

**MINUTES  
CITY COUNCIL MEETING  
MONDAY, OCTOBER 2, 2017**

**CALL TO ORDER** Mayor Shoals called the meeting to order at 6:00 p.m. in the City Hall Council Chamber, 154 South Eighth Street, Grover Beach, California.

**MOMENT OF SILENCE**

**FLAG SALUTE** The flag salute was led by Adelina Andrade, a 10-year-old, 6<sup>th</sup> grade student at Grover Heights Elementary School.

**ROLL CALL**

City Council: Council Members Jeff Lee, Barbara Nicolls, Mayor Pro Tem Mariam Shah, and Mayor John Shoals were present. Council Member Debbie Peterson was absent

City Staff: City Manager Matthew Bronson, City Attorney David Hale, City Clerk Donna McMahon, Police Chief John Peters, Administrative Services Director Gayla Chapman, Community Development Director Bruce Buckingham, Public Works Director/City Engineer Greg Ray, Parks & Recreation Program Director Kathy Petker, and Planner II Janet Reese were also present.

**CLOSED SESSION ANNOUNCEMENTS**

City Attorney Hale read the following announcement:

On Monday, September 18, 2017 after meeting in Closed Session regarding:

1. License/Permit Determination  
Pursuant to Government Code section 54956.7  
Applicants: Seven (7) Applicants

the City Council reconvened into open session and announced there were no reportable actions taken.

**AGENDA REVIEW**

**Action:** Upon consensus (Council Member Peterson absent), the Council adopted the agenda as presented.

**CEREMONIAL CALENDAR**

1. **Proclamation Declaring October 2017 as “Domestic Violence Awareness Month”.**

Mayor Shoals read and presented the proclamation to Kirsten Rambo, Executive Director, Women’s Shelter Program of San Luis Obispo County. Ms. Rambo described the programs and services offered, distributed invitations to the Council for upcoming events, and introduced Board Member Kathy Thompkins and Director of Communications and Marketing Christine Johnson.

**PUBLIC COMMUNICATIONS** The Mayor opened the floor to any member of the public for comment on items of interest which were within the jurisdiction of the City Council, but were not listed on the agenda.

- A. Jack Kean, Grover Beach resident and former Mayor, commented on delayed street repairs on El Camino Real by a hotel project developer. He also expressed concerns on a separate hotel project regarding the construction schedule and design for the Grover Beach Lodge and Conference Center.
- B. Marcia Alter, HomeShare SLO, thanked the City Council for allocating funds for the HomeShare SLO program and described the housing services that were offered.

Mayor Shoals requested Mr. Kean speak directly with the City Manager to receive information responsive to his concerns regarding the two hotel projects.

## **CONSENT AGENDA**

Prior to consideration of the Consent Agenda, Item No. 5 was pulled pursuant to the request of Mayor Shoals, and stated that the item would be heard after Regular Business Item Nos. 8 and 9. It was moved by Council Member Lee and seconded by Mayor Pro Tem Shah to approve Consent Agenda Item Nos. 2, 3, 4, and 6, as recommended. The motion carried on the following roll call vote:

AYES: Council Members Lee, Nicolls, Mayor Pro Tem Shah, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Member Peterson.  
ABSTAIN: Council Members - None.

2. **Treasurer's Report for the Period September 8, 2017 through September 22, 2017.**  
**Action:** Approved the Treasurer's Report as submitted.
3. **Treasurer's Report for the 2016 Streets Bond Account - \$8,000,000 (Measure K-14: Grover Beach Street Rehabilitation; Safety Improvement Bond Measure) for the Period September 8, 2017 through September 22, 2017.**  
**Action:** Approved the Treasurer's Report as submitted.
4. **Minutes of the City Council Meeting on June 5, 2017.**  
**Action:** Approved the minutes as submitted.
6. **City of Grover Beach Debt Management Policy** - Consideration of adopting a formal debt management policy that sets parameters for issuing debt, manages the City's debt portfolio, and provides guidance to ensure that City debt is issued and managed prudently.  
**Action:** Adopted Resolution No. 17-44 establishing the City of Grover Beach Debt Management Policy.

**Resolution No. 17-44: A Resolution of the City Council of the City of Grover Beach Approving the City of Grover Beach Debt Management Policy.**

## **PUBLIC HEARING**

7. **Potential Programs for Inclusion in the State Community Development Block Grant (CDBG) Application.**

Mayor Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Planner II Reese provided an overview of the CDBG program, described funding received in 2014, and updated the Council on the status of the grant-funded projects. She noted the significant changes to the recently released Notice of Funding Availability which required conducting another Public Hearing to reconsider the Council's previous direction from the meeting of April 17, 2017. Planner II Reese then provided an overview of potential CDBG projects/activities that could be included in the application. Staff and Paul Ashby, from the consulting firm Adams Ashby Group, responded to questions from the Council regarding previous grant-funded programs and the types of activities that would be eligible for funding.

Mayor Shoals invited comments from those in the audience who wished to be heard on this matter.

The following individuals spoke in support of their respective organization's funding request or in support of a specific organization's funding request as noted below:

- Larry Vernon, Grover Beach resident and Board Member of the 5Cities Homeless Coalition (it was noted that approximately 20 other individuals stood as Mr. Vernon addressed the Council to show their support of the 5Cities Homeless Coalition);
- Ursula Zaragona, Grover Beach resident, in support of the 5Cities Homeless Coalition;
- Linda Foy, Grover Beach resident, in support of the 5Cities Homeless Coalition;
- Raul Uc, Grover Beach resident, in support of the 5Cities Homeless Coalition;
- Erica Woodward, Grover Beach resident, in support of the 5Cities Homeless Coalition;
- Mike Byrd, President, 5Cities Homeless Coalition;
- Bobbie Boyer, Chief Financial Officer, Family Care Network; and

- Janna Nichols, Executive Director, 5Cities Homeless Coalition, who responded to questions from the Council regarding the services provided, the organization's success rate in keeping people housed, and how the funds would be utilized.

There were no further public comments received and the Mayor closed the Public Hearing.

Council Member Lee announced that he served on the Board of Directors for the 5Cities Homeless Coalition.

Further Council discussion was held regarding the activities eligible for funding. Staff and Mr. Ashby responded to questions from the Council.

**Action:** It was moved by Council Member Lee and seconded by Council Member Nicolls to provide the following guidance to staff:

Apply for funding under the Community Development Block Grant non-entitlement program on the following projects/activities:

*Activity #1 - Public Improvement:* \$1.7 Million for Water Line Improvements; and

*Activity #2 - Public Services:* \$500,000 for Eviction Prevention and Rapid Rehousing.

The motion carried on the following roll call vote:

AYES: Council Members Lee, Nicolls, Mayor Pro Tem Shah, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Member Peterson.  
ABSTAIN: Council Members - None.

Additionally, upon consensus of the Council (Council Member Peterson absent), direction was provided for staff to research alternative funding sources and/or funding options for the City to:

- a) participate in or partner with programs such as the Family Care Network to rehabilitate multi-family units or underutilized lots;
- b) conduct a Housing Condition Survey to assist efforts focused on improving housing in Grover Beach; and
- c) explore opportunities to improve pedestrian safety on West Grand Avenue, 4th Street, and the Census Block with low- to moderate-income households in the area located near Grover Beach Elementary School.

**Recess:** Upon consensus, the Council took a brief recess at 7:19 p.m.

**Reconvene:** At 7:32 p.m., the meeting reconvened with all Council Members present, except for Council Member Peterson who was absent from this meeting.

## **REGULAR BUSINESS**

### **8. FY 2016-17 Year-End Financial Review.**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Administrative Services Director Chapman provided an overview of preliminary estimates for the City's major funds for fiscal year ending June 30, 2017. Staff then responded to questions from the Council.

Brief discussion was held regarding fund balances, property taxes, and unplanned expenditures due to winter storm damage and repairs to one of the pillars at the Grover Beach Train Station. Members of the Council commented on the City's strong financial condition and commended staff for their efforts.

Mayor Shoals invited comments from those in the audience who wished to be heard on this matter. No public comments were received at this time.

**Action:** The FY 2016-17 Year-End Financial Review was received and filed.

### **9. Measure K-14 Bond Issuance and Street Repair Update.**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Administrative Services Director Chapman provided an overview of bonds issued to fund

the repair and rehabilitation of local streets. She also noted estimated tax rates for the issuance of future bonds. Public Works Director/City Engineer Ray presented an overview of completed roadway improvements, described the phased approach for construction of the next set of street improvements, and noted that weekly construction updates were being posted to the City website and Facebook page.

Brief discussion was held on the estimated tax rate, potential amounts for the next bond issuance, and proceeding with smaller-scale street projects to allow for a more continuous schedule of street improvements.

Mayor Shoals invited comments from those in the audience who wished to be heard on this matter.

Todd Mitchell, Grover Beach resident, requested consideration of including Manhattan Avenue from 4<sup>th</sup> Street to 10<sup>th</sup> Street in the next round of street improvements, noting the street's close proximity to an elementary school.

Sharon Brown, Grover Beach resident, expressed concerns with annual increases in the tax rate, but upon question from the Council acknowledged that residents were eager to see an expedited schedule of residential street construction.

There were no further public comments received at this time.

Brief discussion was held on the preferred approach for street construction projects, sizing the next bond issuance, improving community outreach efforts for future street improvement projects, addressing encroachments on the public right-of-way through code compliance efforts, and future opportunities for capital project funding that could include pedestrian and bike safety improvements.

**Action:** It was moved by Mayor Shoals and seconded by Council Member Lee to adopt Resolution No. 17-45 and for staff to proceed with the necessary steps for the issuance and sale of General Obligation Bonds in the amount of \$15 Million. The motion carried on the following roll call vote:

AYES: Council Members Lee, Nicolls, Mayor Pro Tem Shah, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Member Peterson.  
ABSTAIN: Council Members - None.

**Resolution No. 17-45: A Resolution of the City Council of the City of Grover Beach, California, Providing Direction for Staff to Proceed with Planning for the Issuance of General Obligation Bonds.**

Upon consensus, (Council Member Peterson absent) the following direction was provided:

- future street projects should be smaller in scale to ensure an ongoing schedule of construction and the expeditious completion of each street project;
- continue to post weekly street construction updates on the City website;
- develop a one- to two-page progress report or summary update on Measure K-14 street repairs and include information on construction costs and annual costs to property owners through property taxes; and
- schedule a future discussion on developing an in-lieu fee program for roadway improvements.

**PULLED CONSENT AGENDA ITEM**

**5. City Council Meeting Schedule for Calendar Year 2018.**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. City Manager Bronson provided an overview of the proposed regular City Council meeting schedule.

Brief discussion was held on the proposed schedule and potentially needing to schedule a special meeting in December after the November 2018 election results were certified.

**Action:** Upon consensus (Council Member Peterson absent), the proposed City Council meeting schedule for calendar year 2018 was adopted.

### **COUNCIL COMMITTEE REPORTS**

Mayor Pro Tem Shah reported on meetings of the Air Pollution Control District and the Homeless Services Coordinating Council.

Council Member Nicolls reported on the monthly luncheon of the Arroyo Grande & Grover Beach Chamber of Commerce and, as the alternate representative, reported on the meeting of the Five Cities Fire Authority.

Council Member Lee reported on the meeting of the Zone Three Advisory Committee and, as the alternate representative, reported on the meeting of the Homeless Services Oversight Council.

Mayor Shoals reported on the meeting of the South San Luis Obispo County Sanitation District.

Council Member Peterson was absent from this meeting.

### **COUNCIL COMMUNICATIONS**

- A. Mayor Pro Tem Shah announced details for the annual Chemistry of Cocktails fundraiser to benefit the Exploration Station.
- B. Council Member Lee announced details for a Giving Tuesday event to benefit the 5Cities Homeless Coalition.

### **CITY MANAGER'S REPORTS AND COMMENTS**

City Manager Bronson provided updates on the following City projects and/or sponsored events:

- Golden West Park Improvements and plans for an upcoming ribbon cutting;
- 18<sup>th</sup> Annual Cal Poly Women's Basketball Clinic;
- Movie In the Park at Ramona Garden Park;
- Carved Pumpkin and Halloween Carnival at Ramona Garden Park; and
- the release of a Community Survey via emails and text messages to gauge perceptions on overall quality of life, key issues facing the City, and assess satisfaction with City services and programs.

### **CITY ATTORNEY'S REPORTS AND COMMENTS**

None at this time.

### **COUNCIL COMMUNICATIONS - Continued**

- C. Mayor Shoals described the success of the recent Grover Beach Clean Up Day event and noted that he'd recently met with Wayne Embrey, a Grover Beach resident, to discuss concerns regarding vehicle speeds near 16<sup>th</sup> Street Park. Mayor Shoals noted that, as a result of the conversation, a Neighborhood Meeting was being scheduled for later that same month and would be held at 16<sup>th</sup> Street Park.

### **CLOSED SESSION**

At 8:44 p.m., the Council met in Closed Session regarding the following items:

1. Conference with Real Property Negotiators  
Pursuant to Government Code Section 54956.8  
Property: APN 060-206-029  
Agency negotiator: City Manager Bronson  
Negotiating party: Union Pacific Railroad  
Under negotiation: Price and Terms and Conditions of Payment Regarding Lease or Acquisition
2. License/Permit Determination  
Pursuant to Government Code Section 54956.7  
Applicants: Seven (7) Applicants

Closed Session Announcements: At 9:14 p.m., Mayor Shoals reconvened the meeting in open session with all Council Members present, except for Council Member Peterson who was absent from this meeting. It was announced that there were no reportable actions taken during Closed Session.

**ADJOURNMENT**

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 9:15 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg 01/22/2018)