

CITY OF BISHOP
CITY COUNCIL MINUTES
January 9, 2006

CALL TO ORDER Mayor Henderson called the meeting to order at 7:36 p.m.

INVOCATION The invocation was given by Dwaine Breazeale of the Salvation Army in Bishop followed by the Pledge of Allegiance led by Mayor Pro Tem Young.

COUNCIL PRESENT Crom, Connolly, Cullen, Young, Henderson

COUNCIL ABSENT None

OTHERS PRESENT Richard Pucci, City Administrator
Denise Gillespie, Assistant City Clerk
Peter Tracy, City Attorney
Ray Seguire, Fire Chief
Joe Pecs, Police Chief
David Grah, Public Works Director
Gary Schley, Public Services Officer

PUBLIC COMMENT The Mayor announced the public comment period. No public comment was given.

CONSENT CALENDAR A motion was made by Councilmember Connolly to approve the
(1) Consent Calendar as presented:

Motion/Connolly FOR APPROVAL AND FILING
(a) Council Minutes – 12/12/05
(b) Personnel Status Change Report
(c) Warrant Register – 12/05
(d) Investment Portfolio – 11/05

FOR INFORMATION AND FILING
(e) Water and Sewer Commission Agenda – 1/10/06
(f) Parks and Recreation Commission Minutes – 10/26/05
(g) Public Works Report – 12/05
(h) Public Works Permit Report – 12/05
(i) Fire Department Activity Log – 12/05

Motion passed unanimously.

PUBLIC HEARINGS

WORKFORCE HOUSING Mayor Henderson opened the public hearing to receive input on
WILLOW PLAZA APTS. the recent award of federal HOME funds to partially finance the
(2) construction of a 12-unit workforce housing project (Willow Plaza Apartments) located on Willow Street (APN 01-141-02).

Councilmembers Connolly and Cullen declared a conflict of

interest due to their ownership of property located within 500 feet of the property to be discussed. They left the Council Chambers for the duration of the public hearing.

The City Administrator gave a review on the Bishop project as well as a report on his visits to projects developed by Caleb Roope. Councilmember Crom reported on his Farmersville, California, visit. A picture presentation of the following Pacific West Communities projects was shown: Mammoth workforce housing; Pahrump, Nevada low-income housing; Pahrump, Nevada senior housing; Farmersville low-income housing.

The City Administrator reported on the pros and cons of workforce housing.

Caleb Roope gave an update and stated if the project moves forward another public hearing would be required for the loan agreement which would give another opportunity for public input.

People addressing the Council were:

- Gene Rasmuson, 414 Ranch Rd., Bishop, who felt the City should not be in the building business.
- Steve Yeager, 235 Wildrose, Bishop, owns adjacent property to the project and is concerned about setbacks. He is opposed to the project.
- Robert Mayhugh, 337 Willow, Bishop, stated the project will impact the neighborhood. Parking is already an issue and too much is still up in the air.
- Larry Beard, member of the new Inyo County Housing Plan Committee, is in favor of the project because it will help fill some of the housing needs for this economic group as many large employers have difficulty recruiting candidates because of the lack of affordable housing in the area. The on-site manager and no cost to the City are important aspects of the program.
- Andrea Clark, Executive Director of Mammoth Lakes Housing, Inc., stated that through the competitive grant process the state committee determined the City's project was worthy of funding. She reiterated this is not a Mammoth project.
- Kenny Lloyd, 237 N. Third, Bishop, spoke in favor of the project but understood the concerns of the neighbors.
- Jeff Bailey, Inyo National Forest Supervisor, stated the Forest Service hires 300 people and workforce housing is of critical importance to the agency. The inability to fill vacant positions of moderate to good paying range with benefits comes down to the cost of housing. It leads to a high employee turnover rate and costs taxpayers for the advertising, relocation costs, and retraining. He spoke in support of the City's efforts to improve affordable housing.

- Barbara Webster, 493 E. Line Street, Bishop, urged the Council to listen to the people this project will impact.
- Gary Colbert, 2405 Sunrise Drive, Bishop, asked if the City should be in the rental housing business. He stated the rents will not be much different from what he charges for his apartments. He asked if the City would end up with the apartments if the loan was not paid back.
- Stephanie Sheltz, 412 Willow, Bishop, stated that most of the neighbors do not want this project and encouraged a “no” vote.
- Daniel Steinhagen, I.M.A.C.A. Executive Director, stated many cities are trying to catch up with housing needs. The City of Bishop has been in the housing business since the 1980’s with the onset of the Sunrise Mobile Home Park project and now has the opportunity to expand to address the workforce housing needs and help stabilize the market. He stated the City should move forward.
- Daniel Hennerty stated this is a great opportunity and is in favor of workforce housing.
- Susan Batchelder read a letter from hospital administrator, John Halfen, stating that within five years over 55% of the professional staff will be over the age of 60. The hospital’s biggest challenge will be to attract qualified professional staff. He estimated that most of the retiring staff will remain in the area and this will create a need for 75 additional housing units. If the housing can’t be found, it could mean a potential loss of \$8.4 million spent locally by hospital employees and loss of vital staffing to the hospital. He supported the project because it outweighed the impact of traffic and parking issues.
- Byron Graff, 369 Willow, Bishop, suggested the Willow Street lot be subdivided and 3-4 family homes built.
- Pat Mathieu, 237 N. Second St., Bishop, stated the City doesn’t need to be involved.

Correspondence received:

- Mike and Stephanie Sheltz – opposing project.
- Bill Dunkelberger, B.L.M.; Geroge Hitchborn, realtor; and Andy Holmes – approving workforce housing.

Responses from Caleb Roope to concerns raised during public input:

- No encroachments on setbacks are planned at this time.
- Project pays all expenses – not the City.
- Bishop current rental market ranges - \$800 for 2 bedroom; \$1,200 for 3 bedroom. The rental range for the project apartments would be a savings of about \$300/month.
- \$7,200 a year is placed into a replacement reserve fund for future capital improvements.

Motion/Crom	At 9:40 a.m. Councilmember Crom made a motion to close the public hearing. Motion passed 3-0.
ACTION TO ACCEPT FEDERAL HOME FUNDS Workforce Housing (4)	Mayor Henderson made a motion to accept the grant for federal HOME funds to partially finance the construction of a 12-unit workforce housing project (Willow Plaza Apartments) located on Willow Street. Motion passed on a 3-0 vote with Connolly and Cullen disqualified. The Council members commented on the difficulty of making a decision but felt the project is needed to fill the need for housing and allows the City to have some control of the project.
RECESS/RECONVENE	The Mayor called for a recess. The meeting was called back to order at 9:55 p.m.
ZONE CHANGE REQUEST – East Side of the 100 and 200 Block of Sneden Street (3)	The Mayor opened the public hearing to receive citizen input for the requested zone change on the east side of the 100 and 200 block of Sneden Street. The proposed zone change would be from the present R-2000 medium high density residential district to R-2000-P medium high density residential district and/or professional and administrative offices. Councilmember Cullen announced that due to the ownership of property within 500 feet of the proposed zone change, she is disqualified from participation on this agenda item under the rules of the Fair Political Practice Commission. Andrea Shallcross, the proponent for the zone change request, stated she wants to move her business to the house she owns on Sneden Street which requires the zone change in order to allow the professional/administrative use. There is adequate space for the required parking. Andrea Kramer, business owner, supports this project.
Motion/Crom	A motion was made by Councilmember Crom to close the public hearing. Motion passed 4-0 with Cullen disqualified.
NEW BUSINESS	
ORDINANCE NO. 518 – Amending the Zoning Map on the east side of the 100 and 200 block of Sneden Street – Introduction (5)	Councilmember Cullen announced that due to the ownership of property within 500 feet of the proposed zone change, she is disqualified from participation on this agenda item under the rules of the Fair Political Practice Commission. A motion was made by Mayor Pro Tem Young to approve the introduction of Ordinance No. 518 by title only, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF BISHOP, INCORPORATED

BY REFERENCE IN SECTION 17.04.050 OF CITY OF BISHOP ORDINANCE NO. 424". Motion passed 4-0.

STREET VENDOR
PERMIT – Valley Dogs
Catering
(6)
Motion/Crom

Councilmember Crom made a motion to approve the continuation of the Valley Dogs Catering street vendor permit as presented for calendar year 2006. Motion passed 5-0.

STATUS OF GENERAL
PLAN – Annual Progress
Report
(7)
Motion/Cullen

On a motion by Councilmember Cullen, the Council approved the 2005 Annual Progress Report on the status of the General Plan by a 5-0 vote.

BUDGET ADJUSTMENTS/
TRANSFERS FY 2005-06
(8)
Motion/Crom

Councilmember Crom made a motion to approve the budget adjustments and transfers for fiscal year 2005-2006 through December 31, 2005 as presented. Motion passed 5-0

COUNCIL REPORTS

CLOSED SESSION

The Mayor recessed open session at 10:12 p.m. to convene in closed session pursuant to Government Code Section 54956.9, subdivision (a), with regard to Inyo County Superior Court case of pending litigation: City of Bishop et.al., vs Aaron Schat et. al., Case No. SICVCV03-34368.

Councilmember Crom declared a conflict of interest and did not participate in the closed session as his daughter is the attorney representing Schat. The other four Council members were present.

CLOSED SESSION REPORT

The Mayor recessed closed session at 10:20 p.m. with all Council members present and reported that there were no items discussed in closed session which were required by law to be reported in open session.

ADJOURNMENT

The Mayor adjourned the meeting at 10:22 p.m. to the next Council meeting scheduled for Monday, January 23, 2006 at 7:30 p.m. in the City Council Chambers.

KATHRYN HENDERSON, MAYOR

Attest: Richard F. Pucci, City Clerk

By: _____
Denise Gillespie, Assistant City Clerk

Approved by Council 1/23/06