



REVISED AGENDA

Regular Meeting of the Lompoc City Council Tuesday, March 5, 2013 City Hall, 100 Civic Center Plaza, Council Chambers

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda, before or during Council consideration of that Item. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the Council. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.

*“Members of the Public are Advised that all **PAGERS, CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers.”*

*Regular City Council meetings will be videotaped and rebroadcast in Lompoc on Channel 23 at 9:00 a.m. the following Wednesday. **The Agenda and related Staff reports are available on the City’s web site: www.cityoflomdoc.com the Friday before Council meetings between 9:00 a.m. and 5:00 p.m.***

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the “City Clerk’s Office” at City Hall, 100 Civic Center Plaza, Monday through Friday between 9 a.m. and 5 p.m. and at the “Reference Desk” at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday and Tuesday between 10 a.m. and 5 p.m., Wednesday and Thursday between 1 p.m. and 5 p.m. and Friday and Saturday between 1 p.m. and 5 p.m. The City may charge customary photocopying charges for copies of such documents.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the City Clerk at (805) 875-8241 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

CLOSED SESSION

OPEN SESSION – 6:00 P.M. – Council Chambers

ROLL CALL: Mayor John Linn
Mayor Pro Tempore Ashley Costa
Council Member Bob Lingl
Council Member Dirk Starbuck
Council Member DeWayne Holmdahl

ORAL COMMUNICATIONS: (maximum of five minutes per speaker, limited to subject of “Closed Session”)

CLOSED SESSION – Employee’s Break Room

BUSINESS ITEM:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – CONTRACT REVIEW: City Attorney.
2. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: One Matter.

OPEN SESSION - 7:00 P.M. – Council Chambers

REPORT ON ACTION TAKEN DURING CLOSED SESSION:

INVOCATION: Bert Langdon

PLEDGE OF ALLEGIANCE: Mayor John Linn

CITY ADMINISTRATOR STATUS REPORT: (Information only)

STAFF REQUESTS AND ANNOUNCEMENTS:

ORAL COMMUNICATIONS (Maximum of 5 Minutes): (At this time, please direct comments to the City Council/Agency regarding Consent Calendar items, other agenda items if you are not able to stay until that matter is discussed, or issues not on the Agenda but within the jurisdiction of the Council/Agency.)

CONSENT CALENDAR: All items listed under Consent Calendar are considered to be routine and will be enacted, after one motion, in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the Council/Agency vote. Any items withdrawn from the Consent Calendar for separate discussion will be addressed immediately before the second Oral Communications, near the end of the meeting.

1. **Approval of Minutes** of the Lompoc City Council Regular Meeting of February 5, 2013.

2. **Approval of expenditures for:**

Payroll of 02/13/2013 - \$1,251,136.44
*Voucher Register of 02/08/2013 - \$470,840.63
Voucher Register of 02/15/2013 - \$530,488.72
Credit Refunds of 02/12/2013 - \$3,921.71
Manual Payments of January 2013 - \$58,484.56
Electronic Payments of January 2013 - \$1,758,730.15
**(Mayor Linn will not participate in the vote for Check #311101 to Smitty's Towing for \$491.25)*

PUBLIC HEARING:

3. **The City Council will Consider Public Input, Discuss Options, and Provide Direction Regarding 2030 General Plan Land Use Element Expansion Area D – The Wye Residential.**

Planning Manager Lucille T. Breese
l_breese@ci.lompoc.ca.us

Recommendation: that Council discuss and provide direction to staff regarding further processing of the General Plan Update and amendments to the Zoning Ordinance.

(Public Comment)

UNFINISHED BUSINESS:

4. **Consideration of Proposed Lompoc Criterium Race for June 30, 2013.**

Recreation Manager JoAnne Plummer
j_plummer@ci.lompoc.ca.us

UNFINISHED BUSINESS: (cont'd)

Item No. 4

Recommendation: that Council accept the Staff report and;

- Approve a \$5,000 cash contribution necessary for the event; and
- Approve an in-kind contribution of labor for support from the Police Department, Fire Department, Recreation and Streets Divisions; and
- Authorize the City Administrator to sign an agreement (to be prepared by Staff) with Mike Hecker of Stump Grinder Productions to conduct a Criterium event on June 30, 2013; or
- Provide Staff alternative direction.

(Public Comment)

5. **Report on Old Lompoc Theater Roofs.**

Senior Civil Engineer Craig Dierling
c_dierling@ci.lompoc.ca.us

Recommendation: that Council:

- Review the attached structural observation report by Fred H. Schott & Associates; and
- Consider directing staff to return to the Council with abatement options for the deteriorated existing marquee over the public sidewalk; and
- Provide any necessary additional direction to Staff.

(Public Comment)

6. **Water and Wastewater Rate Study Presentation and Request to Start the Proposition 218 Process for Rate Adjustments.**

Management Services Director Brad Wilkie
b_wilkie@ci.lompoc.ca.us

Recommendation: that Council receive rate information from Willdan Financial Services (Consultant) on the water and wastewater funds, direct Staff to start the process on the next City Council agenda to follow Proposition 218 guidelines and adjust rates by the amounts recommended by Consultant for the water and wastewater services or provide other direction to Staff.

(Public Comment)

WRITTEN COMMUNICATIONS:

ORAL COMMUNICATIONS (2 Minutes Maximum):

COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS:

ADJOURNMENT:

Lompoc City Council will adjourn to a Regular Meeting at 7:00 P.M. on Tuesday, March 19, 2013.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 1st Day of March 2013.

Stacey Alvarez, City Clerk
By: Lori Lardizabal

Lompoc City Council Agenda Item



City Council Meeting Date: March 5, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us

SUBJECT: The City Council will Consider Public Input, Discuss Options, and Provide Direction Regarding 2030 General Plan Land Use Element Expansion Area D – The Wye Residential Area

Recommendation:

Staff recommends Council consider the material presented in the January 29, 2013, staff report, hold a public hearing, and provide direction to staff.

Background/Discussion:

The January 29, 2013, staff report is located on the City website at <http://www1.cityoflompoc.com/councilagenda/2013/130129/130129n1.pdf>. The staff report includes the Planning Commission minutes of August 10, 2011, reflecting discussion which formed the recommendation to include the EIR project description of a 46-unit residential development for Expansion Area D – The Wye Residential Area.

Conclusion:

Council is requested to review the material presented and provide direction to staff regarding the inclusion or exclusion of Expansion Area D – The Wye Residential Area in the 2030 General Plan Update.

Lucille T. Breese, AICP, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Teresa Gallavan, Economic Development Director/
Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

Lompoc City Council Agenda Item



City Council Meeting Date: March 5, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: JoAnne Plummer, Recreation Manager

SUBJECT: Consideration of Proposed Lompoc Criterium Race on June 30, 2013

Recommendation:

Staff recommends Council accept the staff report and:

- 1) Approve a \$5,000 cash contribution necessary for the event;
- 2) Approve an in-kind contribution of labor for support from the Police Department, Fire Department, Recreation and Streets Divisions; and
- 3) Authorize the City Administrator to sign an agreement (to be prepared by staff) with Mike Hecker of Stump Grinder Productions, to conduct a Criterium event on June 30, 2013, in Lompoc; or
- 4) Provide staff alternate direction.

Background and Discussion:

On February 5, 2013, Mike Hecker with Stump Grinder Productions presented a proposal before City Council to hold a Criterium Race in Lompoc this June. Criterium is a bicycle race that takes place on a small and tight road course, ideally in a downtown setting. The course falls within a distance range of .6 – 1.5 miles in length. It is proposed the Lompoc event take place on Sunday, June 30, 2013, on a course that is structured to close down parts of H Street and Ocean Avenue. Staff will return with a resolution at a later date to authorize the needed partial street closures.

Mr. Hecker has held multiple meetings with members of the Lompoc Police and Fire Departments, Streets and Recreation Divisions, as well as other collaborative partners such as the Healthy Lompoc Coalition, the Lompoc Valley Chamber of Commerce and other interested individuals and organizations. In addition, Mr. Hecker and the Recreation Division met with representatives from the Flower Festival to ensure there is no conflict with those two events occurring simultaneously in our community.

The proposal presented on February 5th was to coordinate the new Lompoc event with the existing Buellton Criterium and market the two events together. Last year, the

Buellton event was held in March and struggled with rain, but they still had an overwhelming response of participants. The Buellton date for 2013 has been set and moved from March to June, in an effort to avoid undesirable weather conditions. That date is ideal for the racing calendar, as it falls one week before the Manhattan Beach Grand Prix, a significant racing event in Southern California in which thousands of racers will travel from all over the country to participate.

The Lompoc event would be named after the title sponsor, but would be presented by, "The City of Lompoc." The streets along the course would be closed on Sunday, June 30, 2013, beginning at 5:00 a.m. and would re-open no later than 7:00 p.m. The Lompoc Police Department would provide volunteers and law enforcement officers to assist with crowd control and event security. The Lompoc Fire Department would work closely with the Emergency Medical Team provided by the event and would staff an emergency response vehicle at race control to coordinate communications and provide response as needed to spectators and participants. The Streets Division would complete the Cal Trans Permit for the street closures, as well as handle the logistics related to the street closures and the detours to ease the impacts on the community. The Recreation Division would act as the City's liaison to the Criterium event to ensure all aspects of the agreement are met.

In addition, the Chamber of Commerce is working with Mr. Hecker to identify potential sponsors, as well as creating a coupon sheet to include in all online promotions. The Healthy Lompoc Coalition would be hosting a bike rodeo on the day of the event to encourage local children to practice bicycle safety. In addition, the Festival Association is meeting to discuss how they can be involved. Suggestions include providing free passes to the Flower Festival on Sunday, to be distributed upon registration. That event would typically include many non-profit organizations with fundraising booths, as well as a beer garden. This year, due to the Flower Festival, organizers have agreed not to have a beer garden and to keep participation to the business community, in order to support local businesses and not pose a conflict with an on-going community event.

Fiscal Impact:

In order for the City of Lompoc to sponsor a Criterium this year, organizers are requesting a \$5,000 non-General Fund contribution from the current fiscal year and an in-kind contribution of \$5,000-\$7,000 in equipment and overtime expense for Fire, Police and Street personnel. Funds will be appropriated from account number 52500-59150 – Community Education. The equipment and overtime expense will be absorbed into the existing Department budgets, with no additional requests of financial support.

Conclusion:

Council is requested to consider the sponsorship of a proposed Criterium in Lompoc for June 30, 2013, and approve the expenses outlined in this report. If Council approves the event, then direct staff to develop a formal agreement with Mike Hecker of Stump Grinder Productions and authorize the City Administrator to sign on behalf of the City of Lompoc.

Respectfully submitted,

JoAnne Plummer, Recreation Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Teresa Gallavan, Economic Development Director / Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

Lompoc City Council Agenda Item



City Council Meeting Date: March 5, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Craig Dierling, P.E., Senior Civil Engineer
c_dierling@ci.lompoc.ca.us

SUBJECT: Update on Lompoc Theater Roofs

Recommendation:

Staff recommends the City Council:

- 1) Review the attached structural observation report by Fred H. Schott & Associates;
- 2) Consider directing staff to return to the Council with abatement options for the deteriorated existing marquee over the public sidewalk, as recommended by the Schott report; and
- 3) Provide any necessary additional direction to staff.

Background:

City staff received direction from the City Council at the November 6, 2012, City Council meeting, to return to the Council at the December 4, 2012, meeting with a cost estimate to seal the roof of the Lompoc Theater. Due to various conditions discovered in staff's initial November 14, 2012, site visit to the theater, staff subsequently engaged Fred H. Schott & Associates, a structural engineering firm, to provide structural evaluation and recommendations for the Lompoc Theater roof structures. Staff updated the City Council on December 4, 2012, with preliminary findings based upon staff's November site visit, and staff planned to return to the Council once the Fred H. Schott & Associates evaluation report was complete. Staff received the final version of the Schott report in early February and then prepared a staff report to return to the Council at the next possible Council Meeting.

Discussion/Fiscal Impact:

Schott found a number of deteriorated and insufficient structural members, for which the report makes recommendations. Staff has prepared the following options for Council consideration. All options meet the direction given at the November 6, 2012 Council meeting to seal the roof.

The three options for consideration are:

	Option	Cost
1	Minimal Roof Patching	\$70,000
2	Re-roof Only without Structural Upgrades	\$480,000
3	Structural Rehabilitation and Re-roofing	\$1,500,000

Minimal Roof Patching Option:

Schott proposes the following as minimal roof patching and removal work to temporarily seal the Lompoc Theater roofs:

1. Patch roof leaks over the second floor office space.
2. For the auditorium “barrel” roof, replace roof rafters, ceiling joists, 1x sheathing, and roofing within four feet of the north and south concrete walls, and paint the five bow-string roof trusses with a rust inhibitor to prevent further rusting.
3. For the “fly-tower” roof over the stage, repair a large roof hatch to cover holes and seal to prevent leaking and pigeon access.

Schott estimates the three items above have a total construction cost of approximately \$46,003, and staff estimates the total cost of such a project would be \$70,000, including contingency, bidding, contracting, and managing the work.

Re-Roof Only without Structural Upgrades Option:

In order to provide long-term moisture protection for the Lompoc Theater, portions of the building should be reroofed. For the Council’s consideration in comparing costs, City staff has prepared a preliminary construction cost estimate for reroofing the Lompoc Theater, without performing the structural upgrade work recommended by Fred H. Schott & Associates. Staff does not suggest such reroofing should be performed without performing the recommended structural upgrades, but provides a preliminary construction cost estimate for the Council’s use in decision making. Staff’s construction cost estimate to reroof four of the five Lompoc Theater roofs (excluding the tile roof) includes asbestos roofing removal and disposal, and includes Schott’s estimated costs for the removal of plaster ceilings, removal of evaporative cooler, replacement of fly-tower roof hatches, and replacement of wooden roof and ceiling framing for 4 feet, along the north and south concrete walls of the auditorium. Staff’s estimate of construction cost for reroofing, including the items above, is approximately \$300,000. Staff estimates the total project cost of such a reroofing project, including contingencies and non-construction costs, is approximately \$480,000.

Structural Rehabilitation and Reroofing Option:

Reroofing alone does not trigger structural upgrades mandated by the building code, but re-roofing does expose and re-cover many of the structural members which require upgrade to meet current Building Code requirements. Prior to reroofing, consideration should be given to performing at least the “pre-reroofing structural rehabilitation work” recommended by Schott, because those code-mandated structural upgrades will be required if the building is structurally renovated for a future occupied use.

In order to bring the Lompoc Theater roof structures up to current Building Code requirements, Schott proposes two phases of work:

1. Pre-reroofing structural rehabilitation, including reroofing most of the building, for which Schott lists a number of work items, and an estimated total construction cost of approximately \$455,238.
2. Post-reroofing structural rehabilitation work, for which Schott lists a number of work items, and an estimated total construction cost of approximately \$469,858.

Schott estimates the total construction cost of structural rehabilitation work to bring the Lompoc Theater roof structures up to current Building Code requirements and reroof most of the building is approximately \$925,096. Schott’s construction cost estimates do not include work which is unrelated to the proposed structural upgrades and roofing, and do not include contingencies. Such excluded work includes, but is not limited to: electrical, plumbing, HVAC, ADA accessibility, non-structural water damage repair, cleanup and environmental remediation, drywall, doors, windows, flooring, auditorium seating, interior and exterior finishes, permits, inspections, testing, construction management and administration, design and preparation of plans and specifications. Staff estimates the total project cost of such a rehabilitation and reroofing project, including contingencies and non-construction costs, is approximately \$1,500,000.

Highest Priority Work:

The most urgent of the issues identified by Schott is the need to remove the marquee at the theater entrance, which hangs from the theater building over the public sidewalk on “H” Street. Page 6 of Schott’s report explains the marquee hazard, stating:

“The marquee had an asphalt emulsion over the joists which prevented us from viewing the connections, but the joists that were exposed showed substantial water damage and rot. In this weakened state, the marquee could break free (or pieces of it) from the building and fall on the sidewalk below. It currently is a safety hazard and should be taken down immediately.”

In follow-up telephone discussion with Mr. Schott, he explained the entire marquee is in really bad shape, and it may fall down at any time, or it may hold in place for a couple of

years. Schott estimates the construction cost of the marquee removal will be approximately \$4,694, and staff estimates the total cost of such a removal project would be \$11,000, which includes obtaining a Caltrans encroachment permit, contracting and managing the work. The supporting connections of the marquee will be difficult to access for further evaluation, and it is expected to cost several thousand dollars just to confirm the integrity of those connections. Staff therefore recommends the marquee be removed, rather than pursuing further evaluation.

Since the theater building is not currently owned by the City, the City must approach the abatement of the marquee hazard as prescribed by laws governing such conditions. Various legal methods are available to the City to pursue such abatement, including but not limited to Lompoc Municipal Code (LMC) Chapter 17.140 (Property Nuisances), California Building Code sections related to abatement of dangerous buildings, and the California Fire Code.

Regarding safety inside of the building, Schott states on Page Five of the report:

“Before construction or rehabilitation in excess of minimal interim patching occurs, all the plaster needs to be removed from the ceilings. Falling plaster is a safety hazard and has caused numerous deaths in other buildings.”

In addition to plaster removal, Schott also recommends the pre-reroofing structural rehabilitation work begin with the removal of the large evaporative cooler from the barrel roof over the auditorium.

Conclusion:

For the Lompoc Theater, Fred H. Schott & Associates has provided structural evaluation, recommendations, and construction cost estimates to support marquee removal, temporarily sealing the roofs, reroofing, and upgrading to current Building Code structural requirements. Staff recommends the City initiate a process of abatement for the marquee structure over the theater entrance and public sidewalk.

Craig Dierling, P.E., Senior Civil Engineer

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Kevin P. McCune, P.E., Public Works Director

Teresa Gallavan, Economic Development Director/
Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

Attachment: 1) [Report by Fred H. Schott & Associates, dated January 11, 2013](#)

Fred H. Schott & Associates

CIVIL AND STRUCTURAL ENGINEERS

City of Lompoc
Attn: Craig Dierling, P.E.
100 Civic Center Plaza
Lompoc, CA

January 11, 2013

Re: Structural Observation of Lompoc Theater, 112-118 North H Street, Lompoc, Ca.

Dear Craig,

On December 13, 2012, a site visit was performed for the Lompoc Theater to determine the existing conditions, structural sufficiency, and structural deterioration, then make recommendations to rehabilitate each roof structure to meet current code. Each area of the theater was examined and the following was found:

The Fly-Tower roof structure has multiple holes in a large roof hatch which are allowing water and pigeons to get inside the stage area. Based on our previous inspection in 1993, the fly-tower roof has 1x6 straight sheathing boards which can not transfer shear loads. There is also no shear connection between the roof and the walls. The exterior concrete walls have a few minor cracks, but are in good shape. The beams beneath the stage floor appear to be undamaged and the majority of the ceiling beneath the stage does not have water damage so the joists are most likely not damaged either. Towards the north end of the stage, the ceiling beneath shows substantial water damage and mold growth. The joists at this location may be damaged also. The floor sheathing on the stage area has been exposed to weather and pigeon droppings, but appears to be solid. Further opening of the stage may expose mold or rotten wood.



Figure 1



Figure 2



Figure 3



Figure 4

Figure 1: Holes in roof hatch above the stage.

Figure 2: Framing beneath stage; small crack in basement wall.

Figure 3: Water damage and mold on ceiling below stage at low point.

Figure 4: Top of basement wall at South stage door.

Fred H. Schott & Associates

CIVIL AND STRUCTURAL ENGINEERS

The Auditorium Barrel Roof has been leaking along the North and South sides. The roof sheathing, roof joist, and ceiling joists along the exterior walls have been damaged by the water and show signs of rot. Large pieces of plaster have fallen from the ceiling to expose wood lath with signs of water exposure. The steel bowstring trusses that support the roof have surface rust due to the roof leaks, but do not appear to be rusted enough to be structurally compromised. The roof has 1x6 sheathing boards which are unable to transfer shear loads to the side walls and there is no positive shear connection between the roof and sidewalls. Based on our previous inspection in 1993, there is no blocking between the roof joists above the trusses. A large evaporative cooler sits on the barrel roof near the fly-tower. The orchestra pit in front of the stage has an excavated area beneath the pit cover. The joists and sheathing covering the pit show signs of water damage.



Figure 5



Figure 6

Figure 5: Barrel Roof looking east with evaporative cooler and fly-tower beyond.

Figure 6: Barrel roof looking west.



Figure 7



Figure 8

Figure 7: Water Damage at North Wall.

Figure 8: Water Damage at South Wall.



Figure 9



Figure 10

Figure 9: Surface rust on bottom chord of bowstring truss.

Figure 10: Exposed ground at excavation in orchestra pit.

Fred H. Schott & Associates

CIVIL AND STRUCTURAL ENGINEERS

The Marquee over the sidewalk consists of a wood frame with a thin sheet metal exterior held up by three rods which are connected to the concrete wall. There are numerous holes in the top of the marquee and the exposed wood frame shows serious water damage and rot. There does not appear to be a drain for the water that gets caught in the marquee. The rods and metal front show some minor surface rust.



Figure 11



Figure 12

Figure 11: Bottom of the Marquee.

Figure 12: Interior Framing of the Marquee.



Figure 13



Figure 14

Figure 13: Water damage and holes in Marquee wood frame.

Figure 14: Rods connecting Marquee to concrete wall.

The first floor roof structure over the commercial space did not show any damage from above. Based on our previous inspection in 1993, this roof has 1x6 straight sheathing above the roof rafters and 1x6 diagonal sheathing above the ceiling joists. The concrete walls are not tied back into the diaphragm. Our previous inspection also indicated a sagging beam that had been propped up with a cross support. There currently is no standing water at the sag location on the roof.



Figure 15



Figure 16

Figure 15: South side of 1st story roof.

Figure 16: North side of 1st story roof.

Fred H. Schott & Associates

CIVIL AND STRUCTURAL ENGINEERS

The second story roof over the office space had at least three active leaks during our site visit. The roof rafters and ceiling joists did not show signs of rot. While most of the 1x6 roof sheathing boards appeared to have gotten wet at some point, this may have been caused by past leaks which have since been fixed. One of the leaks is at the tile roof on the northwest corner of the pop-up roof. The 1x6 straight sheathing boards in this location appear to have some water damage. There is also a leak at the top of the stairs and a leak in the south office. Both of these are under the flat tar and paper roof. The 1x6 straight sheathing is not able to transfer shear to the exterior walls; there is no positive shear connection. There is no blocking or straps in the roof, ceiling, or parapet wall for the pop-up roof area. The ceiling joists appear to have a slight sag at the center which we confirmed by previous water damage to the ceiling at this low point. The leak that caused this damage appears to have been fixed. The concrete walls have some cracks. There are large cracks extending from the window corners on the south side of the building. The west side of the building has thin cracks through all of the columns at the lower level.



Figure 17



Figure 18

Figure 17: Roof rafters and 1x6 straight sheathing beneath tile roof.

Figure 18: Active leak in hallway at top of stairs.



Figure 19



Figure 20

Figure 19: Active leak at edge of pop-up in tile roof.

Figure 20: Active leak at edge of pop-up in tile roof from attic.



Figure 21



Figure 22

Figure 21: Cracks in exterior concrete wall.

Figure 22: Small cracks through each column at front of theater.

Recommendations:

Before construction or rehabilitation in excess of minimal interim patching occurs, all the plaster needs to be removed from the ceilings. Falling plaster is a safety hazard and has caused numerous deaths in other buildings.

The marquee is also a safety hazard and should be taken down immediately. It can be supported from below to disconnect the rods, then removed from the building. The wood framing in the Marquee is rotten and deteriorating. The sheet metal front can probably be salvaged and reattached with new framing during rehabilitation of the building.

The large evaporative cooler should be removed from the barrel roof over the auditorium.

1. Fly-Tower Structure:

To prevent further deterioration, the holes in the roof hatch need to be fixed. It will need a temporary new plywood cover with flashing and waterproofing or a new smoke hatch cover (both roof hatches will need new smoke hatch covers to bring it up to code).

To bring this portion of the building up to current code, plywood will need to be added over the existing roof framing and a bent plate will need to be added to connect the exterior walls to the roof diaphragm. Blocking and straps will also be required each side of the existing roof hatches. Once these items are added the entire roof will need to be waterproofed.

*The concrete walls in the fly-tower will need to be supplemented at mid-height with a steel beam on three sides and connected to the barrel roof diaphragm on the other side. Any cracks in the concrete walls will need to be filled with epoxy. The stage will need to be opened and any damaged framing will need to be replaced.

* can be preformed after re-roofing is complete

2. Auditorium Barrel Roof Structure

To prevent further deterioration and rusting, the north and south edges of the roof need to be sealed. Due to water damage, the roof rafters, ceiling joists, and 1x6 straight sheathing needs to be replaced for 4 feet along these walls then covered with a waterproof membrane. Currently, the bowstring trusses have surface rust and do not appear to need supplementation at this time. If left exposed to the elements, the trusses will continue to rust. Painting the trusses with a rust-inhibitor will also help prevent further rusting.

To bring this portion of the building up to current code, plywood will need to be added over the existing roof framing and a bent plate will need to be added to all four edges to connect the concrete walls to the roof diaphragm. Blocking will also be needed between rafters along each of the five bowstring trusses along with ties to the concrete wall at each end. Braces and ties need to be added at the east end of the roof to connect it to the fly-tower concrete wall. Once these items are added the entire roof will need to be waterproofed.

Any cracks in the concrete walls will need to be filled with epoxy. The excavated portion of the pit wall needs to be filled with a sand-cement slurry and any damaged joists or plywood covering the pit will need to be replaced.

3. Marquee over Sidewalk

The marquee had an asphalt emulsion over the joists which prevented us from viewing the connections, but the joists that were exposed showed substantial water damage and rot. In this weakened state, the marquee could break free (or pieces of it) from the building and fall on the sidewalk below. It currently is a safety hazard and should be taken down immediately. It can be supported from below to disconnect the rods then the marquee can be safely removed from the building. The sheet metal front can probably be salvaged and reattached during rehabilitation of the building. The wood framing will have to be completely replaced with new joists, plywood, a ledger or angle for shear transfer and a waterproof membrane.

4. 1st Floor Roof Structure over Commercial Space

To bring this portion of the building up to current code, seismic ties and blocking will need to be added to connect the concrete walls to the roof diaphragm. The sagging beam will need to be properly supplemented and the cross support removed. These additions will be made from below and should not disturb the waterproof membrane if re-roofing is done before these items are implemented.

The wall to the west of this roof which supports the second story roof will need plywood added to its exterior to transfer shear loads down from the roof. It may be beneficial to install this prior to re-roofing to ensure a watertight seal where the wall meets the roof.

*Our previous inspection noted a decorative tile masonry wall on the ground floor in the commercial space. This wall will either need to be removed or upgraded to meet current code.

* can be preformed after re-roofing is complete

5. 2nd Floor Roof Structure over Office Space

To prevent further water damage the existing leaks need to be fixed.

To bring this portion of the building up to current code, plywood will need to be added over the existing roof framing for the flat (east) portion of the roof. The outside of the parapet wall separating the raised tile roof from the flat roof will also require plywood. A steel beam will be added above the roof to support the overloaded joists below. It will sit on two new 4x6 posts with new footings which line up with existing walls. The parapet wall will then be furred out to cover the new beam with diagonal 2x4s and plywood. A continuous angle or bent plate will need to be added to the roof edges to connect the concrete walls to the roof diaphragm. The north and south concrete walls need blocking and ties to the roof diaphragm. A strap will need to be installed along the east side of the flat roof above the

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CIVIL AND STRUCTURAL ENGINEERS

commercial space then attach to blocking for 20 feet into the diaphragm at the reentrant corner. The architectural feature on the upper roof will be removed. Once these items are implemented, the flat portion of the roof will need a new waterproof membrane.

*The remainder of the required structural upgrades can be completed after re-roofing has occurred. The west portion of the roof has Spanish tile roofing. To avoid disturbing the tile, plywood is required on top of the ceiling joists, in the attic space. The portion of the parapet wall in the attic space will also need plywood and blocking to transfer shear loads. A continuous angle or bent plate will need to be added along the front wall to connect it to the new ceiling diaphragm. Steel struts will connect the front concrete wall to the flat roof diaphragm. Below, the second floor joists will need ties and blocking to connect the second floor diaphragm to the concrete walls on the east and west sides. The existing nailer at these locations will also need additional fasteners to transfer shear loads into the concrete walls. The north and south walls will need a continuous angle or bent plate connecting the floor diaphragm to the walls. Blocking and drag-ties need to be added at each side of the stairs and at various locations where stairs have been removed. As noted above, the wall between the upper and lower roofs needs plywood installed on its exterior. The lower portion of the wall which overlaps the lower roof can be installed on the inside of the wall. This wall will then require stucco or some other form of exterior finish. Two steel moment frames with new footings are required at the ground floor along the front of the building to resist seismic loads. The existing cracks in the concrete walls will need to be filled with epoxy.

Conceptual level best estimate of the construction costs and schedule for the recommended structural rehabilitation:

The following estimate from J.M. Reiss Consulting, Inc. only includes the seismic work, roofing and some sheet metal work. It includes covering the exterior wall between the 1st floor roof and second floor roof with a plaster finish to waterproof it after plywood is added to the existing wall.

Excluded from the estimate are Building Permits and fees, inspection and testing costs, interior or exterior finishes (painting, drywall, doors, windows, auditorium seating, flooring, etc.), and electrical, plumbing, and HVAC work. The estimate does not include any patching of any other finishes that need to be removed to perform the structural work and does not include removing the concrete block wall inside the commercial space.

The clean-up of the debris in the auditorium, stage and along the edges of the barrel roof is not included in the estimate.

The estimate is based on prevailing wages and includes markups for supervision, general conditions, contingency fee, General Liability Insurance and a Performance and Payment Bond.

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1. Fly-Tower Roof Structure

a	Fix Holes in Roof Hatches with New Hatches	\$ 35,119
b	-or Fix Holes in Roof Hatch with Plywood	\$ 4,634
c	Retrofit Roof Items and Re-roof	\$ 58,088
d	*Install Steel Support Beams	\$ 53,227
e	*Remainder of Retrofit items	\$ 7,662

Total (a, c, d, e): \$ 154,096

2. Auditorium Barrel Roof Structure

a	Remove Plaster and Evaporative Cooler	\$ 38,660
b	Fix Holes along North and South Walls	\$ 32,877
c	-or Fix Holes, Retrofit Roof Items and Re-roof	\$ 140,343
d	*Fill Cracks in Concrete walls with Epoxy	\$ 115,682
e	*Fill and Repair Orchestra Pit	\$ 6,194
f	*Remainder of Retrofit items	\$ 19,365

Total (a, c, d, e, f): \$ 320,244

3. Marquee over Sidewalk

a	Remove Marquee	\$ 4,694
b	*Install Refurbished/New Marquee	\$ 20,000

Total (a, b): \$ 24,694

4. 1st Floor Roof Structure over Commercial Space

a	Remove Plaster from Ceiling	\$ 11,013
b	Retrofit Wall above ¹ and Re-roof	\$ 40,184
c	-or Retrofit Wall above ¹ after Lower Re-roofing	\$ 17,442
d	*Remainder of Retrofit items	\$ 211,439

Total (a, b, d): \$ 262,636

¹part of two story structure

5. 2nd Floor Roof Structure over Office Space

a	Remove Plaster from Ceiling	\$ 13,952
b	Fix Active Leaks	\$ 8,492
c	-or Retrofit Roof Items and Re-roof	\$ 113,185
d	*Remainder of Retrofit items	\$ 36,289

Total (a, c, d): \$ 163,426

* can be preformed after re-roofing is complete

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Best Estimate Totals:

Minimum to remove marquee, patch leaks and prevent further damage until Roof Retrofits & Re-roofing can be completed. (1b+2b+3a+5b)	Total: \$ 50,697
Roof Retrofits & Re-roofing (1a+1c+2a+2c+3a+4a+4b+5a+5c)	Total: \$ 455,238
* Remainder of Retrofit Items that can be performed after re-roofing is complete.(1e+1d+2d+2e+2f+3b+4d+5d)	Total: \$ 469,858

Best Estimate for All Work Complete

Total: \$ 925,096

The recommended structural rehabilitation for the Lompoc Theater will take 10 months to complete.

* can be performed after re-roofing is complete

Engineering Proposal

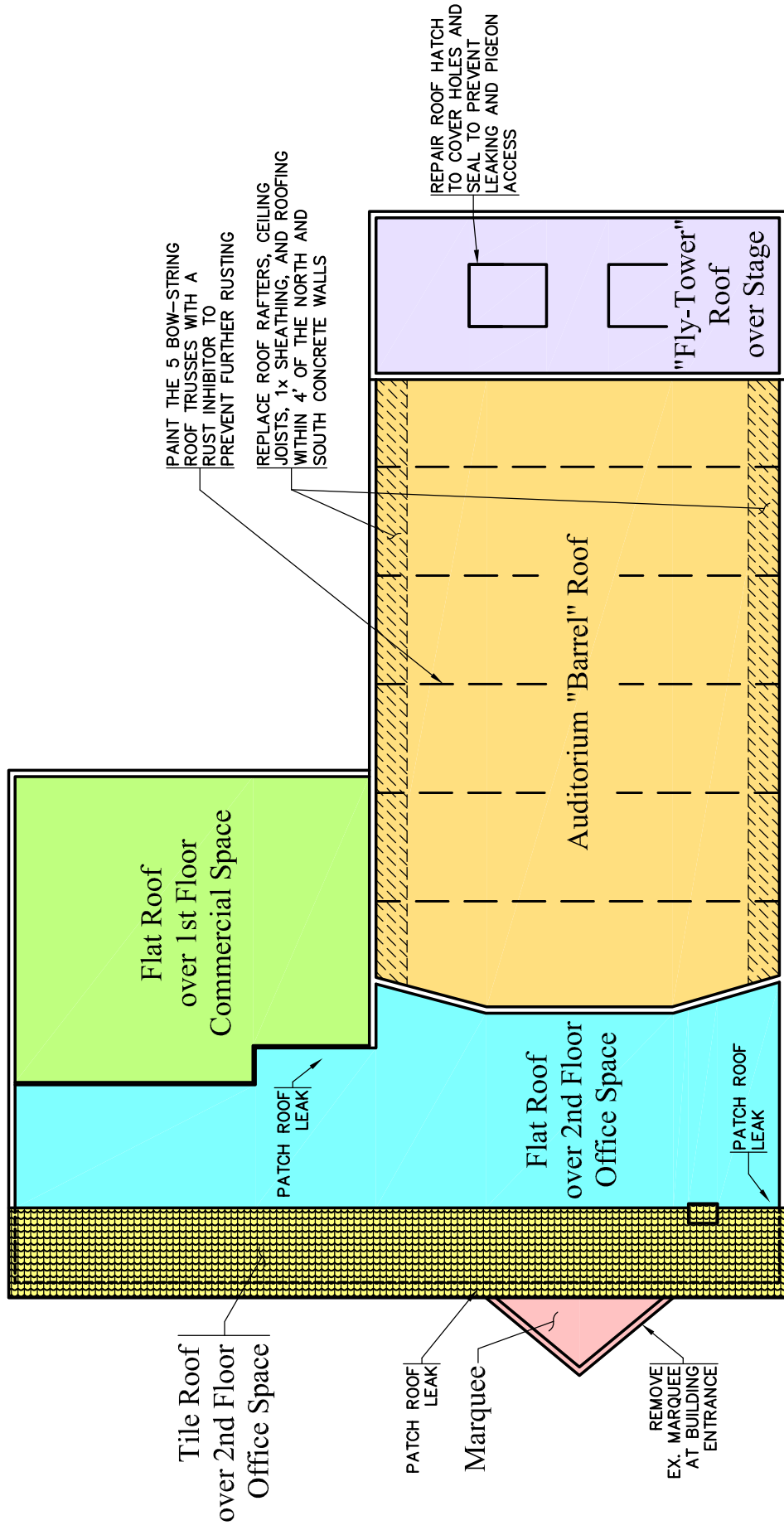
Fred H. Schott & Associates will prepare complete Structural Plans and details for the structural rehabilitation and re-roofing of the Lompoc Theater to satisfy current codes. We will include Structural Notes (Specifications) for the structural portion of the project, as well as, the Structural Calculations. Our proposal includes all design submittals necessary to complete the building permit plan check and review of the contractor's submittals during construction. We expect the design to require 6 to 8 weeks and can be done for a fee of \$26,000-\$33,000.

Structural inspections and/or observations are not included since they greatly depend on the contractor's scheduling.

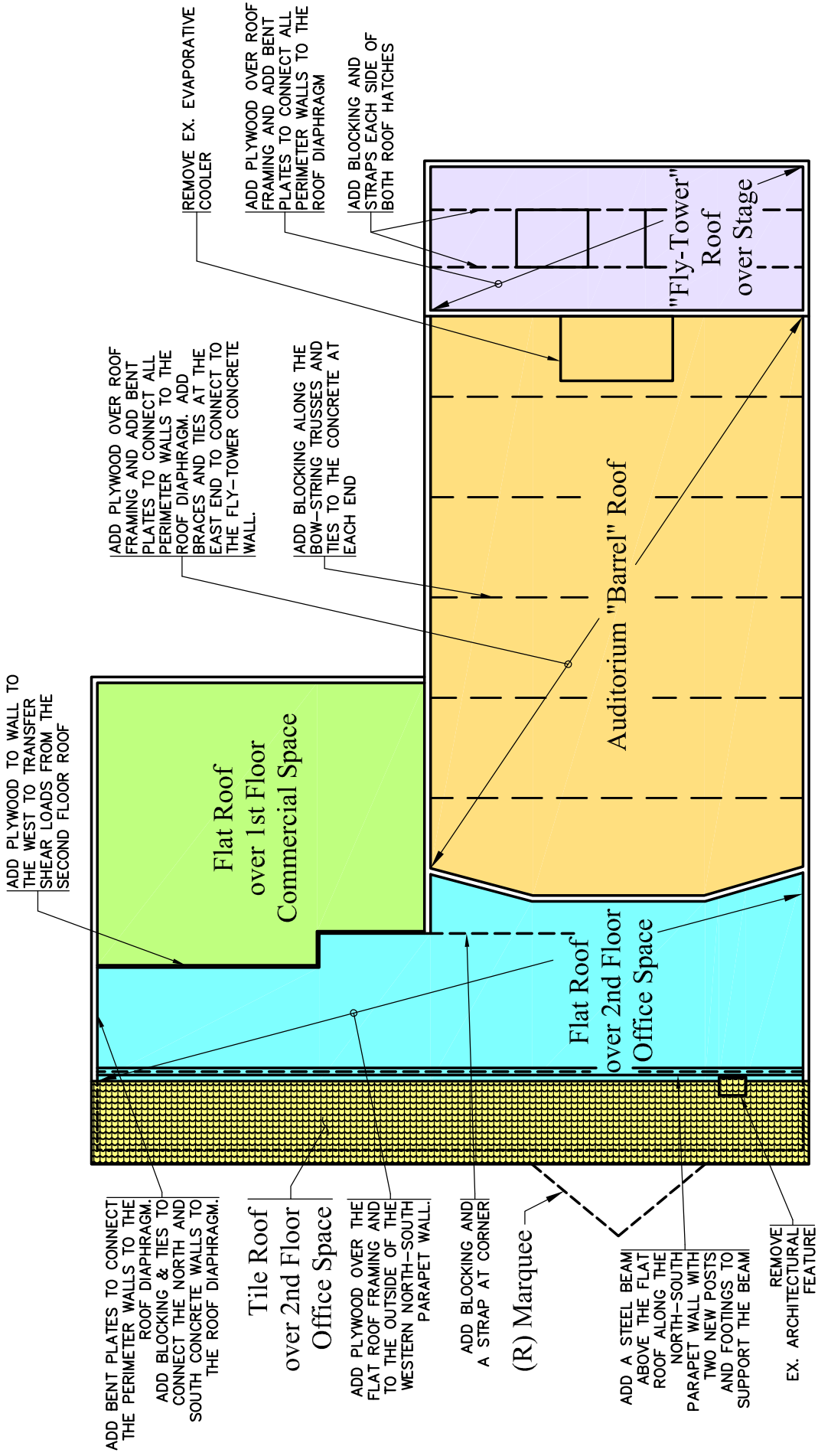
Sincerely yours,



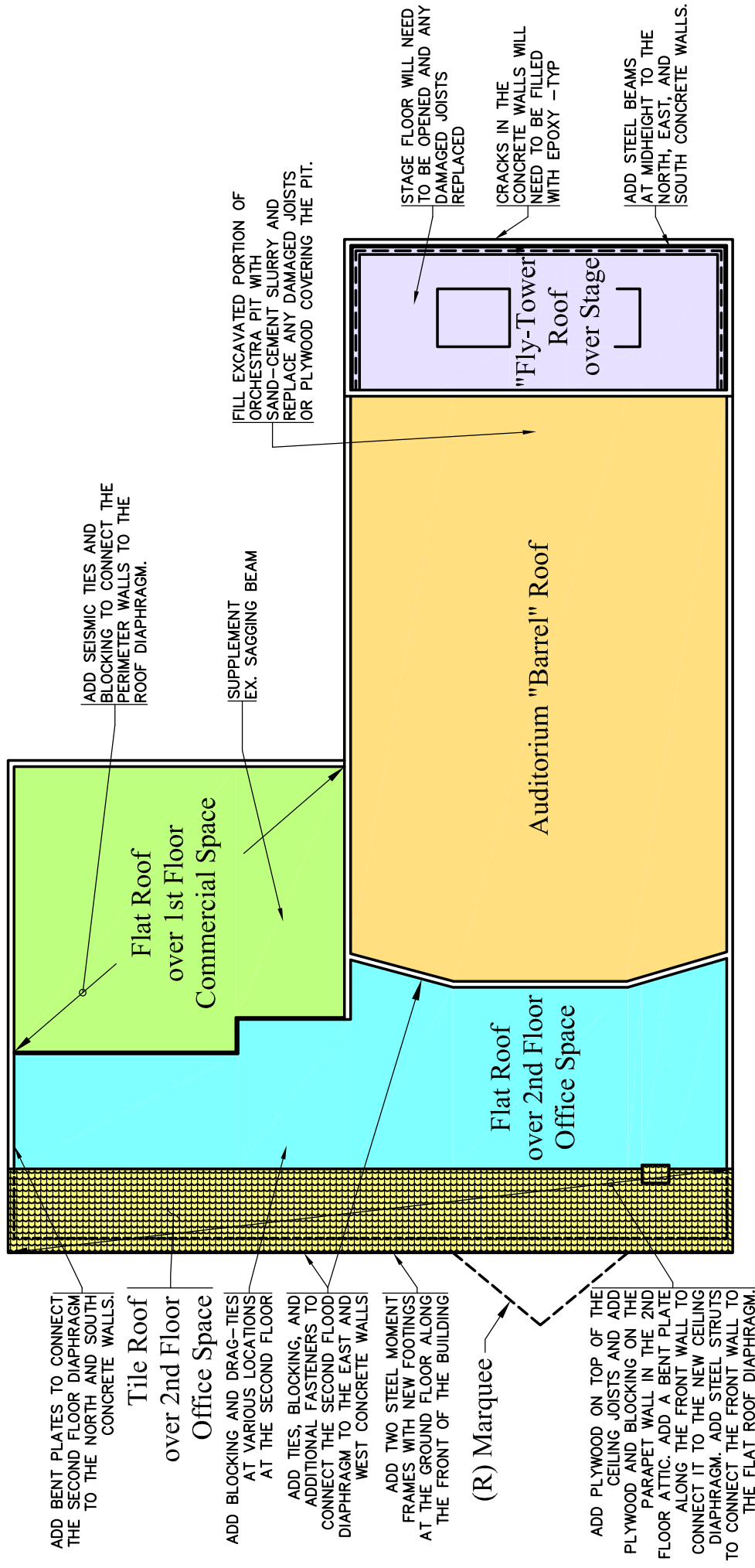
Fred Schott, S.E., P.E., SECB



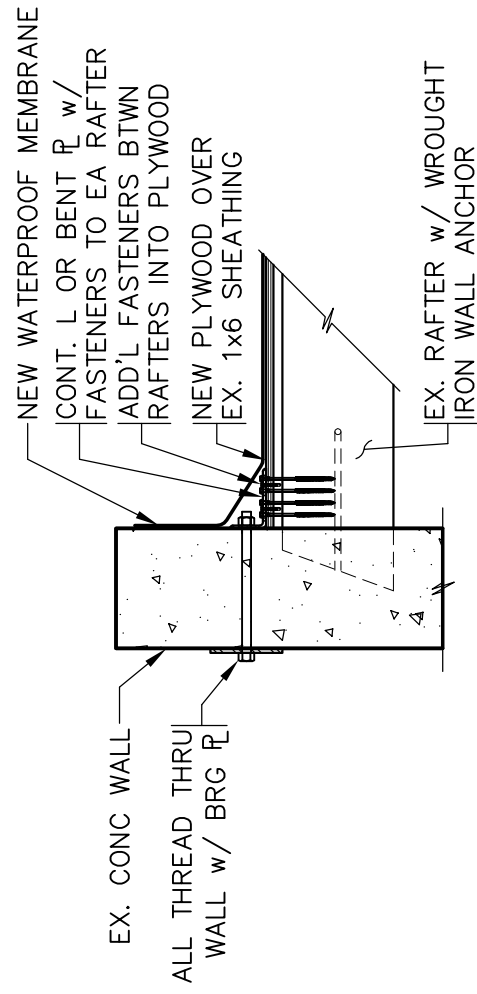
A Minimal Patching and Removal Work to Temporarily Seal the Lompoc Theater Roofs



B Pre-Reroofing Structural Rehabilitation Work to bring Lompoc Theater Roof Structures up to Current Code Requirements



C Post-Reroofing Structural Rehabilitation Work to bring Lompoc Theater Roof Structures up to Current Code Requirements



D Typical Bent Plate Connection

3/4" = 1'-0"

Lompoc City Council Agenda Item



City Council Meeting Date: March 5, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Melinda Wall, Financial Services Manager

SUBJECT: Water and Wastewater Rate Study Presentation and Request to Start the Proposition 218 Process for Rate Adjustments

Recommendation:

Staff recommends the City Council receive rate information from Willdan Financial Services (Consultant) on water and wastewater funds, direct staff to start the process on the next City Council agenda to follow Proposition 218 guidelines and adjust rates by the amounts recommended by Consultant for the water and wastewater services, or provide other direction to staff.

Background:

On March 14, 2012, the City entered into an agreement for consultant services with Consultant. The purpose of that agreement was for Consultant to conduct a rate study for water and wastewater utilities.

Habib Issac and Greg Tobler of Consultant, after working with City staff, met twice with the Utility Commission to present the cost of service for water and wastewater funds and to develop a rate strategy for each customer class to collect appropriate levels of revenues, encourage water conservation, and account for the discharge strength of wastewater loads. The Utility Commission, on a 4-0 vote, made a motion to support the recommended rate adjustments under a five-year implementation plan proposed by Consultant, to continue to meet the City's obligations under the various revenue bond covenants, while minimizing the effect of the rate adjustments on the two utilities' consumers.

At a Special Meeting of the City Council on January 8, 2013, Management Services Director Brad Wilkie provided information comparing the projected results from the most recent rate study performed in 2006, with the actual results for the period from 2006 through June 2012. Immediately following the staff presentation, Consultant presented a PowerPoint presentation to the City Council to review the results of the cost of services component of the utility rate study.

Following this staff report, Habib Issac and Greg Tobler will present the rate structure as recommended by Consultant, staff and the Utility Commission, based on the results of

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Water and Wastewater Rate Study with Proposition 218 Process for Rate Adjustments

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the cost of service component of the review. That presentation will utilize the dashboard feature, developed as part of the review. The use of the dashboard during the presentation will allow Consultant to model and present alternative scenarios during the meeting. That will allow comparisons to be made based on input from the Council and others. The dashboard will be available to staff following the conclusion of the rate study, to track actual results during the period rates are implemented.

Discussion:

The City is obligated under the bond documents from the 1998, 2005 and 2007 bond issues to set rates and charges each year to produce certain minimum net and gross revenue amounts, based on the combined water and wastewater utilities. Because of that, rate covenants of all the bond issues must be one of the items to be taken into consideration when designing rates. It is also prudent for each fund individually to meet those annual rate covenant tests as well, since the rating agencies and bond insurers also evaluate the credit worthiness of each utility on a stand-alone basis. The three annual rate covenant requirements are:

- 1) Net revenue (operating and certain non-operating revenues less operating expenses) in each fiscal year must be at least one times the annual debt service (both principal and interest) due in that fiscal year;
- 2) Net revenues supplemented by any transfers from a rate stabilization fund must be at least 1.25 times debt service; and
- 3) Gross revenues must be at least 1.0 times all obligations of the two utility funds for the fiscal year.

The State Revolving Fund loan, funded by the State Water Resources Control Board, related solely to the wastewater utility, requires similar covenants. Additional considerations for operating costs, capital repair and replacement costs for the City's infrastructure were also taken into consideration for the rate study.

Proposition 218, passed by voters in 1996, requires compliance with the noticing process in order for the rates to be set by the City Council to be in full-force and effective. Major components of the noticing process include:

- The requirement to notify all affected parties at least 45 days prior to holding a hearing, at which the Council could act on the proposed rates identified in the notice.
- At the public hearing, the Council would be required to reject the fee if a majority of the affected owners file written protests.
- Utility rates must be set so that revenues do not exceed the funds required to provide the service, and the fee or charge imposed on any ratepayer must not exceed the proportional cost of the service.

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Water and Wastewater Rate Study with Proposition 218 Process for Rate Adjustments

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- Rates cannot be implemented until 30 days after the adoption of the rates and rate adjustments cannot extend beyond five years.

As part of the 2013-2015 budget preparation process, Management Services staff is reviewing efficiencies that can be implemented to take advantage of the installation of radio read meters for water and electric services. Those efficiencies include:

- Separation of billing routes by class of customer, such that all commercial accounts are billed separately from residential accounts. By making billing cycles more uniform in character, billing staff can utilize additional resources from the meter reading software to improve accuracy and timeliness of delivery of utility bills.
- The City's utility collection resolution has not been revised since 1988 and can be updated to provide additional resources to the City's Collection Division to collect delinquent billings and to reduce the overall collection efforts on chronically delinquent accounts.
- A recent case regarding MasterCard and Visa merchant account charges will allow the City to assess a charge for use of credit cards by utility customers to pay their bills. By passing this charge along to the customer, the two utilities will benefit in the overall reduction of the cost of collections on utility bill payments.

Fiscal Impact:

The operating and maintenance reserve has been depleted in the water and wastewater funds and there will be the need to have an internal advance of funds to sustain the two utilities, until such time that revenues from rates can return the operating reserves to a positive level. Those utilities are enterprise funds and are required to be self-supporting. A component of self-sufficiency is having adequate reserves for capital replacements and repairs. The goals for the adjustment of rates are to meet the bond covenants, replenish operating reserves to a level equal to a 90-day reserve, and to establish a reserve fund to be used to repair and replace infrastructure of each utility.

Conclusion:

The rate study presented for review takes into account the necessary requirements to comply with operational needs, capital costs and the requirements related to the water and wastewater bond covenants. The City Council must balance the needs of the City's utilities with the ability of the citizens to pay for the services.

At this time, we are asking the City Council to give staff direction concerning the rate design, have staff return at the next City Council meeting on March 19, 2013, with the rates resulting from that design and start the Proposition 218 requirements for public notifications and public hearings. The public hearing will be set at the March 19, 2013

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Water and Wastewater Rate Study with Proposition 218 Process for Rate Adjustments

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City Council meeting and will be no less than 45 days following the mailing of the hearing notices, or roughly May 21, 2013.

Respectfully submitted,

Melinda Wall, Financial Services Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Brad Wilkie, Management Services Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator