

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, OCTOBER 6, 2008

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 6:37 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 McMahon, Interim Community Development Director/Interim Deputy Director Beck, Police Chief Copsey, Fire Chief Hubert, Parks & Recreation Director Petker, Public Works Superintendent Ford, Planning Manager Gould, 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

- IA-1. **Minutes of the Following Meetings:**
- **Joint City Council / Improvement Agency Meeting of April 21, 2008; and**
- **Joint City Council / Improvement Agency Meeting of May 5, 2008.**
Action: Upon consensus, the minutes were approved as submitted.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - CONSENT AGENDA

- CC/IA-1. **Reaffirming the Investment Policy for the City of Grover Beach and the Grover Beach Improvement Agency.**

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. City Manager/Executive Director Perrault provided a brief overview of the investment policy and confirmed there were no changes to the policy from the previous year.

There was no discussion held and no public comments received.

Action - City Council:

It was m/s by Council Member Lieberman/Mayor Pro Tem Nicolls to adopt Resolution No. 08-74 reaffirming the Investment Policy for the City of Grover Beach. The motion carried on the following roll call vote:

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. 08-74: A Resolution of the City Council of the City of Grover Beach, California, Reaffirming the Investment Policy for the City of Grover Beach.

Action - Improvement Agency:

It was m/s by Board Members Bright/Ashton to adopt Resolution No. IA-08-09 reaffirming the Investment Policy for the Grover Beach Improvement Agency. The motion carried on the following roll call vote:

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-08-09: A Resolution of the Board of Directors of the Grover Beach Improvement Agency Reaffirming the Investment Policy for the Grover Beach Improvement Agency.

IMPROVEMENT AGENCY – BUSINESS

IA-2. Contract Documents for Affordable Housing Project with Habitat for Humanity.

Chair Shoals read the title to the foregoing item and deferred to staff for a report. General Counsel Koczanowicz provided an overview of documents for an affordable housing project to be constructed at 506 Longbranch Avenue, which included a Regulatory Agreement for affordable units and a Loan Agreement between Habitat for Humanity and the Agency. He pointed out a correction to the staff report regarding the Regulatory Agreement, stating that the units would be committed to being offered to qualified applicants at very-low affordable income levels for a period of 45 years rather than ~~30~~ years.

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

The following persons spoke in support of the proposed affordable housing project:

- Paul Jagger, President, Habitat for Humanity for San Luis Obispo County;
- Penny Rappa, Executive Director, Habitat for Humanity for San Luis Obispo County, who distributed a rendering and floor plans of the proposed affordable housing project; and
- Jerry Rioux, Executive Director, Housing Trust Fund.

Paul Bischoff, Grover Beach, expressed concerns regarding the timeliness of plan submittals by Habitat for Humanity representatives in accordance with their proposed project time frame.

Derrick Sprague, Arroyo Grande, spoke regarding BMX bicycle riders and the skate park. Upon request of Chair Shoals, Mr. Sprague agreed to reserve his comments until the Public Communications portion of the regular City Council meeting, which was also scheduled for this same evening.

Action: It was m/s by Vice Chair Nicolls/Board Member Lieberman to adopt Resolution No. IA-08-10 authorizing the Executive Director to: 1) sign the Loan Agreement and the Regulatory Agreement substantially in the forms as presented in Attachments 2 and 3 to the staff report; and 2) execute a deed transferring title of the property to Habitat for Humanity as well as any other additional documents which might be necessary to effectuate this transaction. The motion carried on the following roll call vote:

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-08-10: A Resolution of the Grover Beach Improvement Agency Approving the Execution of Grant Deed, Regulatory and Loan Agreements, and any Other Necessary Documents Securing the Transfer of Property to Habitat for Humanity.

IMPROVEMENT AGENCY - PUBLIC HEARING

IA-3. 2008-2012 Implementation Plan for the Grover Beach Improvement Project and the Grover Beach Industrial Enhancement Project.

Chair Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. For the information of those present, Executive Director Perrault described the City's two redevelopment project areas which were adopted on February 3, 1997 (the "Improvement Project") and February 17, 2004 (the "Industrial

Enhancement Project"). He reviewed statutory requirements for an agency to adopt a five-year implementation plan every five years, and described the required components to be included in an implementation plan. He also noted that the law permitted implementation plans to include more than one project area.

Upon request, Executive Director Perrault reviewed the goals and objectives as outlined in the proposed Grover Beach Improvement Agency Five-year Implementation Plan for the period 2008-2012. He also corrected a typographical error in the plan on page 14, in the first paragraph of Section 4.2.1 that should indicate: "...the Agency is budgeted to expend \$9.9 million", instead of ~~\$13.4~~ million.

Chair Shoals invited comments from those in the audience who wished to be heard on this matter. There was no response and he closed the Public Hearing.

Action: It was m/s by Vice Chair Nicolls/Board Member Bright to: 1) approve the 2008-2012 Implementation Plan for the Grover Beach Improvement Project and the Grover Beach Industrial Enhancement Project; and 2) adopt Resolution No. IA-08-11. The motion carried on the following roll call vote:

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-08-11: A Resolution of the Grover Beach Improvement Agency Adopting its 2008-2012 Implementation Plan for the Grover Beach Improvement Project and Grover Beach Industrial Enhancement Project.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 6:59 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK

(Approved at CC Mtg 3/2/09)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY

(Approved at IA Mtg 3/2/09)