

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
TUESDAY, SEPTEMBER 8, 2009

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 9:27 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, Police Chief Copsey, Interim Community Development Director / Deputy Director Beck, Economic Development Specialist Buckingham, and Building / Planning Technician Mesa were also present.

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.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - CONSENT AGENDA

CC/IA-1. Minutes of the Joint City Council/Improvement Agency Meeting of April 6, 2009.
Action: Upon unanimous consensus, the minutes were approved as submitted.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS

CC/IA-2. Approval of a Home Repair Program in Support of the Grover Beach Local Stimulus Initiative.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Building/Planning Technician Mesa provided an overview of the proposed Home Repair Program, part of the City's local economic stimulus program initially presented in June 2009. In partnership with the Community Action Partnership of San Luis Obispo County, Inc., or "CAP", formerly known as the Economic Opportunity Commission or "EOC", loans from the Agency's Low- to Moderate-income Housing Funds would be granted to qualified applicants to assist with certain types of home repairs for low- to moderate-income residences. Eligible applicants could receive no more than \$20,000 of program funds per address. The loans would be at zero percent (0%) interest for owner-occupied units and at three percent (3%) interest for renter-occupied units. Repayment would be made at the time the property was sold. She also stated that, in addition to the housing funds available through the Agency, CAP had other grant funding sources available that owners could apply for directly. Interim Community Development Director/Deputy Director Beck added that the County offered a similar home rehabilitation loan program and the City of Pismo Beach offered a program that provided grant funds. She stated that, if there was little interest received in a loan program, staff could schedule the program for reconsideration by the Council/Agency.

Staff and City Attorney Koczanowicz then responded to questions from the Council/Agency.

Brief discussion was held regarding the proposed duration of the program, marketing efforts to be provided by CAP, and the range of income levels set and periodically amended by the County that determined whether a household qualified as low- to moderate-income.

Actions:

Council: It was m/s by Council Members Bright/Mires to adopt Resolution No. 09-62 approving the Home Repair Local Stimulus Program as presented and authorize the City Manager to sign the Agreement between the City and Community Action Partnership of San Luis Obispo County, Inc. 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. 09-62: A Resolution of the City Council of the City of Grover Beach, California, Establishing a Home Repair Program as Part of the City's Economic Development Strategy.

Improvement Agency: It was m/s by Board Members Bright/Peterson to adopt Resolution No. IA-09-19 approving the Home Repair Local Stimulus Program and authorize the Executive Director to sign the Agreement between the City and Community Action Partnership of San Luis Obispo County, Inc. 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-09-19: A Resolution of the Improvement Agency of the City of Grover Beach, California, Establishing a Home Repair Program as a Part of the Agency's Economic Development Strategy.

CC/IA-3. Status Report on the Train Station Expansion Project and Consideration of Resolutions in Support of the Project.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. Economic Development Specialist Buckingham provided an overview of the existing train station facility located on Highway 1 and West Grand Avenue that was completed in 1996, as well as subsequent actions authorized by the Council/Agency to address functional weaknesses with the facility's layout.

He pointed out that the County of San Luis Obispo planned to relocate the primary entrance for the nearby Coastal Dunes RV Park and install additional camping facilities. He then reviewed a draft conceptual site plan for the Train Station Expansion

Project prepared by Rick Engineering that included: an activity center, train depot, bus drop off, a future visitor-serving commercial area, a pedestrian connection between the Coastal Dunes RV Park and West Grand Avenue, and Low Impact Development features such as bioswales running adjacent to Highway 1. The proposed main entrance would include a traffic circle as an entry focal point. A second entrance located further south would be exclusively for bus access and, in the future, serve as the entrance to the RV Park. He also described constraints of the project site that limited the project's design, outlined preliminary construction cost estimates, and reviewed the biological assessment and wetland delineation of the project site.

He then described the competitive application process for the allocation of Proposition 1B transit funds through the San Luis Obispo Council of Governments, for which the City had submitted an application in order to meet the filing deadline. He pointed out that if the project was allocated Proposition 1B funds, the City would need to identify a funding source to complete the environmental review and preparation of construction documents. He also noted that Proposition 1B funds could only be spent on construction. Staff then responded to questions from the Council/Agency.

Brief discussion was held regarding various aspects of the conceptual design, landscaping, mitigation requirements for construction near wetlands, parking areas, project funding, and possibly soliciting letters of support for the project from local businesses.

Actions:

City Council: It was m/s by Council Member Peterson/Mayor Shoals to adopt Resolution No. 09-63 indicating the City's support for the project. 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. 09-63: A Resolution of the City Council of the City of Grover Beach Supporting the Expansion of the City's Amtrak Train Station.

Agency: It was m/s by Board Members Peterson/Bright to adopt Resolution No. IA-09-20 indicating the Agency's support for the project.

AYES: Board Members Bright, Mires, Peterson, Vice Chair/Mayor Pro Tem Nicolls, and Chair Shoals.

NOES: Board Members - None.

ABSENT: Board Members - None.

ABSTAIN: Board Members - None.

Resolution No. IA-09-19: A Resolution of the Improvement Agency of the City of Grover Beach, California, Establishing a Home Repair Program as a Part of the Agency's Economic Development Strategy.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 10:06 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK

(Approved at CC/IA Mtg 02/16/10)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY

(Approved at CC/IA Mtg 02/16/10)