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 Carlos Salazar, a 9-year-old, 4th grade student from Grover Beach Elementary School.

ROLL CALL

City Council:  Council Members Bright, Mires, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals were present.

City Staff:  City Manager Perrault, City Attorney Koczanowicz, City Clerk McMahon, Administrative Services Director Chapman, Interim Community Development Director Beck, Police Chief Copsey, Fire Chief Hubert, Fire Battalion Chief Heath, Public Works Superintendent Ford, and Economic Development Specialist Buckingham were also present.

Also present were City Engineer Garing and the consultant for the City’s Housing Element Update, Lisa Wise.

AGENDA REVIEW

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

CEREMONIAL CALENDAR

1. Proclamation Declaring May 2009 as “Community Action Month”.

   Mayor Shoals read and presented the proclamation to Deputy Director Grace McIntosh from Community Action Partnerships (formerly known as the Economic Opportunity Commission or “EOC”).

2. Proclamation Declaring the First Week in May as “Youth Week”.

   Mayor Shoals read and presented the proclamation to Kaele Morrow, a Grover Beach resident and a senior at Arroyo Grande High School who was honored as the school’s “Student of the Month” for February 2009.

   Oceano Five Cities Elks representative Tony Ulibarri spoke regarding scholarship and local youth programs sponsored by the Elks Club.

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.

   A. Parks, Recreation and Beautification Commission Vice Chair Greeley announced that the Annual Spring Garden Tour and Plant Exchange would be held on Sunday, May 31, 2009.

   There were no further public comments received.

PUBLIC HEARINGS

3. 2009 Weed Abatement Protest Hearing.

   Mayor Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Fire Chief Hubert reported that property inspections had been completed and 245 lots were found to be in violation of the weed abatement program. He stated that abatement notices had been sent to property owners, re-inspections for compliance would begin on June 1, 2009, and abatements would begin the week of
June 8, 2009. He and City Manager Perrault then responded to questions from the Council.

City Attorney Koczanowicz recommended that the Council receive comments from any citizen interested in protesting an abatement notice at the Public Hearing.

Brief discussion was held regarding notices sent in error; re-evaluating a property located on the southeast corner of North 14th Street and Ramona Avenue, as well as a drainage basin near La Selva Court; and weed abatement of City-owned properties, drainage basins, and rights of way. It was noted that weed abatement of City drainage basins was scheduled to begin within the next few weeks by work crews from the California Mens Colony (CMC).

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

Robert Fuller, resident of Calvin Court, Grover Beach, protested abatement notices he had received. He described his property as located next to an easement on Huber Street and adjacent to an open space area where dumping had been occurring illegally. He stated that it was not his responsibility to abate the area being cited and requested the City to block off the end of Hubert Street as a preventative measure. Mr. Fuller then provided his contact information for staff to follow up on his request.

Brenda Auer, Grover Beach resident and local realtor, requested that the Fire Department conduct an early reinspection of her recently weed-abated properties. She then announced that she and members of her Kiwanis Club voluntarily picked up trash along Highway 1 near West Grand Avenue and invited any interested members of the public to join them.

There were no further public comments received.

**Action:** It was m/s by Council Members Peterson/Bright to: 1) make the finding that there were no defensible protests received, and 2) order the abatement of the noticed lots and properties. 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.

**4. Edward Byrne Memorial Justice Assistance Grant Program Application.**

Mayor Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Police Chief Copsey described a program that provides law enforcement agencies with grant funds to be used for training, criminal and justice-related research and information systems, and the purchase of equipment and supplies. He stated that the grant could only be used to supplement existing state and local funds for program activities. He then reviewed a list of proposed uses for the grant funds.

There was no Council discussion held.

Mayor 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:** Upon unanimous consensus, the Council authorized: 1) staff to submit an application for the 2009 Edward Byrne Memorial Justice Assistance Grant in the amount of $26,150; and 2) the City Manager and Chief of Police to execute the necessary grant documents.

**CONSENT AGENDA**

Prior to consideration of the Consent Agenda, Item Nos. 6 and 7 were pulled pursuant to the request of Mayor Shoals.
It was m/s by Council Members Bright/Peterson to approve Consent Agenda Item Nos. 5, 8, 9, and 10 as recommended. 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.

   Action: Approved as submitted.

8. Traffic Committee Report Recommending Painting the East Curb Red Along the Driveway Adjacent to the Amtrak Bus Stop, Which Leads Into the Rear Parking Lot at 200 West Grand Avenue - Fire Department requested to red curb part of a driveway, located between the "Beach Place" and "Grand Junction" commercial buildings in order to maintain sufficient access for fire apparatus.
   Action: Adopted Resolution No. 09-23.

Resolution No. 09-23: Resolution of the City Council of the City of Grover Beach, California, Accepting the Traffic Committee Report and the Following Recommendation that the East Curb be Painted Red Along the Driveway Adjacent to the Amtrak Bus Stop, Which Leads Into the Rear Parking Lot at 200 West Grand Avenue.

9. FY 09 - FY 10 Capital Improvement Project Final, South 5th Street Storm Drain, Manhattan Avenue to Longbranch Avenue - Authorization to issue a “Notice of Completion” and release final retention to Granite Construction Company for work performed from March 2009 to April 2009.
   Action: Adopted Resolution No. 09-24 accepting the construction work performed by Granite Construction Company.

Resolution No. 09-24: A Resolution of the City Council of the City of Grover Beach, California, Formally Accepting the South 5th Street Storm Drain Project.

10. FY 09 - FY 10 Local Street Rehabilitation, North 4th Street, Ocean View Avenue to the Northerly City Limit - Authorization to issue a “Notice of Completion” and release final retention to Papich Construction, Inc., for work performed from mid-November 2008 to April 2009.
    Action: Adopted Resolution No. 09-25 accepting the construction work performed by Papich Construction, Inc.

Resolution No. 09-25: A Resolution of the City Council of the City of Grover Beach, California, Formally Accepting Street Rehabilitation Improvements on North 4th Street (Ocean View Avenue to the Northerly City Limit).

REGULAR BUSINESS


Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Interim Community Development Director Beck introduced Lisa Wise and Tyler Bridges from Lisa Wise Consulting, Inc., the consulting firm retained to assist the City in preparing the draft 2009 Housing Element update.

Ms. Wise provided an overview of legal requirements to update the City’s Housing Element, highlighted recent changes in state law, and reviewed census data regarding the City’s demographics. She described average income range qualifications for affordable
housing units, salary ranges of various job classes, and the median price of homes over the past six-year period. Ms. Wise also reviewed a recent inventory conducted of vacant land and underutilized sites in the City, and identified several large parcels of land located in the vicinity of Atlantic City Avenue and Oak Park Boulevard that were labeled as an “opportunity site” to potentially meet the City’s Regional Housing Needs Allocation (RHNA). Ms. Wise and City staff then responded to questions from the Council.

Brief discussion was held regarding:
- the absence of City regulations regarding vacation rentals;
- issues to address during the update process for the Land Use Element (e.g., allowing bed and breakfast establishments in the downtown area, and amending certain areas zoned “Residential-Agriculture” to allow development of senior affordable housing);
- physical constraints of those parcels located in the “opportunity site” that, if developed, would need to be addressed (e.g., access, existing trees, and the steep slope of the terrain);
- RHNA requirements for low- and very-low housing units, as well as requirements for emergency and transitional shelters; and
- looking into potential locations for the development of future mobilehome parks to provide additional affordable housing units.

Mayor Shoals invited public comments on this matter. There was no response and he closed the public comment period for this item.

The Council thanked and praised Ms. Wise for her presentation.

**Action:** Upon consensus of the Council, the following comments were provided on the draft document:
- consider increasing the density around the Ramona Avenue/South County Transit Hub Facility;
- consider housing opportunities near the industrial areas, such as the Train Station;
- address the requirement for transitional or emergency housing with a zoning overlay;
- look at potential areas for developing mobilehome parks as affordable housing;
- consider a senior housing overlay to achieve additional density;
- consider the longer-term housing needs of the City, beyond the five-year period of the Housing Element update or the current RHNA requirement; and
- evaluate the potential of developing the vacant property located at Ramona Avenue and North 14th Street for high density or senior residential housing.

12. **Authorization to Participate in an Agreement to Complete a Study on Joint Dispatch Services.**

At this time, Mayor Shoals recognized former Mayor Steve Lieberman who was seated in the audience.

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, City Manager Perrault stated that the City was in the process of consolidating fire services with the City of Arroyo Grande and the Oceano Community Services District. In January 2009, the Council authorized retaining a consultant to complete a study regarding consolidation of dispatch services. At the recommendation of the Fire Oversight Committee, the study was to include a review of both fire and police dispatch. He stated that the Request for Proposal was constructed in such a way as to permit other jurisdictions to participate in the study and provide additional opportunities for cost efficiencies and service effectiveness. The “base study”, however, would focus on alternatives for consolidation of dispatch services only for the Cities of Grover Beach and Arroyo Grande and the Oceano Community Services District. At this point, the Cities of San Luis Obispo, Atascadero, and Paso Robles were also interested in participating in the study and would pay a portion of costs for the added work. City Manager Perrault noted that cost savings in the Fire Department budget would offset the City’s share of cost for the study. He then reviewed the qualifications of the firm that was recommended by the Fire Oversight Committee, Dhillon Management Services of Fullerton, California, and responded to questions from the Council.

Mayor Shoals invited public comments on this matter.
Steve Lieberman, Grover Beach resident and former Mayor, spoke in support of retaining
a firm to study consolidation of dispatch services and offered his services to assist the City
in this effort.

There were no further public comments received.

The Council acknowledged and praised Mr. Lieberman for his efforts to improve the
delivery of fire services to the community while he was a member of the City Council.

Mayor Shoals suggested appointing Mr. Lieberman as a “community member at large” to
assist in reviewing the study.

City Manager Perrault stated that he would forward the suggestion to the other
participating agencies.

**Action:** It was m/s by Mayor Pro Tem Nicolls/Council Member Mires to adopt Resolution
No. 09-26 authorizing the City to enter into an agreement with Dhillon Management
Services for consultant services to complete a study regarding consolidation of dispatch
services. 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. 09-26:** A Resolution of the City Council of the City of Grover Beach,
California, Authorizing the City to Enter Into an Agreement for Consultant Services
to Complete a Joint Dispatch Services Study.

**PULLED CONSENT AGENDA ITEMS**

6. **Identity Theft Prevention Program** - Consideration of adopting a written program for
processing utility accounts to detect identity theft pursuant to federal government
regulations.

Upon question, Administrative Services Director Chapman responded that the City did not
currently accept credit card payments. However, staff was researching options for a third-
party vendor to accept credit card payments on behalf of the City, which would also include
charging customers a convenience fee.

**Action:** It was m/s by Council Member Bright/Mayor Shoals to adopt Resolution No. 09-27,
establishing the City's Identity Theft Prevention Program. 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. 09-27:** Resolution of the City Council of the City of Grover Beach,
California, Establishing an Identity Theft Prevention Program.

Certificates issued for the period January - March 2009.

Mayor Shoals requested that, at some point in the future, the Council schedule discussion
of the City’s annual processing fee for the renewal of Business Tax Certificates. He
acknowledged the intent of the fee was to recover the City’s costs, but cited the City of
Santa Maria as an example of a community that did not charge a processing fee. He
stated that he’d received complaints from business owners requesting the Council to
reconsider this additional fee.
City Manager Perrault confirmed that the Council could re-evaluate the processing fee.

**Action:** Upon consensus, the report was received and filed.

**COUNCIL COMMITTEE REPORTS**

Upon unanimous consensus, the Council deferred Council Committee Reports to the next Council meeting on May 18, 2009.

**CITY COUNCIL MEMBER ITEMS**

None at this time.

**COUNCIL COMMUNICATIONS**

A. Council Member Peterson commented on an invitation she had received, which was subsequently copied to each Council Member, from Mr. Phil D’Aacri from the San Luis Obispo County Airport, Properties and Business Development division. The invitation requested Council Members to meet with airport management, take a tour of the facility, and discuss air service at the Oceano airport.

City Attorney Koczanowicz suggested that Council Members contact Mr. D’Aacri on an individual basis to tour the facility or direct staff to contact him to schedule a presentation at a future Council meeting.

Council Member Peterson then suggested scheduling Council discussion of steps the City could initiate to encourage interested businesses to locate on West Grand Avenue near the beach area, specifically noting an empty commercial space located near 3rd Street and West Grand Avenue. She suggested establishing a collateral loan program or developing partnership opportunities with private businesses and/or developers.

**Action:** Upon unanimous consensus, staff was directed to contact the owners of the subject property and determine whether assistance could be provided through either a streamlined permit process or financial assistance with redevelopment funds.

B. Mayor Shoals reminded all those present that a public workshop to discuss and receive public input regarding the Land Use Element of the General Plan was scheduled to be held on Monday, May 11, 2009.

C. Council Member Bright alerted staff that she had received several comments regarding the poor audio quality of the last televised Council meeting and requested that staff work with the video production company to resolve the problem.

**CITY MANAGER’S REPORTS AND COMMENTS**

13. Discussion of Cancelling or Rescheduling the City Council Meeting of June 1, 2009 Due to the Anticipated Lack of a Council Quorum on that Date.

City Manager Perrault stated that there would not be a Council quorum at the June 1, 2009 regularly scheduled meeting, as two Council Members were scheduled to attend an out-of-town conference and another Council Member was scheduled to be on vacation. The Council could either reschedule the meeting to another date and time or cancel the meeting entirely.

**Action:** Upon unanimous consensus, the Council authorized rescheduling the June 1, 2009 meeting to the following week, Monday, June 8, 2009.

City Manager Perrault then reminded the Council that a hearing before the Regional Water Quality Control Board would be held on Friday, May 8, 2009, at 8:30 a.m., regarding the City’s Storm Water Management Plan. He encouraged any available members of the Council to attend the hearing.
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 8:14 p.m.

/s/JOHN P. SHOALS, MAYOR

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