

Minutes of the Special Joint Meeting of the
LEMOORE CITY COUNCIL/LEMOORE PLANNING COMMISSION
April 9, 2013

MEETING CALLED TO ORDER:

At 6:05 p.m. the meeting was called to order.

ATTENDANCE:

Mayor Siegel; Mayor Pro Tem Wynne; Council Members Gordon, Neal, Rodarmel; Planning Commission Chairperson Meade; Vice Chairperson Garcia; Commissioners Brown, Clement, Martin, Monreal, Wynne; Acting City Manager/Police Chief Laws; Public Works Director Wlaschin; Planning Director Smyth; Project Manager Holwell; Administrative Analyst Prichard; Assistant Planner Hobbs; Planning Commission Clerk Bridges; City Clerk Baley

ABSENT: City Attorney Avedisian

ANNOUNCEMENT:

Mayor Siegel announced that City Council would adjourn to Lemoore City Council Closed Session at the same time the Planning Commission adjourns to the Special Lemoore Planning Commission Meeting.

PUBLIC HEARING – CDBG GRANT APPLICATION SUBMITTAL:

Planning Director Smyth presented a revised cost estimate and resolution reflecting the three activities that would be applied for within the grant application.

Activity #1 Lemoore Senior Center – Rehabilitation and Energy Upgrades: Smyth provided detailed information about rehabilitation and energy upgrades needed for each building at the Lemoore Senior Center site. She also provided detailed cost information and acknowledged health and safety issues. Smyth explained that the City's building inspector and various contractors provided prevailing wage and deferred maintenance information and that Chevron Energy Solutions was available to provide her with energy efficiency upgrade information. The City also received third party evaluations.

Activity #2 Business Assistance – Microenterprise Assistance – Business Training for Economic Development:

Smyth provided the results of a business assistance survey and explained that the purpose of the survey was to find out what activities interest small businesses in Lemoore. She projected that most of the grant funds will focus on home occupations which make up 30% of the small businesses in Lemoore. Smyth stated that a letter of support was received from the Kings Economic Development Corporation (Kings EDC).

Council Member Gordon showed concern about the possibility of increasing overhead at this time. He asked Kings EDC President/CEO John Lehn if the grant funds would duplicate the small business loans already provided by Kings EDC and if his staff would be available to assist with underwriting processes if needed.

Mr. Lehn stated his only concern at this time is the City's capacity to underwrite the loans. However, he also stated Kings EDC staff should be available to assist City staff with that process. Mr. Lehn said Kings EDC loans are generally \$5,000 to \$250,000 and that the grant program funds would assist microenterprise businesses with smaller loans from \$250 to \$10,000; therefore he did not see a duplication issue.

Smyth provided detailed information concerning the procurement of contracts and CDBG requirements and projected that ten businesses would be assisted with the business assistance loans and the training assistance program is projected to allow two trainings per month for two years.

Activity #3 Microenterprise Planning Technical Assistance Grant – West Hills College Culinary Department – Restaurant Incubator:
Smyth informed the public this activity is a study and information provided will be helpful in the future for bringing in new business.

PUBLIC COMMENT – CDBG GRANT APPLICATION:

Mayor Siegel opened public comment.

Kings EDC President/CEO John Lehn asked if the scope of the incubator concept could be expanded to include the supply and demand needs of small businesses in downtown Lemoore as well with the expectation that it may lead to expansion into other areas.

Smyth suggested adding language to Resolution 2013-06 indicating Kings EDC is supportive of a Planning Technical Assistance grant to review the potential for a small business incubator in addition to the restaurant incubator.

Council Member Gordon questioned the success of the 2009 Adaptive Reuse Study.

Project Manager Holwell explained that in the case of the Adaptive Reuse Study, the property owners did not want to spend their own money for the improvements suggested in the study. Pioneer Square was one of the properties studied, but in the end, the property owner decided to make façade improvements instead.

Mayor Siegel asked if the study could be modified to grandfather in existing businesses so that they could take advantage of the incubators and reinvent themselves.

Smyth stated the business assistance program is part of the application so that existing businesses receive benefits of the grant as well.

West Hills College (WHC) President Don Warkentin stated that WHC has a significant culinary program and sees the grant as a way to provide training opportunities to the public.

Mayor Siegel asked for more information about the outcome of the incubator study.

Planning Director Smyth explained the structure of the study.

Lemoore Senior Center's Stretch Derouin thanked everyone involved in supporting the Senior Center. He expressed his enthusiasm for the rehabilitation and energy upgrades projected in the application.

Syd Smyth asked if the funds could be used to clean up the contaminated ground near the Senior Center so that it could be used by the seniors for a vegetable garden.

The Mayor was unsure if the area in question is still contaminated or who the owner is and asked Planning Director Smyth to clarify.

Planning Director Smyth informed the public that the property in question is not part of Activity #1 and it is on the side of the Little League property.

Planning Commissioner Dave Brown questioned the scope of work for the Senior Center and asked if the possibility of asbestos assessment and abatement costs have been addressed.

Planning Director Smyth confirmed asbestos assessment and abatement are requirements of the grant; however the cost for these requirements has not been included in the total project cost. She stated because there is only a 3% to 4% contingency, the cost would be paid out of the general fund.

Parks and Recreation Commissioner Ernie Smith expressed support for the project and stated the Senior Center is a viable location and the building has the potential to be used for various things.

Mayor Siegel asked if any private groups have offered assistance to the Senior Center.

Senior Center Board Acting President Richard Rey stated they recently contacted businesses for donations and they did receive some funding. He said Lemoore Christian Aid has also shown interest in selling their building and sharing the Senior Center facility, as well as expenses, should the project move forward. He also noted Lemoore is the only self supported Senior Center in the area.

Planning Commissioner Monreal expressed his support for including asbestos assessment and removal costs as part of each of the Senior Center phases. He suggested assessing the presence of asbestos first for each of the three buildings as they are rehabilitated and then modifying other areas of the project to bring the Activity within budget.

Planning Commissioner Jeff Garcia asked how accurate the projected costs of the Senior Center projects are.

Smyth replied that the projected costs are as close as they could be without detailed specifications.

Mayor Siegel confirmed that a sign in sheet had been passed around the room and closed Public Comment.

ADJOURNMENT TO SPECIAL MEETING OF THE LEMOORE CITY COUNCIL:

At 7:16 p.m. Council adjourned to the Special Meeting of the Lemoore City Council.

REPORT AND RECOMMENDATION - CDBG GRANT APPLICATION:

Planning Director Smyth read Resolution 2013-06 as revised during the Public Hearing.

It was moved by Council Member Gordon, seconded by Mayor Pro Tem Wynne and carried by Council to adopt Resolution 2013-06 to submit a CDBG application for the activities as read and with "Whereas Kings EDC is supportive of a Planning Technical Assistance grant to review the potential for a small business incubator in addition to the restaurant incubator; and" added.

Ayes: Gordon, Wynne, Neal, Rodarmel, Siegel

REPORT AND RECOMMENDATION – LETTER OF SUPPORT FOR STATE ROUTE 198 CORRIDOR PRESERVATION AND IMPROVEMENT STRATEGIC PLAN:

Project Manager Holwell presented an explanation for the letter of support to Council.

It was moved by Council Member Rodarmel, seconded by Mayor Pro Tem Wynne and carried by Council to authorize the Mayor to sign the letter in support of State Route 198 Corridor Preservation and Improvement Strategic Plan.

Ayes: Rodarmel, Wynne, Gordon, Neal, Siegel

CONCURRENT ADJOURNMENT TO CITY COUNCIL CLOSED SESSION AND SPECIAL MEETING OF THE PLANNING COMMISSION:

At 7:24 p.m. City Council adjourned to Closed Session in the Veterans Hall kitchen area regarding labor negotiations. There was no announcement.

At 7:26 p.m. the Planning Commission adjourned to the Special Meeting of the Planning Commission.

RECONSIDERATION OF SIGN VARIANCE #2012-03 APPLICATION BY DAVID ROSE FROM ELITE ACID FROM SECTION 9-5F-5-B1 AND 9-5F-5-B2 TO ALLOW FLEXIBILITY:

It was moved by Chairman Meade, seconded by Commissioner Monreal and carried by the Commission to approve the adoption of revised Resolution 2012-19 as re-written and replace the original decision on the variance.

Ayes: Meade, Monreal, Brown, Clement, Garcia, Martin, Wynne

CONCURRENT ADJOURNMENT TO JOINT SPECIAL MEETING OF THE LEMOORE CITY COUNCIL AND LEMOORE PLANNING COMMISSION:

At 7:41 p.m. Council and Commissioners adjourned to the Joint Special Meeting of the Lemoore City Council and Lemoore Planning Commission.

PUBLIC COMMENT:

William Munoz from the office of Assembly Member Rudy Salas submitted a letter in support of Naval Air Station Lemoore – F-35C Lightning II Joint Strike Fighter home base.

DISCUSSION – 2012 ZONING CODE IMPLEMENTATION ADJUSTMENTS:

The Lemoore City Council and Lemoore Planning Commission agreed to form two subcommittees.

Mayor Siegel appointed Commissioners Brown and Marvin with the assistance of Planning Director Smyth and resident Michael Montabelo to the Administrative Cleanup Ad Hoc Committee. Commissioners Monreal and Wynne with the assistance of Project Manager Holwell were appointed to the Amendments to the Zoning Code Ad Hoc Committee.

ADJOURNMENT:

At 9:15 p.m. the meeting adjourned.

Approved the 16th day of April, 2013.

William M. Siegel, Jr., Mayor

Attest:

Kristie R. Baley, City Clerk