

**MINUTES
CITY COUNCIL MEETING
MONDAY, MARCH 2, 2015**

CALL TO ORDER Mayor Shoals called the meeting to order at 6:30 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

MOMENT OF SILENCE

FLAG SALUTE The flag salute was led by Jake Anderson, a 9-year-old, 4th grade student at Fairgrove Elementary School.

ROLL CALL

City Council: Council Members Karen Bright, Barbara Nicolls, Mariam Shah, Mayor Pro Tem Jeff Lee, and Mayor John Shoals were present.

City Staff: City Manager Robert Perrault, City Attorney Martin Koczanowicz, City Clerk Donna McMahon, Interim Police Chief Jim Copsey, Administrative Services Director Gayla Chapman, Community Development Director Bruce Buckingham, Public Works Director/City Engineer Greg Ray, and Parks & Recreation Program Director Kathy Petker were also present.

Also present were Fire Chief Steve Lieberman, Battalion Chief Riki Heath, and Interim Battalion Chief Randy Steffan, Five Cities Fire Authority.

CLOSED SESSION ANNOUNCEMENTS

City Attorney Koczanowicz read the following announcement:

On Tuesday, February 17, 2015 after meeting in Closed Session regarding:

1. Conference with Legal Counsel – Existing Litigation
Pursuant to Government Code Section 54956.9(d)(1)
Santa Maria Valley Water Conservation District v. City of Santa Maria, etc., et al,
and Related Cross-Actions: Santa Clara Superior Court Case No. CV 770214

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

AGENDA REVIEW

Action: Upon unanimous consensus, the Council adopted the agenda as presented.

CEREMONIAL CALENDAR

1. **Mayor's Commendation - Firefighter Christopher Martinez, Five Cities Fire Authority.**

Mayor Shoals read and presented the Mayor's Commendation to Fire Chief Lieberman, who received it on behalf of Firefighter Martinez. Chief Lieberman, Battalion Chief Heath, and Interim Battalion Chief Steffan each expressed praise regarding Firefighter Martinez.

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. No public comments were received at this time.

PUBLIC HEARING

None at this time.

CONSENT AGENDA

Prior to consideration of the Consent Agenda, Item No. 4 was pulled pursuant to the request of Mayor Shoals. Upon unanimous consensus, the Council approved Consent Agenda Item Nos. 2 and 3, as recommended.

2. **Treasurer's Report for the Period February 10, 2015 - February 24, 2015.**

Action: Approved the Treasurer's Report as submitted.

3. Minutes of the City Council Meeting of January 20, 2015.

Action: Approved the minutes as submitted.

REGULAR BUSINESS

5. Discussion Regarding Future Operation and Maintenance of Parking Assessment Districts at the Ramona Business Square.

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Displaying an aerial map, Interim Police Chief Copsey described the two assessment districts established for parking lots at the Ramona Business Square. Per Council direction, property owners were surveyed regarding interest in the potential formation of a new assessment district or a property improvement district. He noted that a number of property owners responded that they were not interested in participating in either process. Further, assessments had not been collected since 1997 and no funds were currently available to repair or maintain the parking lots. He then outlined estimated repair and maintenance costs and presented several alternatives for consideration if the Council chose to proceed with creating a new parking assessment district. Staff then responded to questions from the Council.

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

The following persons spoke in support of forming a new assessment district to repair the parking lots:

- Brad Forde, property owner at Ramona Business Square;
- Gracia Bello, former property owner at Ramona Business Square; and
- Ron Arnoldsen, property owner at Ramona Business Square and former Mayor.

No further public comments were received at this time, and Mayor Shoals announced that he had earlier met with Mr. Forde regarding this matter.

Council discussion ensued regarding ownership of the parking lots; maintenance responsibilities; current repair needs; cost estimates for repairs, as well as ongoing maintenance; parking to accommodate the nearby Ramona Transit Center and Ramona Garden Park; and the suggestion to form a subcommittee to further research the alternatives presented.

Action: Upon consensus, the Council:

- 1) Authorized the formation of an ad hoc committee comprised of Mayor Pro Tem Lee, former Council Member Bill Nicolls, Interim Police Chief Copsey, Ramona Business Square property owner Brad Forde, plus another Ramona Business Square property owner to be selected by the ad hoc committee;
- 2) Authorized the ad hoc committee to research: a) cost estimates to repair the parking lots at Ramona Business Square, b) cost estimates for ongoing maintenance of the parking lots, c) a fair and equitable cost to assess each Ramona Business Square property owner, and d) recommendations for funding for inclusion in the FY 16 Budget; and
- 3) Provided direction that the ad hoc committee report its findings to the Council within the next 60-90 days.

Recess: Upon consensus of the City Council, the meeting recessed at 7:40 p.m.

Reconvene: At 7:46 p.m., the meeting reconvened with all Council Members present.

ORDER OF THE DAY: At this time Mayor Shoals called for discussion of Pulled Consent Agenda Item No. 4.

PULLED CONSENT AGENDA ITEM

4. Grover Heights Park Restroom Construction Project: Award of Construction Contract and Budget Amendment.

City Manager Perrault provided an overview regarding the one bid received for the rehabilitation of the restroom facility at Grover Heights Park.

Upon request, City Attorney Koczanowicz provided clarification regarding the City's bid process. Parks & Recreation Program Director Petker provided additional details regarding project construction.

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: It was moved by Mayor Pro Tem Lee and seconded by Council Member Nicolls to: 1) adopt Resolution No. 15-13 awarding the base bid in the amount of \$75,552.40 and one bid alternate of \$8,895 to Holland Construction ; 2) adopt Resolution No. 15-14 to allocate \$16,714 in additional funding for the project from the Parks Construction Fund, which included funding for construction inspection and contingencies; 3) authorize the City Manager to sign and affirm change orders to the project in amounts up to 15% to be deducted from contingency; and 4) authorize the Mayor to execute the contract on behalf of the City. The motion carried on the following roll call vote:

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

Resolution No. 15-13: Resolution of the City Council of the City of Grover Beach, California, Awarding the Grover Heights Park Restroom Construction Project.

Resolution No. 15-14: A Resolution of the City Council of the City of Grover Beach, California, Adopting the 7th Amendment to the Annual Appropriation Resolution No. 14-32 by Providing Funding for CIP #266, the Grover Heights Park Restroom Construction Project.

ORDER OF THE DAY: At this time, the Order of the Day resumed to the agenda as posted.

6. Discussion Regarding the Setting of City Goals and Work Program for FY 16.

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. City Manager Perrault provided a budget outlook for the coming fiscal year. A modest increase in revenues was anticipated, as well as expenditure increases associated with the City's retirement system, health care, fuel, equipment, personnel costs, and costs associated with the Five Cities Fire Authority. Additionally, a significant increase in work activity for the Capital Improvement Program necessitated the retention of additional consultant/staff to assist with program coordination and implementation. He then outlined concerns regarding the Water Enterprise Fund. With continued City-wide water conservation efforts, water sales revenues were likely to remain well below budgeted levels and would therefore require the use of water reserve funds to cover basic operations. In conclusion, City Manager Perrault outlined staff workloads for the remainder of the fiscal year.

Council discussion ensued regarding the Goals and Work Program for the next fiscal year, with staff responding to questions from the Council.

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: Direction was provided regarding revisions to the draft Goals and Work Program for FY 16.

PULLED CONSENT AGENDA ITEM

Pulled Consent Agenda Item No. 4 was discussed earlier in the meeting.

COUNCIL COMMITTEE REPORTS

Council Member Shah reported on the meetings of Visit San Luis Obispo County and the Housing Trust Fund.

Council Member Bright stated that she had no committee reports at this time.

Council Member Nicolls reported on the meeting of Community Action Partnership of San Luis Obispo County.

Mayor Pro Tem Lee reported on the meeting of the Economic Vitality Corporation.

Mayor Shoals reported on meetings of the Five Cities Fire Authority and the South San Luis Obispo County Sanitation District.

COUNCIL COMMUNICATIONS

- A. Council Member Shah described an open house event she had attended at the Hollywood Motion Picture Experience (HMPE) studios in Creston owned by Todd Fisher, and noted Mr. Fisher's plans to make a feature film that showcased Central Coast communities. She then announced that the Exploration Station had re-opened as of March 1st.
- B. Mayor Pro Tem Lee announced that the 5 Cities Homeless Coalition would be hosting a golf tournament fund raiser on Saturday, March 7th, and he encouraged anyone interested in participating in the tournament to contact him.
- C. Mayor Shoals announced that a "Grover Beach Walk and Roll" event would be held on the second Saturday of each month from 9:00 a.m. - 12 Noon, beginning on Saturday, March 14th. He described the event as an opportunity for the community to come together to support the local economy with businesses along West Grand Avenue offering prizes, drawings, and special discounts. He then distributed flyers with additional event details. Upon request, City Manager Perrault confirmed that the information would be posted to the City's Facebook page.

CITY MANAGER'S REPORTS AND COMMENTS

City Manager Perrault announced the following upcoming meetings: 1) a meeting of City Managers and the Oceano Community Services District General Manager regarding the Zone 3 Budget and capital improvement projects; and 2) a Joint Authority meeting regarding the Grover Beach Lodge and Conference Center Project.

CITY ATTORNEY'S REPORTS AND COMMENTS

None at this time.

CLOSED SESSION

None at this time.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 9:27 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 04/20/2015)