

**MINUTES**  
**JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING**  
**MONDAY, MAY 19, 2008**

**CALL TO ORDER** Mayor/Chair Shoals called the meeting to order at 8:59 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: City Manager/Executive Director Perrault, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahan, Community Development Director/Deputy Director Hansen, Planning Manager Gould-Wells, and Public Works Superintendent Ford 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 any 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**

Upon unanimous consensus, Consent Agenda Item No. CC/IA-1 was approved as submitted.

**CC/IA-1. Minutes of the Joint City Council / Improvement Agency Meeting of Tuesday, February 4, 2008.**

**Action:** Approved as submitted.

**JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS**

**CC/IA-2. Selection of a Preferred Plan for Train Depot Improvements.**

Mayor/Chair Shoals read the title to the foregoing item, and deferred to staff for a report. City Manager/Executive Director Perrault provided an overview of previous Council/Agency discussions regarding alternatives identified by Wilbur Smith Associates for improvements to the Grover Beach Train Station to establish bus and train depot facilities on the west side of the Union Pacific tracks. He stated that funds had been set aside in the budget to hire a qualified consultant to assist with the selection of a preferred alternative, as well as towards preparation of the required environmental document. Additional funds to complete the environmental document would be available as part of the proceeds the San Luis Obispo Council of Governments (SLOCOG) would be receiving from Proposition 1B funding.

Upon request, he briefly reviewed the four alternatives identified in the Wilbur Smith Study to: 1) improve bus facilities on the east side of the railroad tracks; 2) provide direct linkages for passenger loading between the east side bus facilities and the west side of the Train Station; 3) revise the existing Train Station side to co-locate bus service to the west side of the facility; and 4) extend the Train Station site to the south on property currently owned by the County in order to accommodate circulating buses.

Council Member Ashton objected to having another environmental document prepared, and objected to the proposed alternative of extending the Train Station to the south, citing concerns regarding cost and potential flooding in that area.

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

Liz Doukas, Grover Beach, spoke in support of having a single train/bus facility and objected to expanding the existing site.

There were no further public comments received.

Brief discussion was held regarding eliminating those alternatives that had been identified as unfeasible, focusing on the alternative that provided for future growth and expanding transportation needs, and funds available through SLOCOG to assist with completion of the environmental document.

**Action:** It was m/s by Mayor Pro Tem/Vice Chair Nicolls / Mayor/Chair Shoals to: 1) select Alternative No. 4 (expansion of the station site to the south by a sufficient distance to accommodate circulating buses) as the preferred alternative of those presented in the Wilbur Smith Study; and 2) direct staff to work with the San Luis Obispo Council of Governments (SLOCOG) to identify the funding necessary to complete the environmental document. The motion carried on the following roll call vote:

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

NOES: Council/Board Members - None.

ABSENT: Council/Board Members - None.

ABSTAIN: Council/Board Members - None.

**CC/IA-3. Status Report for Design of the South Grover Beach Sanitary Sewer System Expansion.**

Mayor/Chair Shoals read the title to the foregoing item, and deferred to staff for a report. City Engineer Garing stated that the South Grover Beach Sewer expansion project was planned to provide sanitary sewer trunk service to the primarily industrial service area located south of Farroll Road and to eliminate three existing lift stations. He stated that the preliminary design was completed and trunk sewer routing, including crossing through private property, had been selected on a preliminary basis. In order to complete the engineering work and finalize design plans, negotiations with affected property owners were necessary to obtain the required right-of-way and temporary construction easements. He then responded to questions from the Council/Agency regarding the three proposed project phases.

**Action:** It was m/s by Council/Board Members Ashton/Lieberman to authorize the City Attorney and the City Engineer to initiate right-of-way negotiations and obtain the required rights-of-way to enable finalization of the design plans and specifications.

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

NOES: Council/Board Members - None.

ABSENT: Council/Board Members - None.

ABSTAIN: Council/Board Members - None.

**IMPROVEMENT AGENCY - BUSINESS**

**IA-1. Status Update on the Development of a Task Force and Economic Development Strategy.**

Chair Shoals read the title to the foregoing item, and deferred to staff for a report. Executive Director Perrault stated that a major portion of the proposed Economic Development Strategy had been drafted, senior staff and interested parties would be reviewing the document, and that a copy would then be distributed to members of the Board. He stated that a comprehensive review and opportunity for public discussion would be scheduled in early June. He responded to questions from the Board and stated that recommendations would be presented during upcoming budget workshops to retain individuals in the upcoming fiscal year to specifically assist with business development.

**ADJOURNMENT** There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:39 p.m.

**City Council:**

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg 11/17/08)

**Improvement Agency:**

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at CC/IA Mtg 12/15/08 )