

**MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, MAY 5, 2008**

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 8:12 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

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

City/Agency Staff: Police Chief Copsey, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahon, Administrative Services Director/Finance Officer Chapman, Community Development Director/Deputy Director Hansen, Fire Chief Hubert, Planning Manager Gould-Wells, Public Works Superintendent Ford, and Administrative Secretary-Public Safety Pearson were also present. City Manager/Executive Director Perrault was absent.

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.

- A. Mike Smith, San Luis Obispo, spoke in support of the proposal for an affordable housing project by Habitat for Humanity.

There were no further public comments received.

BUSINESS – JOINT CITY COUNCIL / IMPROVEMENT AGENCY

CC/IA-1. Formation of a City/Chamber Committee and Selection of a Council/Agency Representative.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. On behalf of City Manager/Executive Director Perrault, Police Chief Copsey provided an overview of the request from Mayor/Chair Shoals to form a City/Chamber Committee to assist with: 1) development of a new agreement between the City and the Chamber of Commerce, and 2) the work program for the City/Agency's upcoming two-year budget cycle.

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

Tony Coles, representing the Board of Directors for the Grover Beach Chamber of Commerce, spoke in support of the Chamber's working relationship with the City and introduced Chamber Executive Director Margo Mason.

There were no further public comments received.

Brief discussion was held regarding the recent reorganization of the Chamber and future expectations. Mayor/Chair Shoals volunteered to serve on the Committee and nominated Council/Board Member Bright to serve on the Committee as well, since she was currently serving as the City's representative to the Economic Vitality Corporation.

Action: Upon unanimous consensus, the Council/Agency appointed Council/Board Member Bright and Mayor/Chair Shoals to serve on a joint City/Chamber Committee to assist with developing a new agreement with the Chamber of Commerce.

CC/IA-2. Longbranch Avenue Affordable Housing Project Located at 506 Longbranch Avenue (APN 060-217-016).

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Planning Manager Gould-Wells provided an overview of the Request for Proposal (RFP) process initiated in February 2008 to solicit parties interested in developing up to four single-family units to be offered to families qualifying as low income or very low income. She reviewed project objectives, the proposed project site, assistance available through the City and Improvement Agency, and the evaluation process conducted in March 2008 of the proposals received from two agencies, Habitat for Humanity and Bischoff Properties, Inc.

At this time, individual members of the Council/Agency disclosed the following contact(s) with a proposer(s):

- Mayor/Chair Shoals - spoke with both Ms. Rappa of Habitat for Humanity and Mr. Bischoff;
- Council/Board Member Bright - had been contacted, but did not speak with Ms. Rappa;
- Council/Board Member Ashton - spoke with Ms. Rappa, but stated they did not discuss the proposed project; and
- Council/Board Member Lieberman - had been contacted, but did not speak with Ms. Rappa.

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

Penny Rappa, Avila Beach, Executive Director of Habitat for Humanity, spoke in support of her organization's proposal and provided an overview of the organization's efforts to assist low income families with home ownership. She then responded to questions from the Council/Agency regarding the applicant screening process and the anticipated time frame to construct four affordable housing units, and also commented on the significantly discounted construction costs made available to Habitat for Humanity by local contractors and vendors.

Paul Jagger, Atascadero, President of the Board of Directors for Habitat for Humanity, provided an overview of an affordable housing project currently under construction in the City of Atascadero that was similar to the one being proposed for Grover Beach. He then responded to questions regarding the Atascadero project.

The following persons spoke in support of the proposal from Habitat for Humanity:

- Carlton Brown, Arroyo Grande, representing Regina Brown from R.P. Brown Real Estate;
- Len Austin, Grover Beach, Habitat for Humanity volunteer;
- David Litsinger, Los Osos, Habitat for Humanity Site Selection Committee Member; and
- upon request, approximately a dozen people seated in the audience raised their hands to indicate support of the proposal from Habitat for Humanity.

Paul Bischoff, Bischoff Properties, Inc., displayed several photos of single family homes either currently under construction or previously built by his company, and commented on his company's performance record regarding completion of residential development projects in a timely manner. He presented a construction cost comparison between his company's proposal and the one submitted by Habitat for Humanity, and emphasized the higher quality of construction materials proposed by his company so that the development would appear to be residential homes offered at average market rates. He also added that he was a local developer, and that he and his family were Grover Beach residents.

There were no further public comments received.

The Council thanked both proposers for their eagerness to assist the City/Agency with developing affordable housing units in Grover Beach, and praised both of the project proposals submitted.

Action - City Council:

It was m/s by Council Member Lieberman/Mayor Pro Tem Nicolls to adopt Resolution No. 08-35 awarding the affordable housing project to Habitat for Humanity and instructing staff to prepare an appropriate contract for execution by the proposer and the City Manager.

AYES: Council Members Ashton, Bright, Lieberman, Mayor Pro Tem Nicolls, and Mayor Shoals.

NOES: Council Members - None.

ABSENT: Council Members - None.

ABSTAIN: Council Members - None.

Resolution No. 08-35: A Resolution of the City Council of the City of Grover Beach, California Authorizing the Award of the Longbranch Affordable Housing Project Located at 506 Longbranch Avenue (APN 060-271-016) to Habitat for Humanity.

Action - Improvement Agency:

It was m/s by Board Member Lieberman/Vice Chair Nicolls to adopt Resolution No. IA-08-05 awarding the project to Habitat for Humanity and instructing staff to prepare an appropriate contract for execution by the proposer and the City Manager.

AYES: Board Members Ashton, Bright, Lieberman, Vice Chair Nicolls, and Chair Shoals.

NOES: Board Members - None.

ABSENT: Board Members - None.

ABSTAIN: Board Members - None.

Resolution No. IA-08-05: A Resolution of the Improvement Agency of the City of Grover Beach, California, Authorizing the Award of the Longbranch Affordable Housing Project Located at 506 Longbranch Avenue (APN 060-271-016) to Habitat for Humanity.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:05 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK

(Approved at CC Mtg 10/6/08)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY

(Approved at IA Mtg 10/6/08)