

**CITY OF TWENTYNINE PALMS  
PROCLAMATION**

**“90<sup>TH</sup> BIRTHDAY  
OF  
SOROPTIMIST INTERNATIONAL OF AMERICA**

**WHEREAS**, Soroptimist is the world’s largest classified service organization for executive and professional women, and Soroptimist clubs are part of communities in more than 190 countries throughout the world, and Soroptimist has more clubs and more members than any other similar organization.

**WHEREAS**, In order to ensure than each club will have members broadly representative of the professions, industries and organizations in the local community, each member is “classified” according to the principal activity of the company, institution or firm from which she derives her principal income or spends her occupational time. Clubs are encouraged to have as many different “classifications” as possible

**WHEREAS**, The purpose of a Soroptimist club is service, principally to its community, but also to society in general—locally, nationally and around the world, and Soroptimist Provides an excellent opportunity for women to form networks and to develop their leadership skills.

**WHEREAS**, Soroptimist International was chartered in 1955 and has been an active service club in 29 Palms for 54 years. We are a group of professional women who support local, national and international projects through service and fundraising efforts. Soroptimist International of 29 Palms is seeking women just like you, responsible professionals and business owners, to join us in our efforts to make a difference.

**WHEREAS**, Our club focus is advancing the status of women through service to our community with youth scholarships, citizenship awards and community service projects. The only way we are able to achieve this is with our Annual fund raisers: The Prudie Underhill “Champagne Social,” Golf Tournament, Sweetheart Luncheon, Twentynine Palms Theater Opening Night Event, Laughlin Fun Bus Run and our end of the year Progressive Dinner.

**WHEREAS**, We are an active group of women that fulfill business responsibilities as well as club membership. As a professional person in our community, you have the opportunity to make a difference and join the world’s largest classified service organization for executive and professional women. Members are expected to attend regular meetings on the first and third Wednesday of the month, 5:30 p.m. to 6:30 p.m. (Broadview, 73452 Sunnyslope Drive).

**WHEREAS**, The rewards of being a member of Soroptimist International of 29 Palms are truly endless; you will receive friendship, camaraderie and education, as well as an opportunity for professional networking. Your interest is welcomed and appreciated. Further information may be obtained by calling 760-367-1409

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council Proclaims 90 Years of Service from the Women of Soroptimist International to their Communities.

Dated this 25<sup>th</sup> day of October 2011.

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Jim Harris, Mayor

**CITY OF TWENTYNINE PALMS  
PROCLAMATION**

**OCTOBER 23 – 31, 2011  
“RED RIBBON WEEK”**

**WHEREAS**, today the Red Ribbon symbolizes the commitment of countless citizens in America working to “Take a Stand” against underage alcohol use, tobacco and other drugs; and

**WHEREAS**, it is imperative that community members launch unified and visible tobacco, alcohol and other drug prevention education programs and activities to eliminate the demand for these substances; and

**WHEREAS**, the Red Ribbon Campaign is also designed to create community involvement in supporting the vast majority of our children who choose to remain substance-free; and

**WHEREAS**, parents, youth, government, business, law enforcement, schools, religious institutions, service organizations, social services, health services, media and the general public will demonstrate their commitment to drug-free communities by wearing and displaying Red Ribbons during this week-long celebration; and

**WHEREAS**, the Red Ribbon Campaign supports healthy, drug-free lifestyles for all citizens.

**NOW, THEREFORE BE IT RESOLVED** that the City Council does hereby proclaim October 23 – 31, 2011 as **RED RIBBON WEEK** in the City of Twentynine Palms, and encourages all citizen’s to participate in tobacco, alcohol and other drug prevention programs and activities, making a visible statement and commitment to healthy, drug-free communities in which to raise a generation of drug-free youth.

**DATED** this 25<sup>th</sup> day of October, 2011.

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Jim Harris, Mayor



# STAFF REPORT

**TO:** City Council  
**FROM:** Community Services Director  
**CITY COUNCIL MEETING:** October 25, 2011

**SUBJECT:** Authorization to Install a Visitors Center Sign in Bucklin Park

**RECOMMENDATION:** Authorize the installation of a Visitor's Center sign in Bucklin Park.

<p><b>Attachments</b> Bucklin Park Photo Sign Design</p>
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**ORDER OF PROCEDURE:**

- Request Staff Report (Randy Councill)
- Council Questions of Staff
- Council Discussion
- Motion/Second
- Discussion of Motion
- Call the Question

**BACKGROUND:**

Last spring the City Council budgeted \$20,000 in Redevelopment Funds for the installation of a Visitors Center sign in Bucklin Park. Staff has been working with RSG and Frank Spevacek and Bravo Sign & Design to create the new sign for the location.

**DISCUSSION:** Bravo Sign & Design is the same company that designed the two signs for the Historic Plaza. As part of the design, staff requested that the signs be similar to the Historic Plaza, but implement the City's new logo that was approved several months ago. Attached is a copy of the sign design for the Visitors Center Sign to be placed in the southwest planter box in Bucklin Park. The sign will be approximately 7' x 3 1/2'.

**ALTERNATIVES:** The City Council not authorize the installation of a Visitors Center sign in Bucklin Park by Bravo Sign and Design at this time.

**FISCAL IMPACT:** Cost estimate for the sign will be approximately \$25,000. The cost includes the sign, installation, engineering, and electrical work.



# STAFF REPORT

**TO:** City Council  
**FROM:** City Manager

**FOR COUNCIL MEETING:** October 25, 2011

**SUBJECT:** Presentation of Proposed Project Phoenix and Fire Station Improvements

## RECOMMENDATION

(1) Receive staff's presentation; (2) provide feedback, comments, and guidance on the development program, site plan options, floor plans and associated elevations for Project Phoenix and fire station improvements; (3) begin engaging the community including, citizens, property owners, downtown businesses, Theatre 29, and other interested parties in the project proposal to solicit comments, suggestions and feedback. This an informational item only and not an action item on the agenda.

## ORDER OF PROCEDURE

Request Staff Report (City Manager Warne)  
Council Questions of Staff  
Council Discussion  
Motion/Second  
Discussion of Motion  
Call the Question

## BACKGROUND

Through community surveys, community meetings, and the General Plan and Downtown Specific Plan processes, community members have expressed a desire to see the City invest in the Four Corners Redevelopment Project Area or Downtown Twentynine Palms (Downtown). The Downtown Specific Plan in particular, outlines a multi-faceted strategy that embraces facilitating new development, rehabilitating existing buildings, and constructing new public facilities and improvements. Further, the Redevelopment Agency (Agency) has allocated funds for Downtown investment in its Five Year Implementation Plan and annual operating budgets.

In response to the State's actions to either eliminate redevelopment and/or re-allocate local redevelopment funds, the Agency and the City have undertaken various actions since January of this year to protect redevelopment funds. These actions included encumbering future tax increment revenue through the sale of tax allocation bonds, and directing staff to formulate a downtown investment strategy. A general outline of a proposed strategy was reviewed by the City Council at the July 26 and August 9 meetings. At the conclusion of the August 9th discussion, the City Council directed staff to formulate a detailed development program that would facilitate developing a community center and theater in conjunction with workforce housing, and implement a portion of the off-street parking, pedestrian paseo improvements and commercial building façade improvements as envisioned in the Downtown Specific Plan (Project

### Attachments:

- Fire Station Improvements Floor Plan.
- Project Phoenix Boundary Map.
- Project Phoenix Site Plan.
- Community Center/Theater Elevations.
- Theatre Floor Plan Side View.
- Community Center/Theater Floor Plan.
- Work Force Housing Site Plan.

Phoenix). Further, the City Council also directed staff to work with the Fire Department regarding constructing a new firefighter dormitory at the fire station.

This report transmits a proposed development program, proposed site plans, proposed community center/theater elevations and floor plans and a proposed funding strategy for Project Phoenix, and the fire station improvements. This an informational item only and not an action item on the agenda. Its purpose is to engage the City Council and the community including, citizens, property owners, downtown businesses, Theatre 29, and other interested parties in the project to solicit comments and feedback.

## **DISCUSSION**

A project team was assembled to formulate a development program, generate the construction cost estimates, and craft a funding strategy. The project team included City staff, an architect, a construction manager/contractor, and other development specialists. In addition to identifying site and building configurations, the project team also interfaced with Southern California Edison, the Twentynine Palms Water District, and City departments to identify wet and dry utility needs, infrastructure needs, recreation and cultural needs, and applicable City development standards.

### Utility Improvements

Two significant utility costs surfaced related to Project Phoenix. The first is the need to underground the trunk electric utility system located in the alley to the south of Highway 62; and the second, is the need to provide a package sewage treatment facility for the four-block area that includes the community center/theater, workforce housing and future development. Various package plant options and equipment providers were consulted in order to obtain the best and most cost effective configuration.

### Fire Station Improvements

The City Council directed staff to evaluate improvements to the Fire Station located on Adobe Road, south of Highway 62. The proposed improvements include the addition of four bedrooms, 2 restrooms including showers, and storage facilities. A conceptual plan for these improvements is presented in Attachment 1 to this report. The cost to construct these improvements is \$195,000; this cost was derived by RSG's consulting contractor, and assumes prevailing wages. As this would be a new expenditure and not an existing contract obligation, the Agency cannot provide funding for these improvements until the California Supreme Court renders a decision on the lawsuit challenging ABX1 26 and ABX1 27. The Supreme Court has indicated it will render a decision by January 15, 2012.

### Project Phoenix

Project Phoenix was first conceived in 2008. It entailed constructing alley, off-street parking, and curb, gutter and sidewalk improvements in certain locations south of Downtown commercial properties fronting Highway 62. The scope was expanded in 2009 to include pedestrian paseos and commercial building façade improvements. When the State elected to raid local redevelopment funds, the scope was again expanded to retain the community's redevelopment funds in the community. On July 26, 2011 and on August 9, 2011, the City Council received presentations regarding a strategy to invest these redevelopment funds in Downtown improvements that included a community center, theater, off-street parking, pedestrian paseos, utility undergrounding, commercial property façade improvements, and workforce housing. The

objectives include locating demand generating uses in Downtown, rehabilitating or redeveloping dilapidated properties, and introducing workforce housing that would create additional demand and would allow the City to invest affordable housing funds in an endeavor that would stimulate more than just housing development. While the State has moved to eliminate redevelopment or reallocate future redevelopment funds, it has not relieved cities from insuring workforce housing is developed. The housing component of Project Phoenix is designed to meet this obligation.

Attachment 2 presents a Site Map that depicts the original and new Project Phoenix proposal boundaries, and the relationship of Project Phoenix to the fire station. In defining the site, the following objectives were embraced:

- Avoid owner occupied residential properties and avoid developed commercial properties, and maximize the number of vacant parcels that comprise the site;
- Compliment adjoining residential and commercial uses;
- Minimize odd site configurations that would result in odd building layouts and may increase construction costs;
- Maximize convenient pedestrian and vehicle access to the greater community;
- Address blighted buildings;
- Optimize joint use opportunities (i.e. parking, access, open space, facilities);
- Maximize visibility from Highway 62; and
- Compliment/build upon the commercial off-street parking and paseo improvements.

The following documents also provided the framework for where development should occur and the standards that should be followed:

- General Plan (update)
- Downtown Specific Plan
- Redevelopment Plan
- 5 Year Implementation Plan
- Economic Development Plan

The proposed site for Project Phoenix is generally bounded by Cactus Drive on the south, the current City-owned alley behind the commercial buildings along Highway 62 to the north, Tamarisk Avenue to the west, and most of the block fronting Cholla Avenue to the east. (There are apartments at the northwest corner of Cactus Drive and Cholla Avenue that are not included). After analyzing other Downtown locations, this area was selected because of the high number of vacant properties which would result in lower land acquisition and relocation costs. The proposed site would also impact the least number of residents and businesses. The table below outlines the current land use and ownership composition:

Total number of parcels: 39

<u>Land Use</u>	<u># of Parcels</u>	<u>Percentage</u>
Vacant	21	54%
Parking	7	18%
Commercial	3	8%
Residential	8	20%

<u>Ownership</u>	<u># of Parcels</u>	<u>Percentage</u>
City	4	10%
29 Palms Resident Owner	13	33%
Out-of-City Owner	22	57%

Attachments 3 to 8 present a site plan, a community center/theater configuration, a community center/theater floor plan, and architectural renderings. These are concepts and do not detail final building materials, color palettes, landscaping, and operating systems. Staff elected to review these concepts with the City Council and the community before generating these development and construction details.

It is important to note that the City Council is not formally approving any documents or making any decisions at this City Council meeting. In addition, until the California Supreme Court renders their decision, the Agency cannot enter into any major new construction contracts.

### **ALTERNATIVES**

Staff does not recommend any alternative actions at this time.

### **FISCAL IMPACT**

The total estimated development budget for the fire station improvements and Project Phoenix is \$15,666,459. Attachment 9 presents the projected development costs and funding strategy. The projected development costs are based upon the projected cost of the fire station improvements, proposed Project Phoenix site plan, anticipated future construction costs and prevailing wage requirements. It also includes land acquisition costs, relocation costs, utility undergrounding and package sewage treatment plan costs.

This funding strategy has taken into account the Redevelopment Agency's State remittance payment of \$640,194 required under ABX1 27. If the California Supreme Court declares ABX1 27 to be unconstitutional, then this amount could be used to fund the project. Also, if the California Supreme Court rules that redevelopment agencies may exist and continue to operate, then future redevelopment funds could be pledged to this endeavor.

A copy of the Attachments for Item 9.1 available  
at City Hall