

**MINUTES**  
**JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING**  
**MONDAY, JANUARY 7, 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 McMahon, Administrative Services Director/Finance Officer Chapman, Community Development Director/Deputy Director Hansen, Planning Manager Gould-Wells, and Police Chief Copsey were also present.

**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.

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

**CC/IA-1. Authorization to Proceed with the Scope of Work for Update of the Land Use Element of the City's General Plan and Preparation of Related Environmental Documentation.**

Mayor/Chair Shoals read the title to the foregoing item, and deferred to staff for a report. Planning Manager Gould-Wells provided an overview of the City's Land Use Element (LUE) of the City's General Plan, which primarily designates the placement of future development in a relationship that fosters orderly community growth. It was noted that the LUE had not been updated since 1992.

In 2004, the City had retained the consulting firm of Design, Community and Environment (DC&E) to initiate a "visioning project". Through a series of public workshops, a "consensus vision" for the future of the City was developed and provided a foundation for the anticipated update of the LUE. Planning Manager Gould-Wells stated that DC&E had submitted a Scope of Work and costs for the LUE update, estimating that the time frame for completion would be 12 months. She then introduced Joanna Jansen of the firm DC&E.

Ms. Jansen gave a brief overview of the firm's qualifications and responded to questions from the Council/Agency.

Brief discussion was held on providing the Council/Agency with periodic updates to keep this project moving forward, and having the consultant provide a map to show specific areas of focus and a master schedule.

**Action - City Council:**

It was m/s by Council Members Lieberman/Ashton to adopt Resolution No. 08-05 authorizing the City Manager to enter into a contract with DC&E to proceed with the Scope of Work for update of the Land Use Element of the City's adopted General Plan. 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. 08-05: A Resolution of the City Council of the City of Grover Beach, California, Authorizing Retention of Design, Community and Environment (DC&E) for Update of the Land Use Element of the City's General Plan and Preparation of Related Environmental Documentation.**

**Improvement Agency:**

**Action:** It was m/s by Board Members Lieberman/Ashton to adopt Resolution No. IA-08-01 authorizing the Executive Director to enter into a contract with DC&E to proceed with the Scope of Work for update of the Land Use Element of the City's adopted General Plan. 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-08-01: A Resolution of the Grover Beach Improvement Agency, Grover Beach, California, Authorizing Retention of Design, Community and Environment (DC&E) for Update of the Land Use Element of the City's General Plan and Preparation of Related Environmental Documentation.**

**CC/IA-2. Request for Proposal Affordable Housing Project.**

Mayor/Chair Shoals read the title to the foregoing item, and deferred to staff for a report. City Manager/Executive Director Perrault provided background information on property located at 506 Longbranch Avenue which the Agency purchased for an affordable housing project. He stated that the property could potentially be developed for up to four single-family homes. He then reviewed the proposed Request for Proposal (RFP) process to solicit proposals from qualified contractors and/or non-profit agencies to design and construct the project. It was noted that the proposed submittal deadline had been amended to mid-February. He then responded to Council questions.

Brief discussion was held regarding the proposed loan agreement with the successful proposer and the advertising process when the RFP was released.

**Action:** Upon unanimous consensus, the Council/Agency authorized the release of the Request for Proposal (RFP) for an affordable housing project.

**CC/IA-3. Appointment of Council/Board Members to Various Boards, Commissions and Committees.**

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. City Manager/Executive Director Perrault reviewed the Council's past practice regarding determining committee assignments. He stated that there was a separate draft Council Resolution for members selected to serve on the South San Luis Obispo County Sanitation District (SSLOCSD) due to conflicts of interest arising from the stipend issued to Board Members.

Brief discussion was held regarding committee appointments and availability to attend the various meetings held throughout the County.

**Actions - City Council:**

It was m/s by Council Member Lieberman/Mayor Pro Tem Nicholls to adopt Resolution No. 08-06 confirming certain Council committee assignments. 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. 08-06: A Resolution of the City Council of the City of Grover Beach, California, Confirming City Council Committee Assignments for 2008.**

It was m/s by Council Members Lieberman/Bright to adopt Resolution No. 08-07 confirming appointment to the South San Luis Obispo County Sanitation District. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Bright, and Lieberman.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.  
RECUSED: Mayor Pro Tem Nicolls and Mayor Shoals (due to conflicts of interest).

**Resolution No. 08-07: A Resolution of the City Council of the City of Grover Beach, California, Confirming Council Committee Assignments to Serve on the South San Luis Obispo County Sanitation District for 2008.**

**Action: Improvement Agency:**

It was m/s by Board Members Lieberman/Bright to adopt Resolution No. IA-08-02 confirming appointment to the Housing Trust Fund. The motion carried on the following roll call vote:

AYES: Board Members Ashton, Bright, Lieberman, Mayor Pro Tem Nicolls, and Mayor Shoals.  
NOES: Board Members - None.  
ABSENT: Board Members - None.  
ABSTAIN: Board Members - None.

**Resolution No. IA-08-02: A Resolution of the Improvement Agency of the City of Grover Beach, California, Appointing a Representative to Serve on the Housing Trust Fund Commission for 2008.**

**ADJOURNMENT**

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:53 p.m.

**City Council:**

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg (3/17/08))

**Improvement Agency:**

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at IA Mtg (3/17/08))