

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, MAY 4, 2009

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 8:14 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, Interim Community Development Director/Deputy Director Beck, Police Chief Copsey, Public Works Superintendent Ford, and Economic Development Specialist Buckingham were also present.

Also present was City Engineer 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 / 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

It was m/s by Vice Chair Nicolls/Board Member Bright to approve Consent Agenda Item No. IA-1 as presented. 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.

IA-1. Authorization to Use Improvement Agency Housing Funds to Reimburse the City for Fees and Costs Associated with the Habitat for Humanity Affordable Housing Project - Reimbursement of approximately \$124,000 to the City from Improvement Agency Housing Funds for fees and costs associated with the four-unit affordable housing project awarded to Habitat for Humanity. Project Location: 506 Longbranch Avenue (corner of South 5th Street and Longbranch Avenue).

Action: Adopted Resolution No. IA-09-08.

Resolution No. IA-09-08: A Resolution of the City of Grover Beach Improvement Agency Authorizing the Agency to Use Improvement Agency Housing Funds to Pay Costs Associated with the Habitat for Humanity Affordable Housing Project Located at 506 Longbranch Avenue.

IMPROVEMENT AGENCY - PUBLIC HEARING

IA-2. Redevelopment Agency Education Revenue Augmentation Fund (ERAF) Payment.

Chair Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Executive Director Perrault announced that discussion of this matter was no longer required at this time due to a recent court decision which had occurred subsequent to the agenda being posted. He noted, however, the decision would likely be appealed by the State.

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

Action: None at this time.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS

CC/IA-1. Meadow Creek Bridge and Storm Drain Project, Authorization to Proceed with “Alternative A” and to Fund the Work with a Loan from the Wastewater Enterprise Fund.

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 stated that the Council/Agency in 2006 had authorized replacement of the failing bridge at Meadow Creek, as well as the replacement and installation of a new storm drain on West Grand Avenue from the bridge to 4th Street. In March 2008, the project was awarded to MGE Underground.

He stated that, after construction had begun, two significant issues were encountered: 1) the Coastal Commission raised concerns regarding reconstruction of the bridge, and 2) the storm drain had to be redesigned in order to accommodate several buried fiber optic cables obstructing the path in the Union Pacific right-of-way. Both issues added significant cost and time to the project so that construction of the storm drain was limited to just east of the railroad right-of-way. Additional funding was therefore needed to complete installation of the storm drain to 4th Street, as originally planned. City Manager/Executive Director Perrault also noted that the City would be receiving federal stimulus funds to complete street enhancements between Highway 1 and 4th Street; however, receipt of those funds was dependent upon the City's ability to complete the storm drain project. He then described proposed funding to complete the work through a loan between the Wastewater Enterprise Fund and the Agency, or the alternative funding option of using all remaining Agency bond proceeds. City Manager/Executive Director Perrault then responded to questions from the Council/Agency Board.

The Mayor/Chair invited public comments on this matter. No public comments were received.

Brief discussion was held regarding preventing pollutants in storm water runoff from entering the ocean during construction, and preservation of the Meadow Creek habitat.

Upon request, City Engineer Garing provided a historical overview of how land for the Mentone Drainage Basin was initially acquired and developed to receive storm water runoff.

Actions:

City Council: It was m/s by Mayor Pro Tem Nicolls/Mayor Shoals to adopt Resolution No. 09-28 amending the Annual Appropriation Resolution to authorize a loan between the Wastewater Enterprise Fund and the Improvement Agency in the amount of \$450,000. 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. 09-28: A Resolution of the City of Grover Beach, California, Adopting the 7th Amendment to the Annual Appropriation Resolution No. 08-50 to Authorize a Loan from the Wastewater Enterprise Fund to the Improvement Agency Area One Administrative Fund to Provide Additional Funding to Complete the Meadow Creek Bridge and West Grand Avenue Storm Drain Improvements.

Improvement Agency: It was m/s by Vice Chair Nicolls/Chair Shoals to adopt Resolution No. IA-09-09 amending the Annual Appropriation Resolution to accept the loan from the City and program the funds for the Meadow Creek Bridge and West Grand Avenue Storm Drain Project. 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-09-09: A Resolution of the Grover Beach Improvement Agency, Adopting the 4th Amendment to the Annual Appropriation Resolution No. IA-08-06 by Providing Funding in the Amount of \$450,000 to Fund Alternative A for the Meadow Creek Bridge and West Grand Avenue Storm Drain Project.

CC/IA-2. Request for Proposal for a Train Depot Expansion Project to Improve Bus Access.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. Economic Development Specialist Buckingham stated that the Council/Agency Board had approved seeking a consultant to develop a detailed site plan for the proposed expansion of the Train Depot to resolve several functional weaknesses with the existing site and improve bus access. In May 2008, the Council/Agency Board approved expansion of the site to the south onto County-owned property in order to consolidate bus loading/unloading on the same side of the tracks as the existing station. Economic Development Specialist Buckingham described design features that would be addressed through development of a more detailed site plan. He also confirmed that comments from the San Luis Obispo Council of Governments and the County regarding the scope of the project, project schedule, and funding had been incorporated into the draft Request for Proposal document. He then responded to questions from the Council/Agency Board.

The Mayor/Chair invited public comments on this matter. No public comments were received.

Brief discussion was held regarding the three conceptual site plans presented and financial assistance anticipated from the San Luis Obispo Council of Governments.

Action: Upon unanimous consensus, the Council/Agency approved the Request for Proposal as presented, with the preferred conceptual site plan design as depicted in "Plan B".

CC/IA-3. Authorization to Proceed with the Process to Recruit and Select Members for an Economic Development Task Force Committee.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. City Manager/Executive Director Perrault stated that the Council's adopted Economic Development Strategy included formation of a task force to support the efforts of the Council/Agency. He then reviewed the recommended process for selecting individuals to serve on the 12-member task force as follows: each Council/Board Member would submit the names of two nominees to the Mayor/Chair for appointment, and the Council/Agency would select two of its members to also serve on the Committee.

Mayor/Chair Shoals recommended nominating individuals with business experience.

It was noted that no specific date was set at this time for when to submit the names of nominees.

Action: Upon unanimous consensus, the Council/Agency approved the process for appointing members to the Economic Development Task Force Committee.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 8:59 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK
(Approved at CC/IA Mtg 9/21/09)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY
(Approved at CC/IA Mtg 9/21/09)