

Alexander, Jacquelyne

Subject: FW: Study Session regarding Bailey SOI Amendment and Annexation to the City of Lompoc

Attachments: Goal #1.png; ATT00001.htm; Goal #2.png; ATT00002.htm; Goal #3.png; ATT00003.htm; Goal #4.png; ATT00004.htm; Screen Shot 2021-02-20 at 3.59.31 PM.png; ATT00005.htm; Goal #4 cont..png; ATT00006.htm; RiverbedPresentation2021.pdf; ATT00007.htm; Screen Shot 2021-02-27 at 9.24.53 AM.png; ATT00008.htm; Screen Shot 2021-02-27 at 9.35.25 AM.png; ATT00009.htm

From: TERRY HAMMONS <ts.hammons@verizon.net>

Sent: Tuesday, March 2, 2021 12:14 PM

To: Email Lafco

Subject: Study Session regarding Bailey SOI Amendment and Annexation to the City of Lompoc

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On March 4, the Commission will begin the process of reviewing and considering Lompoc's Sphere of Influence and Annexation request. Lompoc's services will be addressed.

Knowing that the Commission will be considering necessary services to support further expansion, it should be noted what problems Lompoc is currently experiencing in providing those services.

Ironically, on February 16, the city manager for Lompoc provided insight to the city's shortcoming of city services.

These are some of those findings from the past goals 2019 - 2021:

1. Ensure a safe and supportive city through fully staffed and equipped Public Safety departments.
 - a. Police and Human Resources have worked cohesively in order to search for sworn officers to move laterally (come from another city) into Lompoc. Unfortunately, a number of factors come into play that have prevented the City from having any experienced sworn officers applying.
 - i. Changes to pension benefits – this change made by the State of California has caused officers to stay in current cities as any movement to a new city/position lowers their retirement ability.
 - ii. Salaries in Lompoc are lower than most other agencies in the same market area. This makes it difficult to attract experienced officers.
 - b. Police and Human Resources have worked on holding the required testing of potential candidates as often as allowed by POST standards. Currently, the City is testing candidates every 45 days, rather than approximately three times a year.
 - c. Due to the increased and intensive search for new officers, the City has been able to hire eight new officers but, unfortunately, the City has lost 11 officers over the same period time, for a net reduction of three officers. However, the new officers must attend and pass the required Police Academy (a six-month process), before going on to Field Training, which is approximately another six-to-eight-month process before being allowed to patrol on their own.
 - d. The City purchased four new patrol cars, as most all current patrol vehicles have over 100,000 miles on them. Staff is attempting to find appropriations for an additional four patrol vehicles in the next budget cycle.
 - e. The City purchased a fire engine in order to retire their 23 year old engine, however, one additional engine still needs to be replaced, as well as the 28-year-old ladder truck.

2. Implement a Community Development program that improves opportunities for growth of our residents and businesses.
- a. The Community Development Department, over the last two years, has worked to expedite planning and permitting, by working with staff and figuring out where bottlenecks occurred in the process.
 - b. The City has seen not only steady building and development over the last two years, but with the implementation of cannabis, the department has experienced extreme growth. The City has received 50 applications for

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- c. cannabis-related businesses, and has overseen the planning and permitting of approximately 15 different businesses, as of January 2021.
During this same period, the Planning Division was reduced by half its staffing in the most recent budget cycle. That caused a stressful work environment as the Planning Division has upwards of 60 different projects to spread between the two remaining Planners.
- d. Another area of concern is that the Building Division currently has one full-time employee, the Building Official, who handles all the Building Official duties, plan check, and is the City's only Building Inspector. Should this staff member be out of the office for any reason, all inspections and most plan checks will cease until the person returns. Some plan checks are sent out to a consultant for review, but the Building Official must do a first review.
- e. The Community Development Department continues to hold development assistance team meetings, which not only helps staff ensure that projects continue to move forward, but the developer may also be part of this process and hear of issues that may need to be addressed on their part.

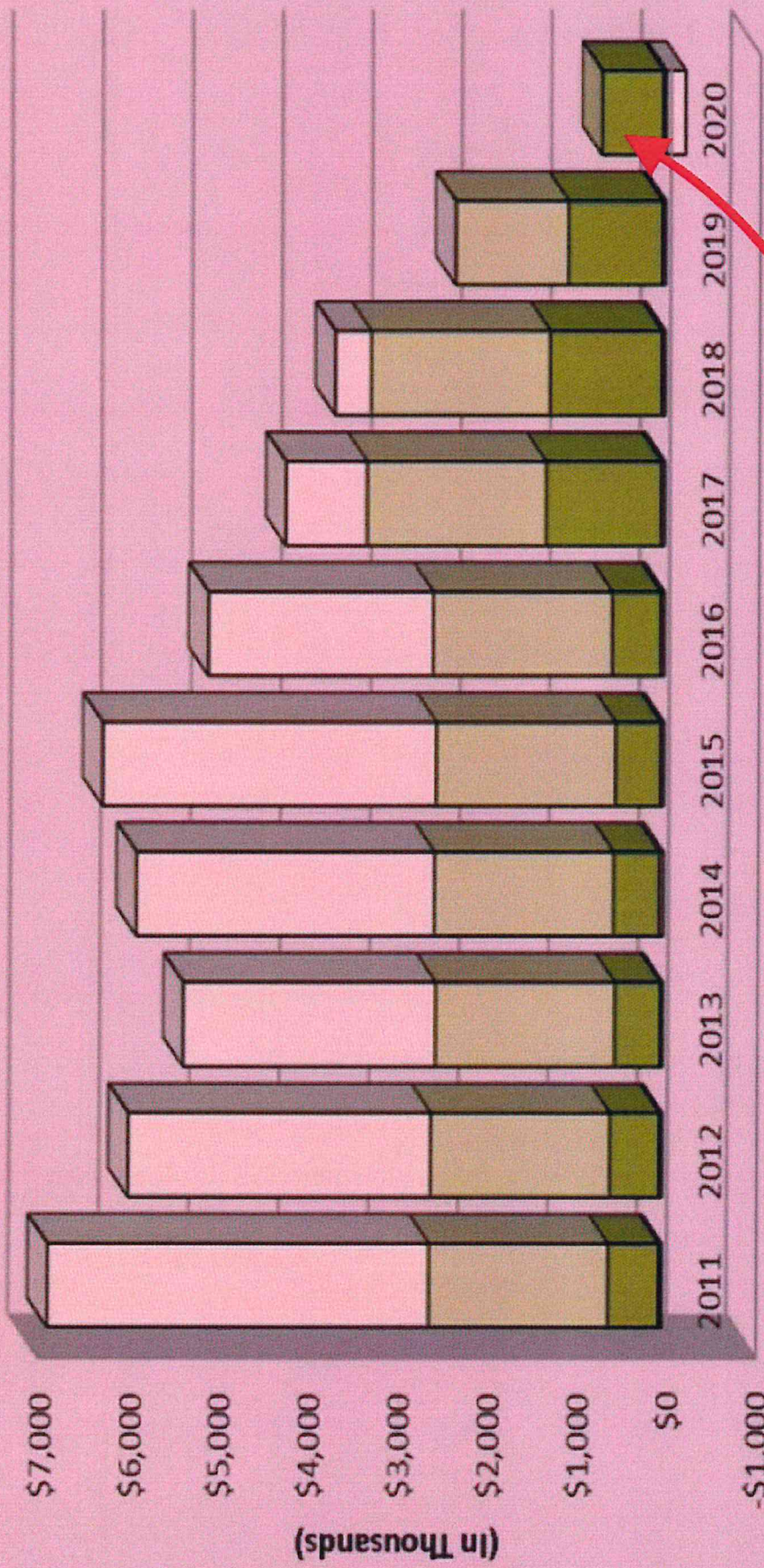
3. Provide support and partnerships that empower community members and volunteers' ability to improve Lompoc.

- a. Due to the reduction in staffing over the last number of years, it has been difficult to create a program that partners with community members and volunteer groups.
- b. Currently, staff is focused on mission critical priorities, but is open to ideas and input on how to allow for community members and groups to participate.

4. Determine a sustainable financial plan.

- a. The voters of Lompoc approved a sales tax measure to help improve the finances of the City. This 1% sales tax was approved for 15 years.
- b. During the Spring of 2019, Council majority voted to do a “Fresh Start” with the California Public Employee Retirement System (CalPERS), which reset the City’s Unfunded Accrued Liability (UAL) to a 15-year repayment period. In doing so, the interest savings was projected to be approximately \$20 million.
- c. Staff has also worked on holding many General Fund positions vacant in order to create a salary savings to help secure the General Fund, which has been operating in deficit for a number of years. Staff has also worked on holding down all operational costs, as long as it does not cause any public health and safety issues.
- d. The City Council recently asked for a presentation on Pension Obligation Bonds (POB) as a possible way to free up cash flow. This would potentially be accomplished by selling the POBs and paying off the current UAL at a much lower interest rate. This potential option will be presented to the City Council in March 2021.

STATE BUDGETARY OPERATIONS



we should be about 9.5 million instead of negative 200 000 so

Unassigned

Cost Effective Strategies

- Operations:
 - Staff continually strives to improve the efficiency of the operations which keep City street infrastructure safe and useable
 - Due to declining revenues, many staff positions have been kept vacant to reduce operational costs by ~30%.
- Capital Projects:
 - Staff has utilized, and plans to continue a number of cost-effective pavement maintenance treatments in order to extend the useful life at several times less cost than traditional rehabilitation methods.
 - Staff has scheduled different types of cost-effective capital projects sequentially in order to minimize unit costs and accomplish long-lasting pavement rehabilitation.