/Ni Ayes All

AUDIENCE ORAL COMMUNICATIONS

1. General public comments regarding matters not listed as an agenda item were received from:
 - a. Laurie Jeavons, city resident, commented on landscaping area on Valley Blvd where the irrigation needs to be repaired.
 - b. Krista Greer, representing Mr. Perez, commented on code enforcement issues at property.

ACTION TAKEN

- c. Debbie Szydowski, Debbie's Fabrics, requested that City check lighting at Centennial Plaza.
- d. Craig Britton, city resident, asked about Christmas tree lot located at the parking lot on Curry Street and Tehachapi Blvd.

CITY CLERK REPORTS

- *2. **ALL ORDINANCES SCHEDULED FOR INTRODUCTION OR ADOPTION AT THIS MEETING SHALL BE READ BY TITLE ONLY.**
- *3. Minutes for the Tehachapi City Council, Tehachapi Redevelopment Successor Agency, Tehachapi Public Financing Authority, and the Tehachapi City Financing Corporation regular meeting on November 19, 2012 - **APPROVED AND FILED.**

All Ord. Read By Title Only
Sm/Ni Ayes All

Approved & Filed
Sm/Ni Ayes All

FINANCE DIRECTOR REPORTS

- *4. Disbursements, bills, and claims for November 14, 2012 through December 4, 2012 –**AUTHORIZED PAYMENTS.**

Authorized Payments
Sm/Ni Ayes All

COUNCILMEMBER NIXON RECUSED HERSELF FROM ITEMS 5 AND 6 DUE TO HER OWNING PROPERTY ACROSS THE STREET FROM LOCATION AND SHE LEFT THE DIAS.

ASSISTANT CITY MANAGER REPORTS

- 5. In June 2009 the City purchased the lot on the corner of Tehachapi Blvd and Curry Street. City staff developed a concept for that site that includes a plaza which celebrates the five main branches of the United States Military, tentatively named "Freedom Plaza." The current construction estimate is \$183,000.00 and staff has identified multiple funding sources for the project – **ASSISTANT CITY MANAGER CHRIS KIRK GAVE REPORT; CRAIG BRITTON, CITY RESIDENT, ASKED IF THERE WILL STILL BE A PARKING LOT AND IF SO, HOW MANY SPACES WILL BE AVAILABLE; CHARLES WHITE, CITY RESIDENT, BELIEVES IT IS A GREAT ASSET FOR DOWNTOWN; COUNCILMEMBER WIGGINS THINKS IT IS A GREAT IDEA; COUNCILMEMBER SMITH ASKED ABOUT TREES AND THINKS IT IS A GREAT IDEA; MAYOR GRIMES COMMENTED ON AMERICAN FLAGS AND HONORING THE MILITARY; DIRECTED STAFF TO COMPLETE DESIGN OF THE TEHACHAPI FREEDOM PLAZA AND VISITOR CENTER PROJECT AND PURSUE AVAILABLE FUNDING SOURCES FOR ITS CONSTRUCTION**

Directed Staff To Complete Design Of The Tehachapi Freedom Plaza & Visitor Center Project & Pursue Available Funding Sources For Its Construction
Wi/Sm Motion Carried
Abd: Ni

ACTION TAKEN

COMMUNITY DEVELOPMENT MANAGER REPORTS

6. **PUBLIC HEARING** - Discuss the project recommended for 2013-2014 round of CDBG funding. Staff's recommendation for Fiscal Year 2013-2014 CDBG funding cycle project is the rehabilitation of a City owned asset/property located at the southwest corner of Curry Street and Tehachapi Blvd. – **OPENED HEARING AT 6:27 P.M.; NOTICE OF PUBLIC HEARING; NO CORRESPONDENCE RECEIVED; COMMUNITY DEVELOPMENT DIRECTOR DAVID JAMES GAVE REPORT; NO PUBLIC COMMENT; CLOSED HEARING AT 6:32 P.M.; COUNCILMEMBER SMITH ASKED IF THE PROPERTY IS GOING TO REMAIN AS IT IS UNTIL FUNDING IS RECEIVED; CRAIG MIFFLIN, LEHIGH SOUTHWEST CEMENT COMMENTED ON DONATION TO CITY; ADOPTED RESOLUTION NO. 34-12 SELECTING THE FREEDOM PLAZA PROJECT FOR THE FISCAL YEAR 2013-2014 CDBG ALLOCATION IN ADDITION TO THE REPROGRAMMING OF FISCAL YEAR 2012-2013 CDBG ALLOCATION TOWARDS SAID PROJECT AND ADVANCING FISCAL YEAR 2014-2015 CDBG ALLOCATION TOWARDS SAID PROJECT**

Adopted Res No. 34-12
Selecting The Freedom
Plaza Project For The Fiscal
Year 2013-2014 CDBG
Allocation In Addition To
The Reprogramming Of
Fiscal Year 2012-2013 CDBG
Allocation Towards Said
Project & Advancing Fiscal
Year 2014-2015 CDBG
Allocation Towards Said
Project
Sm/Va Motion Carried
Abd: Ni

COUNCILMEMBER NIXON RETURNED TO THE DIAS AT 6:36 P.M.

7. On April 27, 2012, it was ruled that the Walmart EIR inadequately addressed three issues. A supplemental EIR is used in conjunction with an EIR that had previously been certified and new information is needed to address the deficiencies. Staff would like to contract with Curtis Zacuto of EcoTierra Consulting to prepare the supplemental EIR for the Walmart Supercenter – **COMMUNITY DEVELOPMENT DIRECTOR DAVID JAMES GAVE REPORT; AUTHORIZED THE MAYOR TO SIGN THE CONSULTANTS AGREEMENT BETWEEN THE CITY OF TEHACHAPI AND CURTIS ZACUTO dba ECOTIERRA CONSULTING TOWARDS THE COMPLETION OF THE WALMART SUPERCENTER SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

Authorized The Mayor To
Sign The Consultants
Agreement Between C.O.T.
& Curtis Zacuto dba
EcoTierra Consulting
Towards The Completion Of
The Walmart Supercenter
Supplemental Environmental
Impact Report
Ni/Wi Ayes All

8. The Housing Element was not included in the comprehensive update to the General Plan. It was caught up in transition between the 2000 census and the 2010 census data becoming available. Staff is now ready to move forward with the Housing Element in response to the 2010 census data availability and the loss of Redevelopment Housing set-a-side funds – **COMMUNITY DEVELOPMENT DIRECTOR DAVID JAMES GAVE REPORT; AUTHORIZED THE MAYOR TO SIGN THE CONSULTANTS AGREEMENT BETWEEN THE CITY OF TEHACHAPI AND LISA WISE CONSULTING, INC. TOWARDS THE COMPLETION AND ADOPTION OF THE CITY OF TEHACHAPI HOUSING ELEMENT**

Authorized The Mayor To
Sign The Consultants
Agreement Between C.O.T.
& Lisa Wise Consulting, Inc.
Towards The Completion &
Adoption Of The City Of
Tehachapi Housing Element
Sm/Va Ayes All

ACTION TAKEN

9. The recently adopted General Plan represents a Form Based document. Our current zoning code represents a non-form based, very conventional zoning code and is inconsistent with the new General Plan and inadequate to facilitate the implementation of the new General Plan. Therefore it is incumbent upon the City to develop and adopt a new zoning code – **COMMUNITY DEVELOPMENT DIRECTOR DAVID JAMES GAVE REPORT; COUNCILMEMBER NIXON COMMENTED ON FORM-BASED GENERAL PLAN; COUNCILMEMBER SMITH ASKED IF THIS WILL HOLD UP THE PROJECTS THAT ARE ALREADY IN PROGRESS; MARYANN HESTER, CITY RESIDENT, ASKED IF NEW ZONING CODE WILL ADDRESS ADULT ENTERTAINMENT BUSINESSES; AUTHORIZED THE MAYOR TO SIGN THE CONSULTANTS AGREEMENT BETWEEN THE CITY OF TEHACHAPI AND LISA WISE CONSULTING TO DEVELOP THE INITIAL PHASES OF THE FORM BASED ZONING CODE**

Authorized The Mayor To Sign The Consultants Agreement Between C.O.T. & Lisa Wise Consulting To Develop The Initial Phases Of The Form Based Zoning Code
Ni/Sm Ayes All

CITY MANAGER REPORTS

10. Report to Council regarding current activities and programs – **VERBAL REPORT.**

Gave Report

COUNCIL MEMBER ANNOUNCEMENTS OR REPORTS

- 1. Councilmember Smith commented on \$890,000 we will receive from KernCOG.
- 2. Councilmember Nixon would like the City Council to review City Manager’s contract and salary on the next agenda.
- 3. Councilmember Vachon commented on improvements in City and recognizing City Manager Greg Garrett for his efforts.
- 4. Mayor Grimes commented on being Mayor of the City of Tehachapi and on representing the City on through various other committees.

CLOSED SESSION

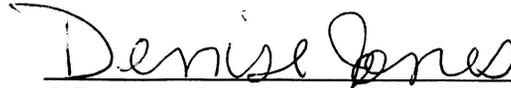
- 1. Approval of closed session minutes of November 19, 2012.

Approved Minutes
Wi/Ni Ayes All

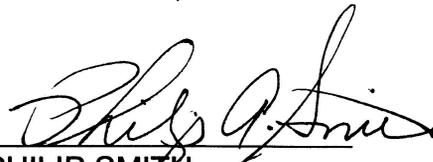
ADJOURNMENT

The City Council/Boards adjourned at 7:29 p.m. 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, December 17, 2012, at 6:00 p.m.

ACTION TAKEN


DENISE JONES, CMC
City Clerk, City of Tehachapi

Approved this 17th day
Of December, 2012.


PHILIP SMITH
Mayor, City of Tehachapi