

CITY OF BISHOP
CITY COUNCIL MINUTES
September 11, 2006

CALL TO ORDER	Mayor Young called the meeting to order at 7:30 p.m.
INVOCATION	The invocation was given by David Fairley with the Youth with a Mission and Sea and Summit followed by the Pledge of Allegiance led by Mayor Young.
COUNCIL PRESENT	Henderson, Cullen, Crom, Young
COUNCIL ABSENT	Connolly
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 Bob Kimball, City Treasurer
PUBLIC COMMENT	The Mayor announced the public comment period. Roberta Matlick provided information on the upcoming Good Ole Days to be held at the Laws Museum on September 23, 2006.
INTRODUCTION (1)	The Police Chief introduced Officer Mark Gutierrez who recently joined the Bishop Police Department.
PRESENTATIONS	
Richard Kizer – Meritorious Service Award - CRPOA (2)	The Police Chief recognized Reserve Officer Richard Kizer for 27 years of service to the Department. Kizer recently received the Meritorious Service Award from the California Reserve Peace Officers Association at the nomination of the Chief.
911 Tribute – Fire Chief (3)	The Fire Chief reported that in honor of the 343 New York fire fighters who perished on September 11, 2001, in order that they will be forever remembered, the Bishop Fire Department will display the American Flag from the top of the ladder of Engine 1 while parked on West Line Street next to the fire station every year on 9/11.
CONSENT CALENDAR (4)	A motion was made by Councilmember Cullen to approve the Consent Calendar as presented:
Motion/Cullen	FOR APPROVAL AND FILING (a) Council Minutes – 8/28/06 (b) Warrant Register – 8/06

FOR INFORMATION AND FILING

- (c) Water and Sewer Commission Agenda – 9/12/06
- (d) Public Works Report – 8/06
- (E) Public Works Permit Report – 8/06
- (f) Fire Department Activity Log – 8/06

Motion passed on a 4-0 vote.

PUBLIC HEARING

Environmental Review
462 North Main Street
Alta One
(5)

Mayor Young opened a public hearing to receive comment on the environmental review on the initial study and mitigated negative declaration prepared for 462 North Main Street.

A representative of R2L Architects addressed the Council on the project to construct a 7,118 square foot commercial facility with site improvements at the location. No other public comment was provided.

Motion/Crom

At 7:45 p.m. a motion was made by Mayor Pro Tem Crom to close the public hearing. Motion passed 4-0.

NEW BUSINESS

Consideration of a Mitigated
Negative Declaration for
Alta One Federal Credit
Union – 462 N. Main St.
(7)
Motion/Henderson

With relevance to the public hearing for the Alta One mitigated negative declaration, the Mayor brought this agenda item forward.

On a motion by Councilmember Henderson the Council voted 4-0 to adopt a mitigated negative declaration with a de minimis finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings and authorized the filing of a notice of determination to allow DEI Incorporated to construct a 7,118 square foot commercial facility with site improvements at 462 North Main Street located in a C-1 Zoning District (General Commercial and Retail) with the following mitigated measures:

- Transportation/Traffic: The project proponent will be required to meet Caltrans standards, specifications and encroachment permit requirements for the design and construction of the project State Right of Way improvements.
- Cultural Resources: During construction if any cultural or historical resources are discovered, work shall be stopped and the appropriate agencies contacted to assess whether the project will have an adverse impact on these resources, and if so, to mitigate that effect.

PUBLIC HEARING

Change in Parking
Designation – 200 Block of
East Line Street
(6)
Motion/Crom

The Mayor opened the public hearing to receive comment on the proposed changes to timed parking on the 200 block of East Line Street based on a request from Suddenlink to add timed parking for customers in front of 201 East Line and another request to eliminate the two-hour timed parking in front of 218 East Line Street. No public comment was given either in favor or against the proposed changes. One letter was received from a resident on East Line, Kathy Allen, in support of the changes. The Mayor Pro Tem made a motion to close the public hearing. Motion passed on a 4-0 vote.

NEW BUSINESS

RESOLUTION NO. 06-17
Changing Parking
Designations on the 200
Block of East Line Street
(8)
Motion/Young

A motion was made by Mayor Young to adopt Resolution No. 06-17 by title only, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA CHANGING PARKING DESIGNATIONS ON THE 200 BLOCK OF EAST LINE STREET." Motion carried 4-0.

WORKFORCE HOUSING
Willow Street
Presentation of Loan
Documents, Tenant and
Management Documents and
Development Plans
(9)

Councilmember Cullen declared a conflict of interest due to her ownership of property located within 500 feet of the Willow Street property to be discussed. She left the Council Chambers for the duration of discussion and action on this agenda item.

Caleb Roope, Bishop Pacific Associates, addressed the Council on the presentation of the loan documents, tenant and management documents and development plans for the Willow Plaza Apartments. Mr. Roope requested consideration for borrowing Housing and Community Development HOME Funds awarded to the City of Bishop for the 12-unit apartment complex in the amount of \$2,220,000.00.

He also presented Exhibit F to amend the Management Plan to provide clarification for City concerns relating to the number of people allowed per bedroom which will be "2" as well as preference order for establishing qualification as follows:

- First Preference – A household who has at least one member that has been legally employed in the City for a period of at least 6 months.
- Second Preference - A household who has at least one member that has been legally employed in the 93514 zip code for a period of 6 months.
- Third Preference – A household who has at least one member that has been legally employed in Inyo County for a period of at least 6 months.
- Fourth Preference – A household who has at least one member that has been legally employed in Bishop for less

- than 6 months.
- Fifth Preference – A household who has at least one member that has been legally employed in the 93514 zip code for a period of less than 6 months.
- Sixth Preference – A household who has at least one member that has been legally employed in Inyo County for a period of less than 6 months.

Mr. Roope also provided a chart of the residential income levels based on 50% and 60% of the area’s median income to inform Council of the target incomes for this project.

In response to a question on when the project would start, Mr. Roope stated that following plan review and permits, the project should begin in mid-November and be completed by September 2007. Ninety days prior to completion in June 2007 the tenant application process will begin. Names of potential applicants can be sent to his home office prior to that time and placed in a file and materials will be mailed out when the process begins. Applicants are selected by first come—first served and placed on a waiting list and then the preference considerations are applied.

Mayor Pro Tem Crom thanked Caleb Roope for working with the neighbors on Willow Street and addressing each concern. Mr. Roope will be in contact with the major employers such as Northern Inyo Hospital, Forest Service and Bureau of Land Management to notify them of the availability of workforce housing.

Mr. Roope mentioned there are other grant programs to help address the lack of affordable housing for those in the 80-200% median income group who are also struggling to find housing. One such project was successfully developed in Mammoth.

Motion/Crom

A motion was made by Mayor Pro Tem Crom to take action to approve the loan to Bishop Pacific Associates in the amount of \$2,220,000.00 in State-granted HOME funds with the attached Subordination Agreement and Regulatory Agreement as modified and authorized the City Administrator to execute any documents as well as review and approve any minor changes with the City Attorney. Motion passed on a 3-0 vote with Councilmember Cullen disqualified. Cullen returned to the dais.

CALTRANS MAIN
STREET MAINTENANCE
PROJECT
(10)

Mark Reistetter from Caltrans reported to Council on the upcoming paving project for Main Street from Jay Street to Wye Road due to begin in October following the award of the contract. He indicated that four crosswalks will be removed and those remaining will be enhanced with signage and angled lines. There will be no more that 500 feet between crosswalks when the project is completed. A public meeting will be held before the project begins.

HOME STREET
IMPROVEMENT
PROJECT – UPDATE
(11)

The Public Works Director reported that the street project is going well. The curbs, gutters and sidewalks, creek drainage as well as grinding of the old pavement are complete. Paving is due to begin and will take two days. It will be followed by striping, signs and work on the manhole covers. Completion of the project is expected around September 29th. Press releases on the work will continue until that time.

HOME STREET
IMPROVEMENT
PROJECT – Contract
Change Order 2
(12)

This agenda item was tabled and will be brought back at a future meeting.

BID AWARD – Heating and
Air Conditioning Unit –
Police Department
(13)
Motion/Crom

Mayor Pro Tem Crom made a motion to award the bid for the replacement heating and air conditioning unit for the Police Department facility to the sole bidder, Bishop Heating and Air Conditioning, in an amount not to exceed \$5,695.00. Motion passed on a 4-0 vote.

CLAIM AGAINST THE
CITY – Alesha Huntsinger
(14)
Motion/Cullen

Councilmember Cullen made a motion to reject the claim against the City by Alesha Huntsinger. Motion passed 4-0.

COUNCIL REPORTS

Councilmember Henderson thanked the Fire Department for the American Flag tribute to 9/11. Councilmember Cullen thanked the Search and Rescue and City crews for placing the American Flags on Main and Line Street for 9/11. Approximately 50-60 people turned out for the Freedom Walk earlier this evening.

ADJOURNMENT

The Mayor adjourned the meeting at 8:30 p.m. to the next Council meeting scheduled for Monday, September 25, 2006 at 7:30 p.m. in the City Council Chambers.

JOHN YOUNG, MAYOR

Attest: Richard F. Pucci, City Clerk

By: _____
Denise Gillespie, Assistant City Clerk

Approved by City Council September 25, 2006