

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, JUNE 21, 2010

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 9:22 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

Council/Agency: Council/Board Members Bright, Mires, Peterson, Mayor Pro Tem/ Vice Chair Nicolls, and Mayor/Chair Shoals were present.

City/Agency Staff: City Manager/Executive Director Perrault, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahon, Administrative Services Director/Finance Officer Chapman, Community Development Director/Deputy Director Buckingham, Public Works Director/City Engineer Ray, and Police Chief Copsey were present.

Also present was City Engineer (Water/Sewer) Garing.

PUBLIC COMMUNICATIONS The Mayor/Chair 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. No one responded and the Mayor/Chair closed the Public Communications segment for this portion of the meeting.

CONSENT AGENDA

None at this time.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - PUBLIC HEARING

CC/IA.1. Proposed Sale of Property to the Improvement Agency for an Affordable Housing Project. (Location: 1541 Hillcrest Drive, Grover Beach, APN 060-581-032)

Mayor/Chair Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. For the information of those present, City Manager/Executive Director Perrault provided an overview of the proposed sale of an undeveloped parcel currently owned by the City to the Improvement Agency for purposes of developing another affordable housing project.

He stated the City/Agency had previously worked collaboratively with Habitat for Humanity to produce four affordable single family units located at the corner of South 10th Street and Farroll Road which were sold to qualified buyers. In addition, the City/Agency was partnering with Vernon and Associates to develop up to four units at the corner of South 10th Street and Farroll Road. He then described property located on Hillcrest Drive, the site of the City's reservoir, a portion of which had been identified as suitable for an affordable housing project. It was noted that no project for this particular site was planned or pending and that any project design, including access, number, and type of units, would be determined later through the normal development review process. City Manager/Executive Director Perrault then described the process to proceed with the proposed sale, which included conducting a Public Hearing and entertaining protests to the sale, and responded to questions from the Council/Agency Board.

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

The following persons objected to the proposed sale:

- Lee Beckstom, resident of Hillcrest Drive, Arroyo Grande, expressed concerns regarding access, previous tree removals which had not yet been replaced, and potential conflicts with any plans for developing the adjoining vacant land that was owned by Bethel Baptist Church;
- Tom Butch, resident of Hillcrest Drive, Arroyo Grande, expressed concerns regarding potential increased traffic, access and safety for the water reservoirs, and adequate drainage. He stated that Paulette Merritt, a resident of Hillcrest Drive, also objected to the proposed sale, but had left the meeting earlier; and

- Joe Wolosz, resident of Hillcrest Drive, Arroyo Grande, who objected to changing the parcel's zoning from R-1.

A representative from Bethel Baptist Church, who did not provide his name, stated that the church's leadership had no concerns regarding negotiating an easement for access to the proposed site, but had some concerns regarding whether the close proximity of the church's parking lot might present safety or liability issues for children residing in the potential residential units.

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

Mayor/Chair Shoals commented that he had concerns regarding the proposed property being suitable for an affordable housing project, but that he recognized the City's current budget constraints which necessitated pursuing this option.

Additional discussion was held regarding opportunities for public input that would occur through the development review process and design/neighborhood concerns that would need to be addressed prior to development of the site.

Actions:

City Council:

It was m/s by Council Members Peterson/Mires, to adopt Resolution No. 10-38 approving the sale of the property. The motion carried on the following roll call vote:

AYES: Council Members Bright, Mires, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.
NOES: Council Members - None.
ABSENT: Council Members - None.
ABSTAIN: Council Members - None.

Resolution No. 10-38: A Resolution of the City Council of the City of Grover Beach, California, Approving the Sale of a Portion of City-Owned Parcel Located at 1541 Hillcrest Drive APN (060-581-032) to the City of Grover Beach Improvement Agency for Use in an Affordable Housing Project.

Improvement Agency:

It was m/s by Board Members Peterson/Mires to adopt Resolution No. IA-10-07 approving the purchase of the property. The motion carried on the following roll call vote:

AYES: Board Members Bright, Mires, Peterson, Vice Chair Nicolls, and Chair Shoals.
NOES: Board Members - None.
ABSENT: Board Members - None.
ABSTAIN: Board Members - None.

Resolution No. IA-10-07: A Resolution of the City of Grover Beach Improvement Agency Approving the Purchase of a Certain Parcel of Land Located on a Portion of Property at 1541 Hillcrest Drive (APN 060-581-032) From the City of Grover Beach, California, for an Affordable Housing Project.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS

CC/IA-2. Local Economic Stimulus Programs.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, City Manager/Executive Director Perrault provided an overview of the City/Agency's Local Economic Stimulus Programs, including the Shop and Dine Local Program, the Home Repair Program, Water-efficient Washing Machine Rebate Program, and the Cash for Grass landscape conversion program. He stated it was recommended that the Council/Agency extend the programs into the new budget year. He then responded to questions from the Council/Agency Board.

Mayor/Chair 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: Upon unanimous consensus, the Council/Agency Board authorized continuing the Economic Stimulus Programs through FY 11.

IMPROVEMENT AGENCY - BUSINESS

IA-1. Request for Event Sponsorship From the San Luis Obispo County Visitors & Conference Bureau "Savor the Central Coast Event" and Request to Support the California Space Center.

Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Executive Director Perrault provided an overview of the request to partner with the San Luis Obispo County Visitors & Conference Bureau as a sponsor of the four-day *Sunset Magazine* food and wine event to be held in the fall of 2010 at Santa Margarita Ranch, as well as the request to be a sponsor of the California Space Center Project. He then responded to questions from the Agency Board.

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

Board Member Peterson provided additional details regarding plans for the "Savor the Central Coast" event and tourism promotional items that the City could re-use for future events.

Action: Upon unanimous consensus, the Agency Board authorized becoming a sponsor for the "Savor the Central Coast" event and the California Space Center.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:50 p.m.

City Council:

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 11/01/2010)

Improvement Agency:

/s/ JOHN P. SHOALS, CHAIR

Attest:

/s/ DONNA L. McMAHON, AGENCY SECRETARY
(Approved at IA Mtg 11/15/2010)