



## MINUTES

Regular Meeting of the Lompoc City Council  
Tuesday, May 6, 2025  
City Hall, 100 Civic Center Plaza, Council Chamber

The City Council meeting will be broadcast live on Comcast Channel 23 and on the radio at KPEG 100.9 FM

Or video livestreamed via this link:

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You may submit comments via email to [s\\_haddon@ci.lompoc.ca.us](mailto:s_haddon@ci.lompoc.ca.us) not later than 4:00pm on Tuesday, May 6, 2025.

Pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the City Council. If you wish to speak on a Consent Calendar Item, please do so during "Public Comment on Consent Calendar Items".

Regular City Council meetings will be videotaped and available for review on the City's website by the end of the day on the Thursday following the City Council Meeting. **The Agenda and related Staff reports are available on the City's web site: [www.cityoflompoc.com](http://www.cityoflompoc.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 Information Desk at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday - Thursday between 10 a.m. and 7 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 as soon as possible prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

De conformidad con la ley estatal, cualquier miembro del público puede dirigirse al Concejo Municipal con respecto a cualquier tema de la agenda. Tenga en cuenta que los elementos del Calendario de consentimiento se consideran de rutina y normalmente se decreta con un voto del Municipio. Si desea hablar sobre un artículo particular del calendario de consentimiento, hágalo durante "Comentarios públicos sobre artículos del calendario de consentimiento".

Las reuniones regulares del Concejo Municipal se grabarán en video y estarán disponibles para su revisión en el sitio web de la Ciudad al final del día del jueves siguiente a la reunión del Concejo Municipal. **La agenda y los informes relacionados del personal están disponibles en el sitio web de la ciudad: [www.cityoflompoc.com](http://www.cityoflompoc.com) el viernes antes de las reuniones del consejo entre las 9:00 a.m. y las 5:00 p.m.**

Cualquier documento producido por la ciudad y distribuido a la mayoría del concejo municipal con respecto a cualquier tema en esta agenda estará disponible el viernes antes de las reuniones del concejo en la oficina del Secretario de la Ciudad en el Ayuntamiento, 100 Civic Center Plaza, de lunes a viernes entre las 9 a.m. y 5 p.m. y en el mostrador de información de la biblioteca de Lompoc, 501 E. North Avenue, Lompoc, California, de lunes a jueves de 10 a.m. a 7 p.m. y viernes y sábado entre la 1 p.m. y 5 p.m. La Ciudad puede cobrar los costos habituales de fotocopiado por copias de documentos anteriormente mencionados.

De conformidad con la ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, incluyendo la revisión de la agenda y los documentos relacionados, comuníquese con el Secretario de la Ciudad al (805) 875-8241 al menos 48 horas antes de la reunión. Esto le dará tiempo a la Ciudad para hacer arreglos razonables para asegurar la accesibilidad a la reunión. Para solicitar un traductor de español, llame al (805) 875-8241 antes de las 4 p.m. el viernes antes de la reunión del consejo, para dar tiempo a la ciudad para coordinar un traductor.

**CLOSED SESSION**

**OPEN SESSION – 6:10 P.M. – Council Chamber**

**Council Members Present:** Jeremy Ball, Steve Bridge, Dirk Starbuck, Victor Vega, and Mayor James Mosby.

**Staff Present:** City Manager Dean Albro, City Clerk Stacey Haddon, and City Attorney Jeff Malawy.

**ORAL COMMUNICATIONS:** None

**CLOSED SESSION – City Council Conference Room**

**BUSINESS ITEM:**

1. **CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION:** Initiation of litigation pursuant to Government Code section 54956.9(d)(4): One case.

The general Oral Communications periods are reserved for persons desiring to address the Lompoc City Council on any subject within the jurisdiction of the City Council. Closed Session and Consent Calendar Oral Communications periods are limited to the subjects of the closed session/consent calendar agenda items.

**OPEN SESSION - 6:30 P.M. – Council Chamber**

**Council Members Present:** Jeremy Ball, Steve Bridge, Dirk Starbuck, Victor Vega, and Mayor James Mosby.

**Staff Present:** City Manager Dean Albro, City Clerk Stacey Haddon, City Attorney Jeff Malawy, Utility Department Director Brad Wilkie, Human Resources Director Gabriel Garcia, Community Development Program Manager Chanel Ovalle, and Police Chief Kevin Martin.

**Others Present:** Liane Martindale, Irana Carlos, and Nicholas Gonzales.

Pastor Brian Halterman provided the invocation.

Mayor James Mosby led the **Pledge of Allegiance**.

**PRESENTATIONS:**

Utility Department Director Brad Wilkie provided a presentation on an Advanced Metering Infrastructure (AMI) System for the Electric Utility. Council thanked Staff for the information provided and briefly discussed the matter.

**CITY MANAGER REPORT:** (Information only)

City Manager Dean Albro provided a presentation of City matters and some recent and upcoming events, including renovations at Ryon, Pioneer and JM Parks, and the children's bathroom at the Lompoc Public Library; Swim Instructor Training at the Aquatic Center June 13, 14, and 15, 2025, the annual Kiwanis Club of Lompoc and Lompoc Parks & Recreation Golf Tournament on May 30, 2025, the Lompoc Senior Health Expo on May 16, 2025, the 6<sup>th</sup> Annual Food Truck Fest on May 14, 2025, the Countywide Alert Test on May 15, 2025, and the possibility of a Special Council Meeting May 27, 2025, regarding the 2025/2027 Biennial Budget. Mr. Albro also announced the nomination period for 2025 Spring Yard Beautification Contest is now open for nominations with judging happening on June 10, 2025; and thanked everyone who helped ensure several annual City events were successful including the Easter Eggstravaganza, the Mother-Son Luau Dance, the Kiwanis Track & Field Meet, and the Library's Peeps Diorama Contest; thanked the public who joined in the recent Coffee with a Cop meetup; and congratulated Utilities Director Brad Wilkie on his retirement and thanked him for all his dedication to the City during his time as a devoted City employee.

**PUBLIC COMMENT ON CONSENT CALENDAR ITEMS (Maximum of 3 Minutes):** None

**CONSENT CALENDAR:**

Council Member Bridge asked Staff to clarify the payment to Tantalus Systems, Inc., and Central Coast Audio Visual listed on the expenditures report. Management Services Director Christie Donnelly explained the payment to Tantalus Systems, Inc., is an annual payment and would be phased out if a new meter system is installed and the payment to Central Coast Audio Visual is for a current project at the DeWees Community & Senior Center.

Council Member Bridge pulled Consent Calendar Item No. 7 for discussion at the end of the meeting.

Mayor Mosby asked Staff to briefly provide clarification on Consent Calendar Item No. 3 and No. 4. Aviation/Transportation Administrator Richard Fernbaugh stated the City began the contracting process for transit system operations services over a year ago with several public notices and meetings provided and with the Request for Proposals (RFP) advertised nationally and the City received seven (7) bids; Mr. Fernbaugh also explained the transfer station to be located in Buellton will serve Lompoc, Buellton, and Solvang transit customers.

**ACTION:** Motion/Second: Ball/Bridge. By a 5-0 vote, Council:

1. Approved the Minutes of the Lompoc City Council Regular Meeting of March 4, 2025
2. Approved and Ratified of expenditures for:
  - Payroll of March 28, 2025 - \$2,028,749.13
  - Payroll of April 11, 2025 - \$2,030,925.73
  - Voucher Register of March 24-28, 2025 -\$1,242,783.33
  - Voucher Register of March 31 – April 4, 2025 - \$2,421,128.34
  - Voucher Register of April 7-11, 2025 - \$887,345.04
3. **Award of Contract for Transit System Operations Services.**

Awarded the contract for Transit System Operations Services to RATP Dev USA, Inc. (RATP) for approximately \$15,480,198.22 over a period of 7 years, while reserving the City’s option to award up to three additional years in accordance with the City’s Request for Proposals and RATP’s proposal; and authorize the City Manager to execute the contract.
4. **Approval of Letter of Support for Santa Maria’s Buellton Regional Transfer Station Project.**

Approved the issuance and authorize the Mayor to sign a letter of support for Santa Maria’s Buellton Regional Transfer Station Project.
5. **Approval of Agreement with Glenn and Holly Williams to Terminate their Existing Lease Agreement at the Lompoc Airport due to Sale of Hangar to Shepher Ranch LLC; Approval of Lease Agreement with Shepher Ranch LLC at Lompoc Airport**

Approved and authorized the City Manager to execute a mutual agreement to terminate the current Lease of Glenn and Holly Williams and approved and authorized the City Manager to execute a Land Lease Agreement with Shepher Ranch LLC for a hangar at Lompoc Airport.
6. **Award of Invitation to Bid No. 3097 for Purchase of Granular Quicklime to Lhoist North America of Arizona, Inc., in the Amount of \$1,648,920.**

Awarded a purchase order for annual requirements of granular quicklime in the amount of \$1,648,920 (estimated to be \$824,460 annually for 1,820 dry tons per year) to Lhoist North America of Arizona, Inc. (Henderson, Nevada location) for use at the Water Treatment Plant, and authorize the Purchasing and Materials Manager to issue a Purchase Order not to exceed \$1,648,920 over two years.

**CONSENT CALENDAR:** (cont'd)

Item No. 7 pulled by Council Member Bridge for discussion

- 7. **Introduction of Ordinance No. 1726(25), Adopting Portions of the March 2025 Development Impact Fee Calculation and Nexus Report, the March 2025 Master Facilities Plan, and Eliminating or Revising Development Impact Fees for All Development withing the City of Lompoc.**

**STAFF PRESENTATIONS/ANNOUNCEMENTS/REQUESTS:** None

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

- 1. Liane Martindale and Ivana Carlos expressed concern about the recent Federal Funding cuts to AmeriCorps and work AmeriCorps has done in the Lompoc Valley to serve all citizens.

**APPOINTMENTS:**

- 8. **Appointment to Northern California Power Agency Commission and Committee Positions: Alternate to the Legislative and Regulatory Committee: Alternate to the Legislative and Regulatory Committee: Designated Alternate NCPA Commissioner: and Facilities Committee Member (required by NCPA bylaws to be appointed by the NCPA Commissioner)**

**ACTION:** Motion/Second: Ball/Bridge. By a 5-0 vote, Council deleted Brad Wilkie and Steve Mickelson as the City’s Member and Alternate Member of the Northern California Power Agency (NCPA) Facilities Committee and appointed Michael Luther as the new Member and Christie Donnelly as the new Alternate Member effective May 10, 2025.

**PUBLIC HEARING:**

- 9. **Public Hearing on City Job Vacancies and the City’s Recruitment and Retention Efforts in Compliancy with New Legal Obligations under Assembly Bill 2561, Government Code Section 3502.3.**

Gabriel Garcia, Human Resources Director presented the Staff report and recommendations.

Council Member Ball asked what is the average vacancy for the City of Lompoc. Human Resources Director Gabriel Garcia stated it has average at 13% for the last five (5) years.

Public Comment: None

Council held the public hearing requested public comments and received the report. No Council action was required.

- 10. **Approval of the 2025-2029 Draft Consolidated Plan and 2025-26 Action Plan, Budgets for Community Development Block Grant and Human Services Program; and Adoption of Resolution No. 6749(25) Approving the Consolidated Plan, Budgets and Submission of the Plan to the U.S. Department of Housing and Urban Development.**

Chanel Ovalle, Community Development Program Manager presented the Staff report and recommendations.

Council thanked Staff for the presentation and discussed the matter at length.

**PUBLIC HEARING:** (cont'd)  
Item No. 10

Public Comment:

1. (Name not provided) expressed concern for how Community Development Block Grant funds are utilized.

**ACTION: Motion/Second:** Bridge/Ball. By a 5-0 vote, Council conducted a public hearing to receive comments regarding the draft 2025-2029 Consolidated Plan and 2025-2026 Action Plan; adopted Resolution No. 6749(25) to approve the 2025-2029 Consolidated Plan, 2025-2026 Action Plan and Budgets for Community Development Block Grant and Human Service Funds, and authorized the City Manager, or designee, to submit the final Plans to the U.S. Department of Housing and Urban Development; authorized the City Manager, or designee, to execute all necessary grant agreements, certifications, and related documents required by HUD for the administration of the CDBG program for the 2025-2026 Program Year; and authorized the City Manager, or designee, to execute contracts with subrecipients, contractors, and professional service providers necessary to implement the CDBG and Human Service funded activities identified in the 2025-2026 Action Plan and Budgets; and directed Staff to return at a future Regular City Council meeting not later than June 3, 2025 with a list of Community Development Block Grant ADA capital projects for Council review.

**COUNCIL REQUESTS:**

11. **Council Review, Discussion, and Possible Action of the Handbook for Commission, Committee, and Board Members Regarding the Public Safety Commission.**

Council Member Bridge asked Police Chief Martin if he has a recommendation regarding the Public Safety Commission. Police Chief Kevin Martin state he has suggested a *Chiefs' Council*, which would be an advisory body to the City's public safety departments and or offices, but would not be a body governed by the Brown Act; all in hopes of providing more opportunities for all sections of the public to become engaged with the Fire Department and the Police Department.

Public Comment: None

**ACTION: Motion/Second:** Mosby/Bridge. By a 5-0 vote, Council suggested the Public Safety Commission provide a formal recommendation on this matter and to have this item return to Council for further discussion in December 2025 or January 2026.

**WRITTEN COMMUNICATIONS:** None

**CONSENT CALENDAR:** (cont'd)

7. **Introduction of Ordinance No. 1726(25), Adopting Portions of the March 2025 Development Impact Fee Calculation and Nexus Report, the March 2025 Master Facilities Plan, and Eliminating or Revising Development Impact Fees for All Development withing the City of Lompoc.**

Jeff Malawy, City Attorney provided a brief introduction of this item and stated the approving document was changed from a City Resolution to a City Ordinance.

Public Comment:

1. Nick Gonzales stated he believes cuts to impact fees will spur more development inside the City.

Council discussed this item at length.

**CONSENT CALENDAR:** (cont'd)

Item No. 7 - Action

**ACTION: Motion/Second: Mosby/Bridge.** By a 5-0 vote, Council introduce, for first reading by title only with further reading waived, Ordinance No. 1726(25), with the following revisions:

**SECTION 10:** Determination of Fee by Type of Use.

A. Residential: Development Impact Fees for residential development shall be based upon the type of unit constructed. The development impact fee categories as shown in Exhibit ~~A~~ **C** generally correspond to the City's land use designations in the Land Use Element of the City's General Plan, as more specifically explained in Schedule 2.1 of the Report. ~~The Development Impact Fee categories as shown in Exhibit A generally correspond to the City's land use designations in the land use element of the City's General Plan, as more specifically explained in the Report~~

B. Unspecified Uses: In the event that there are land uses not specified in Exhibit A, the Development Impact Fee for any such use shall be calculated by the City's Management Services Director, or his or her designee, who shall determine such fee based on an analysis of the public service impacts of the proposed use in relation to other uses shown in Exhibit ~~C~~ **A**.

**SECTION 12:** Imposition and Payment of Fee.

(a) Imposition of Fees. Development Impact Fees shall be imposed upon the issuance of any development permit ~~and shall be paid prior to issuance of any certificate of occupancy for the project, or at such earlier time as permitted by Government Code Section 66007.~~ A "development permit" means any permit or approval from the City, including, but not limited to, a development plan, conditional use permit, tentative subdivision map, parcel map, building permit, or other permit for construction or reconstruction.

(c) Payment of Fees for Non-Residential ~~Development Projects.~~ ~~Development impact fees for non-residential projects shall be paid on or before the date the certificate of occupancy is issued for the project, or the date of the final inspection of the project if no certificate of occupancy is required.~~ If there are multiple sections or phases in the project, development impact fees shall be paid on a pro rata basis for each section or phase on or before the date the certificate of occupancy is issued for each section or phase of the project, or the date of the final inspection of each section or phase of the project if no certificate of occupancy is required.

(e) Calculation of Fee. ~~As a requirement for deferring payment of development impact fees beyond the date that building permits are issued, and as a condition of receiving a building permit without paying development impact fees that would otherwise be required for issuance of such permit, the building permit applicant shall enter into an agreement, in a form approved by the City Attorney and executed by the City Manager, obligating the applicant to pay the development impact fees within the time specified in this Section. The agreement shall be recorded against the property or properties for which the building permit is issued, and shall constitute a lien for the payment of the development impact fees, which shall be enforceable against successors in interest to the property owner or lessee at the time of issuance of the building permit. The City shall record a release of the obligation, containing a legal description of the property, in the event the obligation is paid in full, or a partial release in the event the fee is prorated. The agreement may require the property owner or lessee to provide appropriate notification of the opening of any escrow for the sale of the property for which the building permit was issued and to provide in the escrow instructions that the fee be paid to the City from the sale proceeds in escrow prior to disbursing proceeds to the seller.~~

**SECTION 13:** Application of Fee to Pending Projects. The Development Impact Fees adopted by this Ordinance shall become effective 60 days after the date this Ordinance takes effect ("Fees Effective Date"). ~~Any project applicant that has already paid development impact fees as of the Fees Effective Date, but has not received a certificate of occupancy as of the Fees Effective Date (or final inspection if no certificate of occupancy is required), shall receive a refund of any development impact fees paid that are not required to be paid by this Ordinance. An application for any vesting tentative subdivision map (tentative map or parcel map) that (1) has been received by the City prior to the Fees Effective Date, and (2) has been deemed complete by the City's Community Development Director prior to the Fees Effective Date, shall be subject to the fees that applied prior to the Fees Effective Date.~~

**CONSENT CALENDAR:** (cont'd)

Item No. 7 - Action

**SECTION 16: Prior Resolutions and Ordinances Superseded.** Upon the effective date of this Ordinance, the Development Impact Fees hereby approved and adopted shall supersede previously adopted Resolutions setting Development Impact Fees, including but not limited to Resolution No. 3957(90) for Water Impact Fees; Resolution No. 3958(90) for Wastewater Impact Fees; Resolution No. 3960(90) for Police Impact Fees; Resolution No. 3795(89) for Fire Impact Fees; Resolution No. 4474(95) for Refuse Container Impact Fees; Resolution No. 4157(92) for Signal Impact Fees; and Resolution No. 5136(03) for Development Impact Fees. Any impact fees or impact fee categories adopted by prior resolutions or ordinances shall no longer be imposed or collected if not adopted by this Ordinance. Any nexus study or master facilities / capital projects plan adopted for impact fee purposes by a prior resolution or ordinance shall be void and no longer in effect. **Notwithstanding any other provision in this Section, the provisions of Resolution No. 6611(23) shall remain in effect as reflected by Section 12 of this Ordinance.**

**ORAL COMMUNICATIONS (2 Minutes Maximum):** None

**COUNCIL COMMENTS, AND MEETING REPORTS:**

Council Member Ball reported he attended the Old Lompoc Theater Project groundbreaking event.

Council Member Bridge stated he attend the Old Lompoc Theater Project groundbreaking event; requested Staff provide a future agenda item for Council to discuss a possible letter be sent to the Santa Barbara County Local Agency Formation Commission (LAFCO) regarding the Bodger housing development on West Ocean Avenue along with the City of Lompoc sphere of influence be agendized for formal discussion by the LAFCO Board, the request was seconded by Mayor Mosby and carried by Council Member Starbuck; and then asked for Staff to provide Council with an employee staffing structure for City departments/divisions during the upcoming budget discussions.

Mayor Mosby reported he attended the the Santa Barbara County Local Agency Formation Commission (LAFCO) and Santa Barbara County Association of Governments (SBCAG) regular meetings.

**ADJOURNMENT:** At 10:08 P.M. Mayor Mosby adjourned the Lompoc City Council to a Regular Meeting on May 20, 2025, at 6:30 P.M., in City of Lompoc Council Chamber.

Respectfully, submitted to Council for review on July 30, 2025 by: */Stacey Haddon/*  
Stacey Haddon, City Clerk