

**TOWN OF YUCCA VALLEY**  
**TOWN COUNCIL MEETING MINUTES**  
**April 26, 2007**

Mayor Neeb called the regular meeting of the Town of Yucca Valley Council to order at 6:10 p.m.

Council Members Present: Herbel, Leone Luckino, Mayes, and Mayor Neeb.

Staff Present: Town Manager Takata, Deputy Town Manager Stueckle, Town Attorney Silvergleid, Community Services Director Schooler, Administrative Services Director Yakimow, Community Development Director Best, Public Works Director Glowitz, Capt. Williams, and Town Clerk Anderson

**PLEDGE OF ALLEGIANCE**

Led by Council Member Leone

**INVOCATION**

Led by Mike Keliher, Joshua Springs Calvary Chapel

**AGENCY REPORTS**

**Fire Department**

**1. Fire Department Statistical Report for March 2007**

Battalion Chief Norton gave the monthly statistical fire department report for March 2007 and safety message regarding carbon monoxide.

**APPROVAL OF AGENDA**

Town Manager Takata advised that there is a need to pull Item 4 from the Consent Agenda.

Council Member Leone moved to approve the agenda as amended. Council Member Luckino seconded. Motion carried 5-0 on a voice vote.

**CONSENT AGENDA**

**2. Waive**, further reading of all ordinances and read by title only.

**3. Award**, the construction contract to Cora Constructors, Inc. for the lowest submitted base bid in the amount of \$23,000; establish \$2,300 contingency and \$2,000 administrative costs; authorize the Town Manager, Town Attorney and the Mayor to sign all necessary agreements; and authorize the Town Manager to expend the contingency if necessary to

**YUCCA VALLEY TOWN COUNCIL MINUTES**

**April 26, 2007**

complete the project, Paradise Park Playground Equipment-Cosmic Warp, CDH Project No. 123-30202, Case No. 2641 (CDBG), Town Project No. 8947

- 5. **Receive and file**, AB 1234 Report Requirement Schedule for the month of March 2007.
- 6. **Receive and file**, Treasurer’s Report for 3<sup>rd</sup> Quarter FY 2006/07 and direct staff to transmit the investment report to the California Debt and Investment Advisory Commission (CDIAC)
- 8. **Award**, contract for professional public facilities master planning services to Gillis & Associates Architects Inc., related to the Public Facilities Master Plan in the amount not to exceed \$150,000.00, and authorize the Town Manager, Deputy Town Manager, Town Attorney and Mayor to sign all necessary documents to complete the project.
- 9. **Approve**, removal of Samantha Smith from the roster of the 2006-07 Youth Commission.
- 11. **Ratify**, Warrant Registers in the amount of \$267,467.75 for expenses dated April 6, 2007 through April 13, 2007.

Council Member Herbel requested to pull Item 7. Council Member Mayes requested to pull Item 10

Council Member Leone moved to adopt Consent Agenda Items 2, 3, 5, 6, 8, 9, and 11. Council Member Mayes seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Member Herbel, Leone, Luckino, Mayes, and Mayor Neeb
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**7. Award of Contract for Professional Design Services, Community Development Block Grant (CDBG) Projects, Jacobs Park Lighted Tennis Courts and Ball Wall.**

Deputy Town Manager Stueckle advised the recommendation is for award of design services for improvements at Jacobs Park with CDBG funding.

Council Member Herbel expressed her concern that the lighting is shielded and not out of compliance with the new ordinance when it is revisited. She noted she attended the Dark Sky Association meeting in Tucson, which has a population of over one million , and you can still see the night sky. She wants to make sure the new tennis courts are not going to be out of compliance with any of our proposed ordinances.

Deputy Town Manager Stueckle advised this item is the award of the design contract, so

the Council is actually starting the process by initiating what will ultimately go into the design of the project. Today it is not clear if there is sufficient power to the site to power an additional tennis court, and no staff member can give any indication that what is going to be built is going to comply with an ordinance that has not been written yet. It was noted that flat, completely shielded, light fixtures are highly common for tennis courts today, and it is anticipated this court will have that design.

Council Member Mayes commented that it is appropriate that the Town constructs facilities that will conform.

Council Member Leone commented the main purpose of lights on tennis courts is to light the ground and the playing field. He has seen that most of them have shielded lights.

Council Member Mayes moved to award a contract for professional design services to RHA Landscape Architects Planners, Inc. related to the Jacobs Park Tennis Court and Ball Wall Improvement Projects in the amount of \$69,400 (\$55,520 for the Tennis Court Project and \$13,880 for the Ball Wall project), and authorize the Town Manager, Deputy Town Manager, Town Attorney, and the Mayor to sign all necessary documents to complete the project. Council Member Herbel seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Member Herbel, Leone, Luckino, Mayes, and Mayor Neeb
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**10. SR 62/SR 247 Intersection Improvements – Town’s participation**

Deputy Town Manager Stueckle advised that approval of this item would give confirmation of the Town’s financial participation in a project to upgrade the signal at SR 62/SR 247. He noted there is \$300,000 budgeted for that intersection and there appears to be enough additional funding from other sources to fill the gap.

Council Member Leone questioned if the left hand turn is included in this for SR 62 and Old Woman Springs Road. Deputy Town Manager Stueckle advised the purpose of the project is to be able to obtain protected left turn movement both north and south. Because the signal is so old, the signal heads do not align over the travel lanes, and it is anticipated that an entire new signal will be installed at that intersection. Staff will continue to report on the project as it moves forward.

Council Member Mayes commented that it is exciting that movement is taking place on this, noting that one concern he had is making sure the left turn getting off of 247 was going to be protected, and he wanted to pull the item for discussion to show there is going to be some movement on it.

Council Member Leone moved to confirm the Town’s participation in the project by certifying that the Town of Yucca Valley has the resources to fund the Town’s portion of work in the amount of \$382,000. Council Member Luckino seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Member Herbel, Leone, Luckino, Mayes, and Mayor Neeb  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**DEPARTMENT REPORTS**

**12. Nash and Company Classification and Total Compensation Study, Resolution**

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AUTHORIZING REVISED TITLE AND CLASSIFICATION CHANGES, REVISED AND UPDATED JOB DESCRIPTIONS, AND REVISED SALARY SCHEDULE AND RELATED CLASSIFICATION PLACEMENTS**

Human Resources Manager Lassetter gave the history of the study and advised that staff’s recommendation is to approve and implement the revised title and classification changes, effective May 1, 2007, the revised and updated job descriptions effective May 1, 2007 and the revised salary schedule and related classification placements, effective January 1, 2007. Through the study it was found that the Town’s salary component was about 9.5% below the competitive market on an aggregate basis, and recommends adjustment. Implementation cost for this component would total \$69,000 for FY 2006-07 and \$138,000 for FY 2007-08. With the recent change to the Town’s retirement formula, the benefit portion of the Town’s compensation package is competitive and Dr. Nash recommends no change. It was noted the increase does not include any cost of living changes which will be addressed as part of the budget update process. The most recent CPI is 3% to 4%.

Council Member Luckino commented this is an ongoing expense and questioned if staff has looked at this cost factor for the three years after 2007-08. Administrative Services Director Yakimow stated he doesn’t think this change would have a material effect on the out year budgets. He noted one focus the staff will have in the budgeting process is not only a 2 year budget, but also a 3 year program.

Council Member Leone questioned if there is any ratio of employee costs to the overall budget that staff can surmise from the various communities involved. Administrative Services Director Yakimow advised that the study did not look at a ratio figure, and noted that, generally labor runs 30% to 40% of the operating budget. Depending on what services are provided. Yucca Valley’s is about 35%. Council Member Leone questioned if this change will bring that up. Administrative Services Director Yakimow advised the total change recommended is about 9% of the total salary and not a 9% addition to the

overall operating budget.

Council Member Mayes requested an explanation of the comment that the approval is not going to make a difference in the out years. Administrative Services Director Yakimow advised that one change like this is not going to be significant on an ongoing basis. This is a one time adjustment.

Mayor Neeb noted the study was conducted because the Town was recruiting and found that the salary scale was not sufficient to bring in the qualified candidates we were looking for, so we did a salary study and this is what it showed. He noted he is concerned that the Council handles finances carefully but there was a reason to commission the study, because we were looking for employees and saw we were coming up short.

Council Member Luckino commended the staff and stated the Town only has a finite amount of dollars. He supports the fact that staff needs to be compensated fairly, but it would be more appropriate if the Council really looked at a 5 year budget plan before approving this.

Council Member Mayes advised that he was on the committee with the Mayor reviewing the results of the study and is going to support the staff recommendation this evening. Council is not going to be able to get things done without good quality employees and needs to make sure their morale is as high as it should be.

Council Member Herbel commented that she feels the Town has to offer its employees at least what they are going to be offered in the surrounding area or we are not going to be able to attract and keep quality employees.

Council Member Luckino requested to put action on this on hold in order for staff to bring back information showing that the Town can afford it for the next five years.

Mayor Neeb questioned a time line for that information. Administrative Services Director Yakimow suggested the purpose of the classification and compensation study was to bring employees to where the competitive market is now, and advised that staff would feel comfortable bringing in long term projections at the time the cost of living increase is presented.

Council Member Mayes moved to adopt Resolution No. 07-15 implementing the following recommendations contained in the Nash and Company Classification and Total Compensation Study: 1) Revised title and classification changes, effective May 1, 2007; 2) Revised and updated job descriptions, effective May 1, 2007; and 3) Revised salary schedule and related classification placements, effective January 1, 2007. Council Member Herbel seconded. Motion carried 4-1-0 on a roll call vote.

**AYES:** Council Member Herbel, Leone, Mayes, and Mayor Neeb

**NOES:** Council Member Luckino

**ABSTAIN:** None

**ABSENT:** None

**13. Public Facilities Development Impact Fees, Resolution**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING RESOLUTION NO. 05-59 BY AMENDING SECTION 4 OF THE RESOLUTION RELATING TO THE TOWN OF YUCCA VALLEY DEVELOPMENT IMPACT FEE SCHEDULE

Deputy Town Manager Stueckle advised the recommended action is the result of Council's adoption of a legislative action creating the development impact fee in 2005. The original recommendation from the blue ribbon committee was for an incremental approach. This is the first review since adoption. He explained the language regarding requests for deferral, waivers or reductions, noting that all the items listed have to be met before it can be considered. Council reviews all the requests for reductions on a case by case basis.

Council Member Luckino questioned if it is possible to place language in the ordinance so that it doesn't have to be reviewed every year, and future Councils are not able to raise the fees. Deputy Town Manager Stueckle advised that language can be modified by Council to make that change.

Mayor Neeb stated the Council needs to look at the issue every year to make sure the needs are being met, noting that Council was just talking about not having enough money to meet the needs.

Council Member Herbel agreed noting the community is growing and Council needs to look at the changes.

Council Member Luckino questioned if (i) under waivers and reductions regarding general benefit to the health, safety and welfare of the citizens of the Town is cut and dry enough to make staff feel comfortable. Deputy Town Manager Stueckle advised there are other findings in addition to that and each one has to be met.

Council Member Herbel commented that there are no fees for office in the recommendation. Deputy Town Manager Stueckle advised it is in the staff report and resolution. Council Member Herbel questioned iii under waivers and reductions stating that if the developer did not receive a benefit he would not have to pay the fee, but the study says the benefit would be to all development jurisdiction wide. Deputy Town Manager Stueckle commented there may be a situation where a project constructs more than their fair share of regional level infrastructure. By ordinance the Town is required to provide a reduction in the fee charged, and this language structures that reduction. Town Attorney Silvergleid added that you have to take an overall approach and look at all the

findings before any deferral or waiver, and make sure you don't get into a situation of gift of public funds.

Council Member Leone requested that at some point in the future staff look at the possibility of charging residential development on a square foot basis.

Town Attorney Silvergleid advised that the resolution before the council needs to be amended in Section 1 to state "Section 4 of Resolution 05-59 is amended to read as follows:"....

Council Member Mayes questioned why commercial and residential are not in separate resolutions. Deputy Town Manager Stueckle advised that the commercial fees were in the previous resolution at \$0.00 dollars. Council Member Mayes questioned if there is a way to divide them. Deputy Town Manager Stueckle advised there is, but typically a fee resolution is comprehensive. Council Member Mayes commented that he feels commercial and residential are two different fees.

Council Member Leone moved to adopt Resolution No. 07-16, retaining the current Public Facilities Development Impact Fees (PFDIF's) for all residential uses, and increasing the PFDIF's for all commercial, office and industrial land use projects from \$0.00 to \$1.00 per square foot. Council Member Herbel seconded. Motion carried 3-2-0 on a roll call vote.

**AYES:** Council Member Herbel, Leone, and Mayor Neeb  
**NOES:** Council Member Luckino and Mayes  
**ABSTAIN:** None  
**ABSENT:** None

**POLICY DISCUSSION**

**14. Town Council Policy Discussion, Draft Strategic Plan Implementation/Action Steps**

Deputy Town Manager Stueckle reported staff has brought back the first cut draft with 4 of the Council's overriding goals identified. These are not in any prioritized order, and were the ones staff was able to spend the most time on before agenda preparation. The entire plan is scheduled to be on the May 24<sup>th</sup> agenda. Staff has tried to keep it as simple as possible, but also break each goal down into action steps.

Council Member Luckino commented the Town's focus needs to be on Economic Development in order to create jobs and establish our local economy to sustain ourselves for the future. He believes the Council needs to look at the community and work with citizens within the community who understand economics. Government can't create industry, but it can try to harness the potential to stimulate the economic engine. He requested the Council look at a blue ribbon committee to talk about Yucca Valley's assets and opportunities. The Town needs an Economic Development Director to pound

the pavement.

Council Member Mayes stated he does not believe an Economic Development Director would have a much greater impact than the Chamber of Commerce. The Town needs to make sure the amenities are in place so that people want to be here. Once that is in place, economic development will happen.

Council Member Leone commented regarding the previous Economic Development Director. He noted the Town is blessed with the sun and has things that are unique to the community, but there are also inhibitors such as the grade and trying to get trucks with supplies up here.

Council Member Herbel commented that growth is important, but should complement our community and retain our natural environment. She believes the Town has what it takes to draw people up here. Look at focusing on Old Town as the center for commerce, which will increase entrepreneurship. If the Town had a small convention center it would bring people up here, and would bring finer restaurants, and more hotels and motels. Yucca Valley needs to become a destination and if the infrastructure is put in that will enhance tourism. It is proven that communities near national parks are sustainable and create their own life. She would also like to see Town Hall and the Museum moved to the Old Town area.

Mayor Neeb commented regarding the former Economic Development Director and agreed with Council Member Mayes and Council Member Herbel regarding the need to construct the infrastructure.

Council Member Luckino commented that just because something failed in the past doesn't mean the Council should run from it in the future, noting that all the groups working on economic development are doing it part time.

Mayor Neeb recommended a study session to discuss the strategic plan, noting there are projects that have monies tied to them already and there are needs for public safety, staff costs, the animal shelter etc.

Town Manager Takata advised that staff wanted to make sure the format presented tonight is ok the way it is laid out, noting that Council will be able to continue this discussion at their meeting of May 24<sup>th</sup>. Mayor Neeb requested that staff show which areas have money already allocated.

Council Member Mayes expressed concern regarding the lack of public participation during this important discussion regarding the direction the community is going to take.

Council Member Luckino commented that the Council needs to look at how to leverage existing funds before asking the community for funding through a voter approved mechanism. He requested a blue ribbon committee made up of 2 council members and

some community members to talk about the Town's potential and opportunities for economic development.

Council Member Leone advised he would agree with that request for a blue ribbon committee.

Council Member Mayes advised he likes the format staff has presented. In regards to a financing mechanism, Council needs to look at funding that is not voter driven, and take assets to assets, not assets to liabilities. He also agreed that a blue ribbon committee might be appropriate and maybe Council should have a study session on economic development.

Mayor Neeb advised there is an Economic Development partnership made up of people who are very interested, and suggested that Council form a 2+2 committee with them and bring the issue back to discuss at a study session.

Council Member Luckino commented that the Economic Partnership has done a fantastic job looking at restaurants and retail opportunities, however, he is looking for better paying jobs that are more than minimum wage. No one is focusing on those jobs..

Town Manager Takata recommended that Deputy Town Manager Stueckle bring back information regarding the history of the economic development activities of the Town and return to Council for further discussion.

**PUBLIC COMMENT**

**Sabrina Peukert**, Yucca Valley, commented regarding the need to bring business and well paying jobs to the area.

**STAFF REPORTS AND COMMENTS**

Public Works Director Glowitz advised that staff is working with Caltrans on SR 62 improvements and is moving forward on traffic studies.

Town Manager Takata noted that the traffic study will also discuss a traffic signal in the Country Club area.

**MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS**

**15. Council Member Mayes**

Commented there are so many important issues that have to be addressed, and it takes the community as a whole to get it done. There is very little money, and when the Council tries to allocate those resources it is trying to do it the best way it can.

**16. Council Member Herbel**

Reminded everyone that the Relay for Life event is this weekend, noting she will be releasing her birds at 9:00 a.m.

Expressed her condolences to Council Member Luckino on the loss of his grandmother, noting she also lost her grandmother this week.

Read a line from the tribute she wrote for her grandmother.

Advised all her prayers are with the families who lost loved ones in the Virginia Tech tragedy.

Thanked staff for all their work.

**17. Mayor Pro Tem Leone**

Commented regarding the Relay for Life on Saturday and Sunday at the High School.

Commented that 5 bus loads of Marines left the base today, and sent his hopes and prayers to those Marines going to Iraq.

Advised that there will be a cat show at the Yucca Valley High School gym on Saturday.

**18. Council Member Luckino**

Gave condolences to Council Member Herbel and her family, noting that losing love ones is always a tough thing to deal with and shapes our lives and character.

**19. Mayor Neeb**

Commented regarding the Strategic planning discussion and the lack of input from the community this evening, noting the Town is coming up on some very important issues such as how it is going to deal with Police Services etc. The needs are great, the costs are great but the resources are not great.

**CLOSED SESSION**

**20. Closed Session pursuant to Government Code Section 54957, Public Employee Performance Evaluation (Town Manager)**

Mayor Neeb adjourned the meeting to closed session at 8:10 p.m. and reconvened at 8:50 p.m. with no reportable action taken. There were no members of the public present.

**YUCCA VALLEY TOWN COUNCIL MINUTES**

**April 26, 2007**

**ANNOUNCEMENTS**

Next Town Council Meeting, Thursday, May 10, 2007, 6:00 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Jamie Anderson,  
Town Clerk