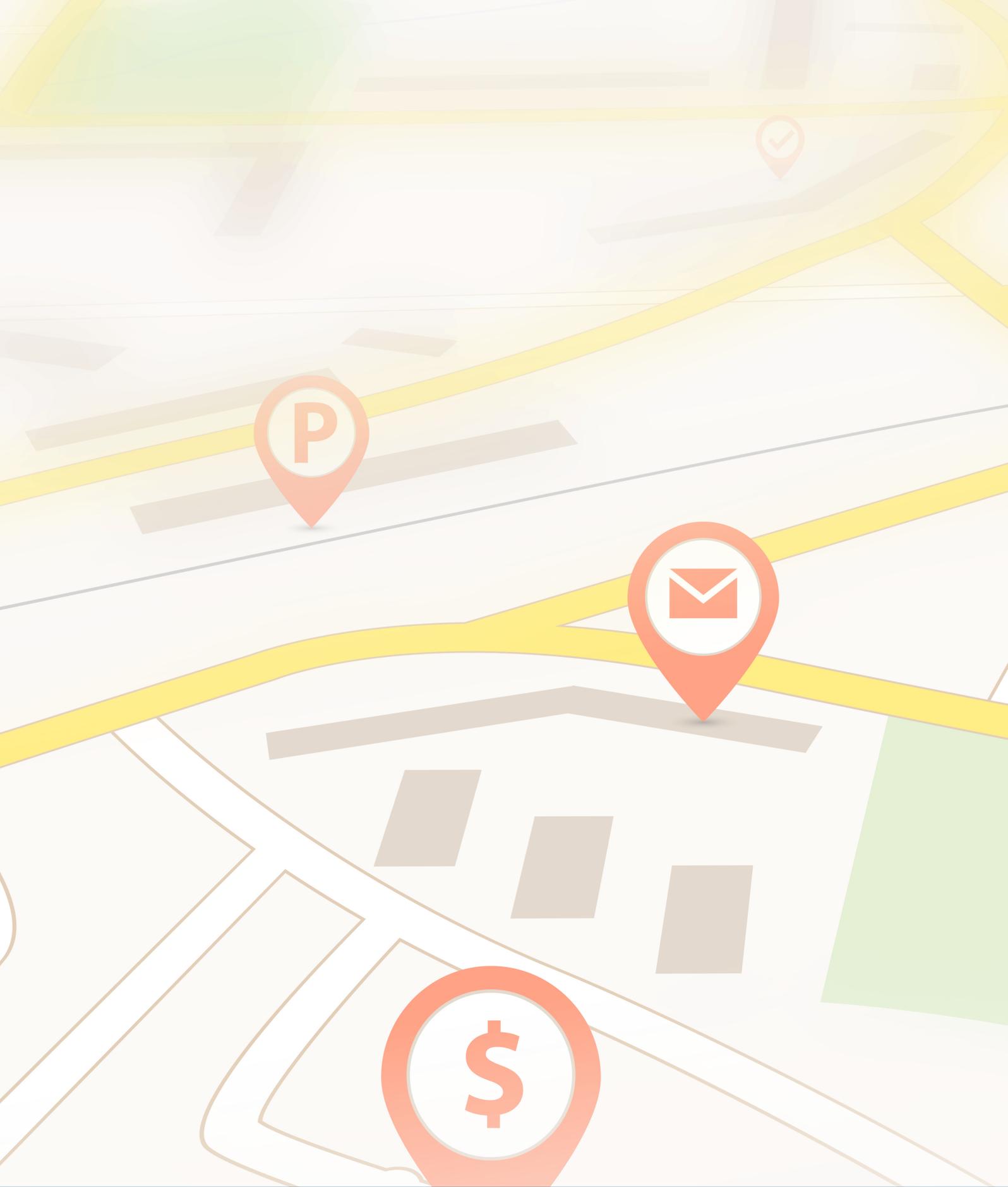


City of Tehachapi 2015 Annual Report

Navigating Our Future

Mapping Out Tehachapi's Growth with Purpose





City of Tehachapi | (661) 822-2200
115 South Robinson Street | Tehachapi

Dear Community Partner,

Tehachapi turned 106 years old in the year 2015 and when we look back over the years, what a journey it's been. We've climbed up metaphorical mountains with the first installation of municipal streetlights in 1915 and plunged back into canyons with events like the devastating 1952 earthquake. We've sped across vast stretches of nothingness with decades of nearly non-existent growth only to be rushed into a busy, growing, urban metropolis like the boom years of the early 2000's.

This is a common issue. Communities often take strange and unpredictable journeys. I'd venture to guess that residents of Palo Alto in the 1960's never foresaw the kind of explosive growth that followed the technological revolution of the 1990's. It's what communities so often experience: long stable stretches of measured growth, punctuated by intense and rapid change. So how do we manage our way through an ever changing, and often unpredictable landscape?

It requires a clear destination in mind, and a good set of directions.

Over the past several years we've been steadily updating our road map. It started with a comprehensive and groundbreaking new General Plan that places maintaining our small mountain town feel as its highest priority for the future. Over the past year, we've completed our new zoning code that turns the General Plan into an easy to follow set of development guidelines.

This effort to prepare our community for its journey into the future is led by our **Development Services Department** (page 4). They oversee all community planning, building inspection, engineering, and capital project execution.

While our planning and development team has done a great job preparing the City for our own journey, your own expedition through life in Tehachapi might benefit from a little help. For that, the place to start is with our **Administrative Department** (page 2).

Every good road trip needs a good road, clean water to drink, and functioning rest and recreation areas and that's the job of our **Public Works Department** (page 6).

Staying safe on the road is one of our highest priorities and we're investing in public safety through our strong **Police Department** (page 8).

When you get to your destination, you need to still have money to spend. Careful bookkeeping and financial management allows you to enjoy your journey even more and that is the work of our **Finance Department** (page 3).

Unlike a typical trip, our voyage is never really finished. Each year is another stretch of our perpetual journey toward community excellence. Despite a few potholes along the way, we covered a lot of ground in 2015 that we've highlighted in this report. I hope you enjoy the journey with us and can appreciate the long hours behind the wheel as much as the exciting stops along the way.

Sincerely,

Greg Garrett
City Manager

For us, the destination is clear. To have the highest quality of life of any City in Kern County.

We recognize that is no small goal but it is attainable. It takes high level planning, sound fiscal practices and a solid team dedicated to the same vision.

It is our passion and our privilege to be able to do this work for Tehachapi.

Greg Garrett, City Manager



Working in tandem with the City Manager to help keep the community moving forward is such a satisfying role.

Overseeing the operations departments and leading special projects gives me the chance to interact with our team members and members of the community every day.

Chris Kirk, Asst. City Manager



Administering Service

A Big Part of Our Success Lies in Our Frontline Staff

They are often the face of City Hall and connect you to the information, documents, and people you might need to help guide you through your own journey. They prepare City Council Agendas, manage City records, and process water, sewer, and refuse payments. They might even connect you to the rest of the world by completing your U.S. Passport application.

Greg Garrett, City Manager



The front office staff acts as the face of City Hall – acting as a direct link between the City’s residents and their government and as a direct expression of our City’s philosophies, attitude, and values. We help customers reach their destinations by facilitating passports, processing water bills and directing concerns. The front office also includes the City Clerks department which serves as the local historian and ensures that the decision-making process is transparent to the public; complies with federal, state and local regulations; and is properly recorded. As we move into the future the department continues to shift towards electronic document recording to allow for improved customer service and greater transparency.

No other office in municipal service has so many contacts. It serves the Mayor, the City Council, the City Manager, and all administrative departments, without exception. All of them call upon it, almost daily, for some service or information. Its work is not spectacular, but it demands versatility, alertness, accuracy, and no end of patience. The public may not realize how many loose ends of city administration this office pulls together.



880

Passports

were issued

in 2015

...a 47% Increase

A Sound Financial Story

Strong Reserves and a Balanced Budget

Whether we are processing invoices for our customers, paying vendors, providing transit service or supporting other departments for accounting and personnel needs, the goal of the Finance Department is to provide you with timely accurate financial services and proactive support while building positive relationships.

Prudent fiscal planning is of utmost importance to us to safeguard our tax payers' investment. Because our tax payers care and give us their trust, we put our very best effort into making their investments count.

Our Finance department has also been through several third-party audits and come away without any major findings. The dedicated professionals in our Finance department take their fiduciary responsibilities very seriously and carefully watch every penny our City spends so that we still have money left at the end of each leg of our journey.



Greg Garrett, City Manager

2014-2015

Expenditure Budget

General	\$1,004,603	15.7%
Finance	210,197	3.3%
Public Works	471,220	7.4%
Landscape Service	111,152	1.7%
Construction	149,056	2.3%
Planning/Comm. Dev	481,409	7.5%
Fire Department	84,372*	1.3%
Information Technology	120,853	1.9%
Engineering	591,072	9.3%
Police	3,075,554	48.2%
City Council	14,088	0.2%
City Clerk	58,540	0.9%
Treasurer	2,244	0.04%
Railroad Depot	11,582	0.2%
	6,385,942	100.0%

2014-2015

General Fund Revenue

Sales Tax	\$2,527,414	37%
Vehicle License Fee	1,116,987	16.4%
Property Tax	871,822	12.8%
Transient Occupancy Tax	683,826	10%
Project Mngmt Service	343,880	5%
Service/Admin Charge	250,630	3.7%
Franchise Tax	210,647	3.1%
Other Revenue	823,440	12.1%
	6,828,646	100.0%

*Plus an additional \$403,654 Property Tax Fire Fund.



Left: With student safety a high priority, we relocated the Tompkins Elementary student drop-off area to Pinon Street. This project was funded by the Tehachapi Unified School District.

(P)

Right: Steady work is underway on the Tehachapi Boulevard Improvements Project – Phase III set to be completed in Winter of this year. The project will boast new sidewalk, street lights, and street trees on Tehachapi Boulevard from Synder Avenue to Dennison Road. Work will also include the widening of the intersection of Tehachapi Boulevard and Dennison Road which should result in substantial improvements to traffic operations in this location.



Left: New home construction in Tehachapi is underway! Three home builders are active in the City at this time: Jed Francis, Tarina Homes, and Forza Construction. Homes of all sizes and types are being offered from the starter home for the young family to the generously appointed retirement home.

In 2015, the number of housing permits issued increased by

166%

Development Services

Keeping our Community Growing in the Right Direction

The Development Services Department sets the bar. Beginning July 2015, the Planning, Building, and Engineering departments were combined under one umbrella. This structural change allows us to provide improved assistance to private development, businesses, and the residents of Tehachapi.

We strive to raise the quality of our built environment by maintaining clear, equitable policies and procedures. We have the pleasure of helping to shepherd Tehachapi into the future.

In the past year they've completed nearly \$8 million in capital improvements in town, processed development applications for new businesses like O'Reilly's Auto Parts, an upcoming Hampton Inn in Capital Hills and more.

They've also performed inspections of every new building, remodel, and public works project.



Greg Garrett, City Manager

Capital Projects Starting in 2016

Safe Routes to School Gap Closure Project – ATP Grant	\$900,000
Valley Boulevard Bikeway Project – ATP Grant	\$1,300,000
Tehachapi Blvd Bike Path Dennison to the Summit – TDA Grant	\$585,000
Motocross Park – State Parks OHV Grant	\$1,400,000
Snyder Well Intertie Project – IRWMP Grant Funding	\$653,000
Recycled Water Pump Station Project – Sewer and Water Funds	\$406,000
SW Diagonal Taxiway Project – FAA Grant	\$960,000
East Tehachapi Blvd – HSIP	\$1,700,000
Police Dispatch	\$500,000
Freedom Plaza & Visitor Center – RDA, CDBG & Lehigh Cement	\$750,000
	\$9,154,000

There are an additional **\$7.5 Million**

in capital projects already in the queue for 2016-2017 with secured funding.

These include Capital Hills Parkway Reconstruction, Tehachapi Rail Corridor Improvement, Downtown Park and Ride, East Tehachapi Lift Station, Tucker Road Rehab and Industrial Parkway Extension.



Public Works

Investing in Sound Infrastructure and Quality of Life

Our public works crews maintain 10 million square feet of roadways, 50 miles of water lines, process nearly 1 million gallons of wastewater each day, and keep City parks, sidewalks, trails, and other amenities clean and attractive. Their hard work is the backbone of the City's journey and each year it gets better.

Greg Garrett, City Manager



Committed to conserving water we repaired over

170
Water Leaks

in 2015

The City of Tehachapi Public Works Department is a team of dedicated staff that maintain our water systems, waste water treatment plant, all City roads, facility maintenance for all our real estate holdings and landscaping of all City property including street medians and intersections.

The priority and frequency of projects and ongoing maintenance is scheduled based not only on need and budget but by season as well. These tasks are performed by an incredibly well-trained staff. In fact, the majority of the Public Works Department staff have worked for the city more than 10 years. This low turnover rate allows them to focus on preventative maintenance rather than constantly training new employees.

We also strive to be a consistent and dependable department within the City. We are committed to training our employees to ensure they are in a safe working environment and always cross-training employees for better coverage.

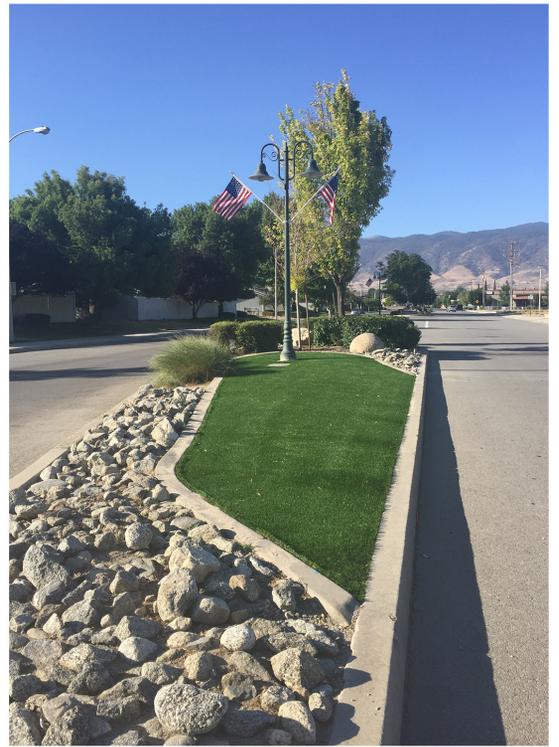
The City of Tehachapi is currently applying for California Off-Highway Vehicle funds to complete Phase II of the Motocross facility located at the Tehachapi Municipal Airport. Phase II will consist of treating our secondary waste water to be used for dust control at the MX facility. This project will eliminate the use of potable water as dust control.



The City of Tehachapi
is in the top

in the State for
conserving water.

1/3



Above & Right: This summer we removed sod on Mill Street medians and replaced it with artificial turf. This update not only helped to conserve water but lowered ongoing maintenance all while keeping the area welcoming and attractive.



Above: "H" Street cape seal project completed - see the finished project on the previous page.
Right: Trees were replaced along Tehachapi Blvd. near Railroad Depot and in front of the Tehachapi Village Marketplace.





We are delighted to welcome six new police officers and a Reserve Lieutenant to our Department and our community.

Above: (Pictured Left to Right) Officer William "Drew" Funderburk, Officer Alejandro "Alex" Barajas, Officer Jonathan Vielma, Officer Elizabeth Alvarez, and Officer Bruce Medina.

Right: Officer Jared McCombs was sworn in early December, 2015.

Below Left: Reserve Lieutenant, Darrel Brown also joined the force as a much needed Public Information Officer and Community Liason.



Above: The Tehachapi Police Department took delivery of 3 new patrol vehicles obtained through Kieffe and Sons Ford in Mojave. The 2016 Ford Explorer Police Interceptor's were delivered fully equipped with emergency equipment packages, police radios, and mobile computers. The graphics for the new vehicles were designed and installed locally by Mercury Graphics.



Left: Mayor Susan Wiggins presented a Certificate of Recognition to the Tehachapi Police Explorers for their outstanding assistance at the festivities on the 4th of July where the Police Explorers stepped in and worked in excess of 14 hours, filling departmental staffing shortages for the Tehachapi Police Department.

Police Department

Safety Remains a Top Priority in Tehachapi

The Tehachapi Police Department strives to serve the residents of Tehachapi in the most professional, effective, courteous, and progressive manner possible. This will be accomplished while maintaining a reputation of being a law enforcement agency that is sincerely concerned about the citizens we serve.

We have made significant progress toward improving the efficiency of our organization over the past year with the addition of mobile computers in our patrol cars, an on-line reporting system for citizens, and a crime mapping program to assist with crime analysis.

We have welcomed six new police officers into our Department who will be instrumental in achieving our most fundamental goal of reducing crime. Working together with the community, we will continue to make Tehachapi a safe place to live.

Staying safe on the road is one of our highest priorities and we're investing in public safety. Last year we completed the new PD headquarters. This year, we're preparing to perform dispatch in house.

We're also increasing participation in our Volunteers in Policing program, and our Tehachapi Police Explorer Program.

Greg Garrett, City Manager



Shop with a Cop for Christmas

Below: A great way to give to the kids in our community. Local law enforcement officers were paired up with children from Tehachapi. Each were given \$100 to buy gifts and then all were treated to a complementary dinner at Big Papa's.



photo by Nick Smirnoff



Hub of the Community

Facilitating Growth Through Strong Networks



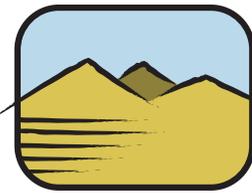
Promoting Healthy Business Growth

Our economy is growing and more consumers are shopping locally. Our Retail Leakage (the amount residents spend outside our community or online) has been reduced by 24%* over the recent years and new businesses that appreciate our lifestyle are continuing to show interest in locating or expanding in Tehachapi.

We have strong relationships with the local business associations and support the work of our Chamber of Commerce, Economic Development Council and Tourism Commission. That support is mutual in that they also assist us in uncovering the needs of local business owners.

Local Sales Growth

5 Year Total Sales Growth	46%
Apparel Stores	74%
Dining & Beverage	23%
10 Year Total Sales Growth	110%
Apparel Stores	716%
Dining & Beverage	45%



CITY
TEH
C



A Focus on Economic Development

City Manager, Greg Garrett, members of our City Council and Economic Development Council meet with local business teams to see how we can assist in continued growth.



A Network of Support

*Retail leakage was reduced from \$84 million to \$64 million according to the Walmart Study compared to current Derrigo Studies.



OF TEHACHAPI CALIFORNIA

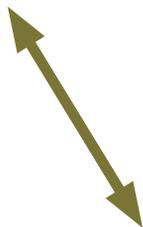
Supported by Industry



Businesses, such as Kaiser Permanente, Lehigh Cement and World Wind & Solar appreciate our community and the residents who comprise it. They continue to give back to Tehachapi through generous donations and sponsorships.

The City continues to partner with local non-profits who work tirelessly to present opportunities to enjoy our area. Without these partnerships we would lack in museums, rodeos, live theatre, the senior center, local events and much more.

Partnering for our Quality of Life



Tehachapi GranFondo enjoyed a 40% increase in participation



Community partnerships lead to new growth.

Above: New entrance to Rodeo Grounds. Left: Ground breaking on Visitor Center. Both projects in partnerships with local non-profits.



A Strong & Diverse Economy

Looking Locally, Regionally and Beyond



Wind Turbine Techs lead in occupation growth



LOCALLY

GR



Sun Select doubles it's size to 64 acres

Mining remains strong across industries



**Visitor spending
increased to \$104 million
in 2014 – a 20% increase
over 2012**

EATER AREA REGIONALLY

**Northrop Grumman
lands bomber
contract anticipating
1,500 new jobs**

Tehachapi is a wonderfully unique place, not just environmentally but economically. Without any large private sector employers in the City, we have the opportunity to increase wealth and opportunity in our community by leveraging our outstanding quality of life. With our beautiful environment, our central California location, great schools, elevating healthcare, and an entrepreneurial spirit, Tehachapi's lifestyle is attracting new investment from individuals, families and businesses every day.

During 2015, Tehachapi's economy continued to climb, with new home building numbers more than doubling those of 2014. Many of those new homes are being filled by employees from growing companies in the City and in our region, who choose to call Tehachapi home because of our elevated lifestyle.

One local company that experienced incredible success in 2015 is World Wind and Solar. Owned by local residents, WWS was named Most Outstanding Business in the State by California State University Bakersfield and the University of Merced Small Business Development Center. We hope 2016 will be another great year for them in the City of Tehachapi with the announcement by the Bureau of Labor Statistics that Wind Turbine Techs are the fastest growing occupation in the country.

But it's not just local companies that are improving Tehachapi's economy. Because of our central location in the region, and our excellent quality of life, a majority of the employees working in leading edge companies to the east, like Scaled Composites or The Spaceship Company, call Tehachapi home. Employees there and at other major mining, aerospace, and alternative energy companies are making their investment in Tehachapi by sending their children to school, purchasing homes, enjoying our incredible local restaurants, and shopping in our beautifully revitalized downtown.

The City's lifestyle driven economy will only improve in the coming year because of the major investments being made in healthcare. With the opening of a new Kaiser Permanente facility, a Sanderling Dialysis Center, and a new \$85 million hospital under construction, local healthcare access and jobs are also on the rise. The new Tehachapi Hospital will create at least 40 new jobs in one of the fastest growing industry sectors in the US. In fact, 4 of the top 5 fastest growing occupations in the country are healthcare related and Tehachapi appears to be following that trend.

Celebrating Our Staff

Longterm Staff Provides Stability in Our Services

This year we recognize members of the City staff who have reached incredible milestones with us. Below are those whom have reached 10 years of service or more.

10+ Years



Top Row: Greg
Garrett, Wyatt
Misiura, Jason Parks

Bottom Row: Mike
Pera & Larry Wiggins



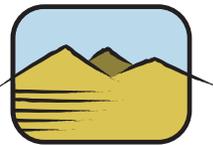
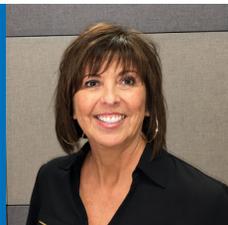
15+ Years

Top Row: Tom Brown
& Hannah Chung

Bottom Row:
Annamarie Johnson
& Tony Macias



20+ Years



Top Row:
Christie Copus &
Roxanne Davis

Bottom Row:
R Dale Hamon



30+ Years

Perrin Cowan



Our Board of Directors

Strong Council and Active Governance

Just as a for-profit corporation has a board of directors that provide direction and leadership, municipalities such as the City of Tehachapi, have Councils. Comprised of members of the community, these elected councilmembers are the visionaries behind our great City. They are the voice of our community, provide a high level of fiscal responsibility and represent you, the residents of Tehachapi.



Mayor,
Susan Wiggins



Mayor Pro-Tem,
Kim Nixon



Councilmember,
Phil Smith



Councilmember,
Ed Grimes



Councilmember,
Dennis Wahlstrom