

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, NOVEMBER 2, 2009

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 9:10 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, Interim Community Development Director/Deputy Director Beck, and Economic Development Specialist Buckingham were also present.

Also present were Digital West representatives Bob Fasulkey and Fred Dyste.

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 / Improvement Agency, 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

IMPROVEMENT AGENCY - CONSENT AGENDA

Consent Agenda Item No. IA-1 was pulled for discussion pursuant to the requests of Board Member Bright and Chair Shoals.

IA-1. Proposed Clarification and Modification of the Home Repair Program in Support of the Grover Beach Local Stimulus Initiative and Approval of Agreement with Community Action Partnership.

Brief discussion was held regarding Community Action Partnership (CAP) being responsible for soliciting and evaluating bids, selecting contractors, overseeing the improvements, and providing the City with documentation confirming completion of the work, with the City processing payments directly to subcontractors for completing specialized home improvements. It was also noted that the City had requested the use of contractors located either in Grover Beach or the Five Cities area. Additional discussion was held regarding the process for determining the "loan-to-value" ratio, as well as reliable alternatives for applicants to obtain property valuation data other than the formal appraisal process.

Interim Deputy Director Beck noted that there were 32 people already on the program waiting list and that, once applicant qualifications had been determined, applications would be processed on a first-come, first-served basis.

Action: It was m/s by Board Members Bright/Peterson to: 1) approve the Agreement with Community Action Partnership as presented; 2) authorize the Executive Director to execute the Agreement on behalf of the Agency; and 3) amend procedural implementation regarding loan-to-value ratio data for determining an applicant's qualifications as follows: (a) require that documentation submitted regarding property value be completed within the past six months rather than three years to more accurately reflect current market values; and (b) authorize property valuation data to be submitted in the form of either a formal appraisal, comparative market evaluation or broker price opinion. 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

JOINT COUNCIL / IMPROVEMENT AGENCY - CONSENT AGENDA

CC/IA-1. Minutes of the Special Joint City Council / Improvement Agency Meeting of Monday, June 22, 2009.

Action: Upon unanimous consensus, the minutes were approved as submitted.

JOINT COUNCIL / IMPROVEMENT AGENCY - BUSINESS

CC/IA-2. Technology Master Plan Status Report.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Economic Development Specialist Buckingham stated that the City/Agency had retained the services of Digital West Networks, Inc., to prepare a Technology Master Plan to assess and identify technology opportunities and to provide an implementation plan for improving technology access citywide. In July 2009, Digital West presented the Council/Agency with information and an analysis regarding municipal broadband networks implemented in other cities, the economic feasibility for a community to create its own broadband network, and how the existence of fiber optic cable in the industrial area could assist the City with attracting businesses.

Economic Development Specialist Buckingham then reviewed the most recent report prepared by Digital West regarding Tasks 3, 4 and 5 of the Technology Master Plan outlining technical options, the competitive landscape, and options for connecting and deploying the broadband network. He noted that connecting to existing fiber optic cables running through the City would need to be negotiated with the telecommunication firms such as Pacific Crossing or Level 3. He then reviewed the status of the City's broadband grant application, submitted in August 2009, to fund the Grover Beach Municipal Broadband Project through the American Recovery and Reinvestment Act. He pointed out that, in October 2009, the State had sent a letter to the federal government recommending that the City's broadband project be funded. He estimated it would take four months before the City received notification regarding the outcome of the grant application.

Economic Development Specialist Buckingham and Digital West representatives Bob Fasulkey and Fred Dyste then responded to questions regarding access to existing fiber optic cables and confirmed that it would be less expensive to negotiate for access with the telecommunication firms rather than purchase and equip the City's own "offramp". Additional discussion was held regarding deployment options for fiber optic access to businesses in the industrial area, extending it to the area of the proposed Grover Beach Lodge and Conference Center Project near Highway One and West Grand Avenue, and amending the report to include implementation of high technology for City Hall to include "all City facilities".

Action: Upon unanimous consensus, the Council/Agency provided the following direction:

- 1) for staff to pursue negotiations with Pacific Crossing, as the preferred connection option, and the other telecommunication companies with a presence in Grover Beach;
- 2) for staff and Digital West to complete the Technology Master Plan with deployment of infrastructure in a phased approach, with the first phase to serve the industrial area south of Farroll Road and the second phase to focus on the West Grand Avenue corridor; and
- 3) for staff and Digital West to pursue deployment options as presented in the report, with or without the federal broadband grant award, with the following amendments:
 - Option B (pages 5 and 6) - provide fiber to the Industrial Enhancement Area at the maximum level as outlined in Table 2;*
 - Option C (page 6) - extend fiber access on the West Grand Avenue Corridor to include the area from 4th Street to the proposed Grover Beach Lodge and Conference Center Project; and*
 - Implement High Technology within City Hall (page 10) - and "all City facilities".*

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 10:07 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK
(Approved at CC/IA Mtg 05/03/2010)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY
(Approved at CC/IA Mtg 05/03/2010)