

**TWENTYNINE PALMS CITY COUNCIL/REDEVELOPMENT AGENCY
REGULAR MEETING
6136 Adobe Road
Twentynine Palms, CA 92277
www.ci.twentynine-palms.ca.us
TUESDAY, March 11, 2008
6:00 P.M.**

MINUTES

- 1.0 CALL TO ORDER** - Mayor Bernal called the meeting to order at 6:04 pm.
PLEDGE OF ALLEGIANCE - Alex Meyerhoff led the Pledge of Allegiance to the Flag.
INVOCATION - Michael Tree gave the Invocation.
ROLL CALL – The following Councilmembers were present: Flock, Harris, Klink, Spear and Mayor Bernal.

- 2.0 SPECIAL RECOGNITION AND PRESENTATIONS** - None

- 3.0 ANNOUNCEMENTS**
 - 3.1 Mayor Bernal announced that these proceedings will be televised on Cable T.V., Channel 10, as follows Friday, March 14, 2008 at 7:00 p.m. and Saturday, March 15, 2008 at 5:00 p.m.

- 4.0 PUBLIC COMMENTS** - None

- 5.0 CITY COUNCIL COMMENTS**

Councilmember Harris said that he and Mayor Pro Tem Spear attended the Fire Department task force meeting on March 10, 2008. He said the meeting went well and they are moving forward, and they hope to be finished in June or July.

Councilmember Flock said that with Daylight Savings Time in effect now, people need to take care when driving and watch out for kids. He said his cast has been removed and he will be riding his motorcycle soon.

Councilmember Klink said he attended the dedication of 8 miles of highway on Highway 247 to San Bernardino County Sheriff Deputy Greg Garibay who died in the line of duty. Councilmember Klink said that the dedication went very well and was attended by his wife and children. Councilmember Klink said that he attended a luau at the 29 Palms Resort and he had a great time and got to talk to a lot of people visiting from Canada.

Mayor Pro Tem Spear said that the Chief of Police was receiving complaints about the drivers from Papa Johns Pizza violating traffic laws and he asked that the traffic officer might go to Papa John's and explain the liability issues. He commended Jay McCormack owner of Rio Ranch Market for his innovative ideas in moving forward in possibly eliminating plastic bags from his store. Mayor Pro Tem Spear said that Mr. McCormack has canvas bags available for purchase at his store and free canvas bags

with a purchase over \$20.00. He said that he is exploring a discount for shoppers who bring reusable bags. He said his hat is off to him and people should tell him thank you.

Mayor Bernal said that the Palms and Paws Animal Shelter is putting chips in the animals now, but that does not mean people should not have their pets wear a collar for identification purposes. She said that there are a lot of sports taking place at Park and Recreation right now and the number to call for more information is 367-7562. She said that she also had a discussion with Jay McCormack about cleaning the neighborhood and alleviating trash in the neighborhood. Mayor Bernal thanked Chuck Uyeda for setting up a satellite link for military spouses to be able to keep in touch with their spouses overseas. She also mentioned the paintings that have been put into City Hall by artists Dorothy Knight, Rosemary Brockway, Liz Meyer and Audrey Gillick. She said that there would be an artist reception on March 25th before the City Council meeting.

Councilmember Klink said that the High School Basketball team came in second place. He congratulated Coach Larry Bowden and the Basketball Team for all of their efforts during the entire season.

6.0 CITY COUNCIL/REDEVELOPMENT AGENCY CONSENT CALENDAR

- 6.1 Waive the Reading of Ordinance and Approve the Reading by Title Only
RECOMMENDATION: The City Council approve the reading by title only of all ordinances and that further reading of such ordinances be waived.
- 6.2 Warrant Register
RECOMMENDATION: Receive and file register totaling \$415,982.83
- 6.3 Approval of Minutes
RECOMMENDATION: The City Council approve the minutes of the February 26, 2008 City Council meeting.
- 6.4 Update to Management Action Plan (MAP)
RECOMMENDATION: The City Council receives the staff report and provides direction as appropriate.
- 6.5 Purchase of Mobile Lights with Homeland Security Funds
RECOMMENDATION: The City Council approve the purchase of two diesel powered light towers from Godwin Pumps in the amount of \$9,929.16 each.
- 6.6 Chamber of Commerce Report - February 2008
RECOMMENDATION: Receive and file.

On a motion of Mayor Pro Tem Spear, seconded by Councilmember Harris and carried with a 5-0 roll call vote, the City Council approved the Consent Calendar as submitted.

7.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND/OR ADDED AGENDA ITEMS - None

8.0 PUBLIC HEARINGS - none

9.0 REPORTS, REQUESTS AND COMMUNICATIONS

9.1 Historic Plaza Improvements

RECOMMENDATION: The City Council receives the staff report and provides direction regarding project design and structuring, retaining a civil engineer, and adjacent property owner participation.

Frank Spevacek, RSG, Redevelopment Consultant presented a staff report and power point presentation to the City Council. He said that the goal is to have a plan and program in place by the fall of 2008.

Councilmember Klink said that if this project is completed with the Plaza, people will look across the street to Homestead Drive and what they see won't be very pretty. He also asked about signs to the entrance of The Plaza.

Director Meyerhoff said that there would have to be discussions with the property and business owners.

Mayor Bernal said that these are old plans and they need revisions. She asked if anyone knew how the property owners felt about how much they are willing to participate.

Mr. Spevacek said the majority of the property owners indicated that they may not be able to have matching participation at the moment, but it is something they were willing to consider.

Councilmember Flock said that he has lived in Twentynine Palms for over thirty years and the property owners have not been interested in doing a whole lot with the Plaza. He wanted to know if the property owners were willing to commit to improving their properties with RDA participation

Mayor Pro Tem Spear asked how much money was available to use as Redevelopment money.

City Manager Tree said that \$500,000 was allocated for the Historic Plaza in the mid term review.

Mr. Spevacek said that there is about two million dollars available in total Redevelopment funds.

Mayor Pro Tem Spear said he would like assurance from every business owner that they are either in or out. He said if others are in he can make a rational decision for the expenditure of public funds.

Mayor Bernal opened the hearing for public comment.

Jack Briggs, Twentynine Palms, said that he and Larry Briggs are definitely in, and everyone he has spoken to has not said they are out. He said this will be a great addition to Twentynine Palms. He strongly encouraged the City Council to get a Civil Engineer on the project and get things moving.

Councilmember Harris said that the Historic Plaza could become a great stop for people traveling through on their way out of town.

Geri Hagman, Twentynine Palms, spoke to the City Council about the plans for the Historic Plaza, and said she has never seen so many people enthused about bringing the plans back again.

Following discussion, the consensus of the City Council was to direct staff to move forward and retain a civil engineer to see if the plan will work as proposed.

9.2 Workshops to Seek Input on the Community

RECOMMENDATIONS: The City Council receives staff report and provides direction as appropriate.

Frank Spevacek presented a staff report to the City Council. He said 14,000 surveys were sent to property owners. He said 90 surveys returned via the internet, and 800 to 1000 written surveys returned. He said that the results of the survey and General Plan analysis will be presented at the March 25th City Council meeting.

Councilmember Flock asked if they can keep the existing General Plan and make changes to it, or do they need a complete new one.

Mr. Spevacek said they should do it without completing a comprehensive General Plan update. He said the General Plan was adopted without a Master Environmental Impact Report and he said that will have to be addressed at some time.

With a full consensus of the City Council, direction was given to staff to have Mr. Spevacek return on the 25th of March to present the survey results and General Plan analysis.

10.0 LEGISLATIVE/COUNCIL/REDEVELOPMENT

10.1 PC 05-71 - Approval of Contract with Qualified Land Use Planning Firm for the Preparation of the Downtown Economic Revitalization Specific Plan.

RECOMMENDATION: Authorize the Agency Director to sign a contract with Pacific Municipal Consultants (PMC) in the amount of \$94,200 to complete the plan, based upon the attached Scope of Work.

Director Meyerhoff presented a staff report to the Board Members. He said that as a result of direction given by the City Council in January a request for qualifications was issued. He said there were 6 qualification packages received, and he and Planning Commissioners Stone and Caplinger reviewed the proposals. Four firms were interviewed, two firms were called back for a second interview and there was about a \$50,000 difference in price between the two to complete the job. He said it is estimated that the scope of work will take about 4 months to complete, and the plan is to bring a completed specific plan to the Planning Commission the beginning of summer.

Mayor Pro Tem Spear said that he would hate to spend \$100,000 and then come back and tell them that for some reason they will have two one way lanes downtown so the pedestrians can walk around. He said that on the March 25th meeting Caltrans representatives will be at the meeting and he will ask them if they are capable of turning Highway 62 into two one-way lanes east and west. He said if the answer is no, they do not need to spend \$100,000 into a pedestrian area with cars zipping by. He said if they are going to revitalize they should do it with the highway that exists now.

Councilmember Flock said that this is a lot of money and the plan has not been presented to the City Council yet. He said that he thinks they need to work with what they have downtown now.

Mayor Pro Tem Spear recommended a formal presentation from the Planning Commission of what their ideas are and what they want to see the downtown to be. He said there are issues that need to be worked out before the money is spent.

Director Meyerhoff suggested a joint study session be held with the Planning Commission to address these issues.

Carol Barrett, Twentynine Palms, said that originally the highway was one lane in each direction. She questioned if the City wanted to go back to that.

D.J. Masker, Twentynine Palms, suggested the study be postponed so that the environmental study from the Nuwu Casino could be reviewed first.

On a motion of Councilmember Klink, seconded by Mayor Pro Tem Spear and carried with a 5-0 roll call vote, a joint Study Session with the Planning Commission was recommended to further discuss this item.

10.2 Loan to Morongo Basin Transit Authority

RECOMMENDATION: The City Council adopts Resolution No. 08-06 authorizing the Mayor and or/City Manager to execute the loan documents.

Ron Peck, Finance Director, presented a staff report. He said that MBTA would repay the loan with interest when they receive their grant monies.

On a motion of Councilmember Flock, seconded by Councilmember Klink and carried with a 5-0 roll call vote the City Council adopted Resolution No. 08-06 authorizing the Mayor and/or City Manager to execute the loan documents.

10.3 Purchase the Civic Center Professional Building Located at 73660 Civic Center Drive Adjacent to City Hall (APN 618-262-06).

RECOMMENDATION: The City Council adopts Resolution No. 08-05 and approves the purchase of the Civic Center Professional Building (parcel No. 618-262-06) in an amount not to exceed \$392,000 and authorize the City Manager to execute the documents.

City Manager Tree presented a staff report to the City Council. He said that

Dozier Appraisal from the Coachella Valley appraised the property at \$380,000 with the buyers closing fees, including the realtors fees would be \$11,140.

Anna O'Hare, Twentynine Palms, said she did not think the City should purchase the Civic Center property.

Following a discussion, the City Council reached a consensus.

On a motion of Mayor Pro Tem Spear, seconded by Councilmember Klink and carried with a 5-0 roll call vote the City Council adopted Resolution No. 08-05 and approved the purchase of the Civic Center Professional Building (parcel No. 618-262-06) in an amount not to exceed \$392,000.

11.0 FUTURE COUNCIL INITIATED ITEMS

- 11.1 Mayor Pro Tem Spear requested a Resolution in support of Brad Mitzelfelt's re-election for the Board of Supervisors First District Seat.
- 11.2 Councilmember Harris asked for a recommendation of what can be done with the impact fees.
- 11.3 Mayor Bernal said that she wanted the illumination of the billboards looked at.

12.0 CLOSED SESSION

- 12.1 Property Acquisition – Conference with Real Property Negotiator, Michael Tree
618-222-01, 618-222-04 , 618-262-06, 617-041-01, 617-041-02,
617-041-23, 616-011-10, 620-091-01 through 02, 10, 11, 12, 13, 14, 15, 16, 17.

- 13.0 ADJOURN** - The City Council meeting adjourned at 7:47 p.m. to Closed Session. The Closed Session adjourned at 8:15 p.m. with no action being taken.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk