

Minutes of the Study Session of the
LEMOORE CITY COUNCIL
January 7, 2014

MEETING CALLED TO ORDER:

At 5:31 p.m. the meeting was called to order.

ATTENDANCE:

Mayor Siegel; Mayor Pro Tem Wynne; Council Members Gordon, Rodarmel, and Neal; City Manager Laws; City Attorney Avedisian; Finance Director Silva; Parks and Recreation Director Simonson; Acting Police Chief Smith; Chief Deputy City Clerk Austin

PUBLIC COMMENT:

Jane Dart served Mayor Siegel with a notice of intention to circulate a petition for recall.

Connie Wlaschin spoke regarding the handling of Council Member Neal's leave of absence since his car accident. Council Members Rodarmel and Neal also spoke regarding the subject.

DISCUSSION – Ownership/Management Options - Lemoore Municipal Golf Course:

Parks and Recreation Director Simonson discussed how the dissolution of Redevelopment Agencies by Governor Brown has affected the golf course and its potential future impact to the City's General Fund. He stated the golf course is currently making its debt service payments; however, the amount required will increase by \$100,000 annually in seven years. In addition, there is no asset replacement fund for the golf course. Under the City's current guidelines, \$192,866 per year would be required to establish an asset replacement fund.

Simonson outlined the options available: 1) keep as-is; 2) keep and City operate; 3) lease; 4) sell; 5) refinance; and 6) sell as real estate to developer. Options 1, 2, and 5 were deemed not financially viable. Council was asked to give direction on which viable options to consider.

The following individuals spoke regarding this item:

Mark Craver
Riley Jones
Robert Bedee
Linda Horn
Jane Dart
Kiley Wince
Dick Jaques
Karen Osterland
Carol Campbell
Syd Smyth

Council Member Neal left early at 6:33 p.m.

ADJOURNMENT:

At 7:30 p.m., Council adjourned to the Regular Meeting.

Minutes of the Regular Meeting of the
LEMOORE CITY COUNCIL
January 7, 2014

MEETING CALLED TO ORDER:

At 7:35 p.m. the meeting was called to order.

ATTENDANCE:

Mayor Siegel; Mayor Pro Tem Wynne; Council Members Gordon and Rodarmel; City Manager Laws; City Attorney Avedisian; Public Works/Planning Director Wlaschin; Finance Director Silva; Parks and Recreation Director Simonson; Acting Police Chief Smith; City Planner Brandt; Project Manager Holwell; Administrative Analyst Apone; Chief Deputy City Clerk Austin

Council Member Neal was absent.

Council adjourned for a recess at 7:35 p.m. and reconvened at 7:41 p.m.

PUBLIC COMMENT:

Connie Wlaschin spoke about the potential litigation against the City and Mr. Siegel; agenda items not being available on the website Friday; the letter to Rhoads Golf, LLC terminating the contract; and Mayor Siegel limiting his comments so there is more time available for public input.

Dan Gudgel spoke regarding the total debt due on the golf course and the ability of Roads Golf, LLC to make the debt service payments.

Mike Montalbano spoke about the golf course. He stated the City has already paid \$5.5 million and still owes \$3.5 million.

ANNOUNCEMENT:

Mayor Siegel announced that an Emergency Item needed to be added to the Agenda for the closed session regarding potential litigation. This is an item that came to Council's attention after the agenda was posted and requires consideration prior to the next regularly scheduled meeting.

It was moved by Council Member Gordon, seconded by Council Member Wynne, and carried to add Emergency Item 13.4 to the closed session for potential litigation - one case.

Ayes: Gordon, Wynne, Rodarmel, Siegel

Absent: Neal

CONSENT CALENDAR:

Council Member Gordon requested that Item A be pulled from the Consent Calendar for separate consideration.

It was moved by Council Member Gordon, seconded by Council Member Rodarmel, and carried that Council approve the following Consent Calendar:

- B. Approval – Minutes – Special Meeting – December 23, 2013
- C. Approval – Warrant Register 13-14 – January 2, 2014
- D. Approval – Zoning Code Update - Second Reading – Ordinance 2013-05 Repealing and Re-Adopting Lemoore Municipal Code Chapter 9, Titles 1-12 (Zoning)

Ayes: Gordon, Rodarmel, Wynne, Siegel

Absent: Neal

It was moved by Council Member Rodarmel, seconded by Council Member Wynne, and carried that Council approve Item A. Approval – Minutes – Regular Meeting – December 17, 2013.

Ayes: Rodarmel, Wynne, Siegel

Abstention: Gordon

Absent: Neal

APPROVAL – City Clerk Appointment:

It was moved by Council Member Gordon, seconded by Council Member Rodarmel, and carried that Council, by motion, appoint Mary Jane Venegas as the City Clerk for the City of Lemoore.

Ayes: Gordon, Rodarmel, Wynne, Siegel

Absent: Neal

ADMINISTRATION – Oath of Office – City Clerk:

Mayor Siegel administered the Oath of Office to Mary Jane Venegas.

PUBLIC HEARING – AB1600 Development Impact Fees Annual Report FY 12/13:

Finance Director Silva presented the report.

It was moved by Council Member Rodarmel, seconded by Council Member Wynne, and carried that Council accept and file the FY 12/13 Development Impact Fee Annual Report as required by Government Code section 66006.

Ayes: Rodarmel, Wynne, Gordon, Siegel

Absent: Neal

REPORT AND RECOMMENDATION – Impact Fee Deferral/Sales Tax Credit Program:

Administrative Analyst Apone highlighted the criteria for the program.

Council Member Gordon expressed his concern that expanding businesses are not included. Analyst Apone presented additional language that could be included in the resolution to address that issue. Bullet point 9 of the resolution could be changed to:

“Businesses must be new to the community, expanding their business, or opening an additional location. Relocating businesses are not eligible. In the case of a business expansion or the opening of an additional location, only the increase in sales tax will be considered when calculating the credit to impact fees.”

It was moved by Council Member Gordon, seconded by Council Member Wynne, and carried that Council approve Resolution 2014-01 as amended creating the Impact Fee Deferral/Sales Tax Credit Program.

Ayes: Gordon, Wynne, Rodarmel, Siegel

Absent: Neal

DEPARTMENT/CITY MANAGER REPORTS:

Analyst Apone announced that the air district grant application for the CNG expansion was unsuccessful; the alternative fuel vehicle grant was approved; and carbon credits from the CNG station will be sold.

Parks and Recreation Director Simonson announced that the Recreation Department has moved to 711 West Cinnamon Drive, and expressed his concerns regarding the golf course.

City Manager Laws reported that as a result of the grant Ms. Apone mentioned, David Wlaschin will be getting a new van. He thanked Ms. Apone for her work on the impact fee program. He also announced the City/County Coordination Meeting would be held January 8, 2014 at the Cinnamon Municipal Complex.

COUNCIL REPORTS AND REQUESTS FOR INFORMATION:

Council Member Gordon related an engineering friend from a larger city was impressed by the remodeled Cinnamon Municipal Complex and the recreational offerings available.

Council Member Wynne thanked Lauren Apone for her work on the Impact Fee Deferral/Sales Tax Credit Program.

Mayor Siegel stated the new “business friendly” policies in place should be used to market Lemoore. He also stated that he will no longer be available in Council Chambers on Thursdays. He will now be available in Council Chambers on Tuesdays from 3:00 – 5: 00 p.m.

ADJOURNMENT TO JOINT LEMOORE CITY COUNCIL/LEMOORE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY MEETING:

At 8:26 p.m. Council adjourned to the Joint Lemoore City Council/Lemoore Successor Agency Meeting.

REPORT AND RECOMMENDATION – Amendment to Agreements between Gary V. Burrows, Inc., Burrows & Castadio, Inc., the City of Lemoore, and the Lemoore Successor Agency to the Lemoore Redevelopment Agency – Extension of Time for Relocation of Operations and Infrastructure from 416 N. Lemoore Avenue to Lemoore Industrial Park:

Project Manager Holwell presented the request for an extension of time to relocate.

The following individual spoke regarding the item:
Connie Wlaschin

It was moved by Council Member Gordon, seconded by Council Member Rodarmel, and carried that Council approve by a single action, the following amendments authorizing the extension of time to June 30, 2014 for the relocation activities at 416 N. Lemoore Avenue to the Lemoore Industrial Park:

- 1) Amendment No. 2 to Loan Agreement for Property Acquisition (1600 Enterprise Drive, City of Lemoore) for extension of time to vacate 416 N. Lemoore Avenue
- 2) Amendment No. 1 to Agreement of Covenants Running with the Land (416 N. Lemoore Avenue) for extension of time to vacate property
- 3) Amendment No. 1 to Disposition and Development Agreement Joint Escrow Instruction and Covenants Running with the Land for extension of time to vacate 416 N. Lemoore Avenue

Ayes: Gordon, Rodarmel, Wynne, Siegel
Absent: Neal

ADJOURNMENT TO REGULAR MEETING OF THE LEMOORE CITY COUNCIL:

At 8:34 p.m., Council adjourned to the Regular Meeting of the Lemoore City Council.

CLOSED SESSION PUBLIC COMMENT:

There was no comment.

ADJOURN TO LEMOORE CITY COUNCIL CLOSED SESSION:

At 8:35 p.m., the Council adjourned to closed session regarding real property negotiations and the emergency item for potential litigation.

ADJOURNMENT:

At 10:10 p.m. the meeting adjourned.

Approved the 21st day of January, 2014.

Full digital audio recording is available.

William M. Siegel, Jr., Mayor

Attest:

Mary J. Venegas, City Clerk