

**MINUTES
CITY COUNCIL MEETING
MONDAY, FEBRUARY 6, 2006**

CALL TO ORDER Mayor Versaw 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 City Engineer Jim Garing.

ROLL CALL

City Council: Council Members Ashton, Ekbom, Shoals, Mayor Pro Tem Lieberman, and Mayor Versaw were present.

City Staff: Interim City Manager Warne, City Attorney Koczanowicz, City Clerk McMahon, Administrative Services Director Chapman, Interim Community Development Director Hansen, Police Chief Copsey, Recreation Manager Petker, Planner I Nicholas, and Administrative Secretary Toles were also present.

Also present were City Engineer Garing and consultant Clayton Tuckfield of Tuckfield and Associates.

CLOSED SESSION ANNOUNCEMENTS: None at this time.

CEREMONIAL CALENDAR

1. Introduction of New Community Development Department Employee - Administrative Secretary Lorrie Toles.

Interim Community Development Director Hansen introduced Administrative Secretary Lorrie Toles to the City Council and members of the audience.

2. Proclamation Declaring February 2006 as, "Grand Jury Awareness Month".

Mayor Versaw read and presented the Proclamation to representatives Sue Hartman and Robert Mires from the San Luis Obispo County Grand Jury. Ms. Hartman gave a brief overview of the application and appointment process to become a member of the Grand Jury.

PRESENTATIONS

3. Urban Water Management Plan.

Mayor Versaw read the title to the foregoing item and deferred to staff for a report. City Engineer Garing provided a summary of the draft 2005 Urban Water Management Plan, requirements from the State to update the Plan every five years, and information required to be included in the Plan. Referencing a PowerPoint presentation, he outlined current and projected water supplies and water uses, potential effects of drought conditions on water resources, stages of action in the event of water shortages, and various elements to include in a Resolution or Ordinance in the event of a water shortage. City Engineer Garing and staff then responded to questions from the Council.

Discussion was held regarding retrofitting residential units, water levels maintained at Lopez Dam, the mandatory water release program to meet environmental requirements, and agricultural conversion calculations for each agency in Zone 3.

Further discussion was held with Council recommendations to revise the draft document to: 1) resolve discrepancies between projection information taken from the adopted Land Use Element and the Housing Element, which has not yet been adopted; 2) determine whether the City Engineer or the Public Works Superintendent is to be the primary coordinator; 3) determine if the Stages of Action are to be mandatory or voluntary; 4) reword the draft document regarding desalination to "source to be determined from three possible sources"; 5) provide further review of the targeted number of residents; 6) revise the graphics in Appendix B; 7) provide further analysis for

agricultural conversions; 8) include the City's government cable access Channel 20 under the Public Information section; and 9) clarify which location is to be used in measuring the seasonal rainfall to a "blended" rainfall index which is an average of the rainfall at the City Corporation Yard and the rainfall at Lopez Dam.

Interim City Manager Warne briefly reviewed the proposed three-step process to review the Plan, conduct the Public Hearing on February 21, 2006, and then adopt the Plan.

Action: The information was received and filed.

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. Tom Martin, South County Sanitary, reported that recycling and green waste information was now available in the latest edition of the local phone book; on-line payments through the Internet were now being accepted from the sanitation company's website at www.wasteconnections.com; and that the next Spring Cleanup week would be held on April 10-14, 2006.
- B. Gary Rayburn, Grover Beach, requested to speak on Agenda Item No. CC/IA-2 regarding the proposal to purchase a building to be used for transitional or low-income housing. Mayor Versaw requested that he defer his comments until that item was scheduled for discussion.
- C. Robert Hayes, Grover Beach, thanked the City for any assistance in relocating the "soup kitchen" program. He then stated the local newspaper had recently misquoted Patti Hayes, President of the Longbranch Townhomes Homeowners Association, regarding this issue.

There were no further public comments received, and the Mayor closed the Public Communications segment for this portion of the meeting.

CONSENT AGENDA

Prior to consideration of the Consent Agenda, Item No. 9 was pulled pursuant to the request of Mayor Pro Tem Lieberman.

It was m/s by Council Members Shoals/Ekbom to approve Consent Agenda Item Nos. 4, 5, 6, 7, and 8 as recommended. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbom, Shoals, Mayor Pro Tem Lieberman,
and Mayor Versaw.
NOES: Council Members - None.
ABSENT: Council Members - None.
ABSTAIN: Council Members - None.

- 4. **Treasurer's Report for the Period January 12 - February 2, 2006.**
Action: Approved as submitted.
- 5. **Minutes of the City Council Meeting of Tuesday, January 3, 2006.**
Action: Approved as submitted.
- 6. **Second Reading and Adoption of an Ordinance Amending Part 44 of the City's Zoning Regulations Modifying the Application Review Requirements for Specified Development Permits to Include City Council Review.**
Action: Conducted second reading, by title only, and adopted Ordinance No. 06-02.

Ordinance No. 06-02: An Ordinance of the City Council of the City of Grover Beach, Amending Article IX, Chapter 1, Part 44 of the Municipal Code, Development Permits and Revocation of Permits by Adding Sections 9144.2A, 9144.2B, and Amending Sections 9144.5, 9144.6, 9144.9, and 9144.10.

7. **Second Reading and Adoption of Ordinance No. 06-03 Amending the Franchise Agreement with PC Landing Corporation.**

Action: Conducted second reading, by title only, and adopted Ordinance No. 06-03.

Ordinance No. 06-03: An Ordinance of the City Council of the City of Grover Beach, California, Amending the Existing Franchise Agreement with PC Landing Corporation, Its Successors and Assigns, to Expand the Existing Franchise Agreement to Include Additional Right-Of-Way Under the Public Streets and Places Within the City of Grover Beach As Depicted in the Route Shown on Exhibit A.

8. **Consulting Services Agreement with GTA for Water Plant Operations.**

Action: Approved the Agreement as submitted and authorized the Mayor to execute it on behalf of the City.

Mayor Versaw called for discussion of Consent Agenda Item No. 9.

9. **Letter to San Luis Obispo County Board of Supervisors Regarding the Los Osos Community Services District.**

Brief discussion was held with minor modifications suggested to the draft letter regarding the potentially negative impact to residents countywide from the diversion of County staff resources.

Action: It was m/s by Mayor Pro Tem Lieberman/Council Member Shoals to approve the letter to the Board of Supervisors, as amended, and authorize the Mayor to execute it on behalf of the City. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbom, Shoals, Mayor Pro Tem Lieberman, and Mayor Versaw.
NOES: Council Members - None.
ABSENT: Council Members - None.
ABSTAIN: Council Members - None.

REGULAR BUSINESS

None at this time.

PUBLIC HEARINGS

10. **Proposed Changes to the Master Fee Schedule Based on the Updated Development Impact Fee Study.**

Mayor Versaw read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Interim Community Development Director Hansen gave an overview of the report. He then introduced Clayton Tuckfield of Tuckfield & Associates. Interim Community Development Director Hansen, Interim City Manager Warne, and Mr. Tuckfield then responded to questions from the Council.

Council Member Ekbom objected to the proposed development impact fees for parks and facilities.

Brief discussion was held regarding calculations used to determine the proposed fees for facilities, and use of development impact fees to expand existing park facilities as long as it benefitted new development.

Mayor Versaw opened the floor to public comments. No public comments were received.

Further Council discussion was held regarding the proposed fees, requesting further analysis of proposed fees for parks and facilities, and concerns regarding street improvements needed along Atlantic City Avenue.

Action: It was m/s by Council Member Ekbom/Mayor Pro Tem Lieberman to adopt Resolution No. 06-11 amending the Master Fee Schedule for all development impact fees except for those related to parks and facilities, and to continue the Public Hearing to the City Council meeting of Monday, March 6, 2006. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbom, Shoals, Mayor Pro Tem Lieberman, and Mayor Versaw.
NOES: Council Members - None.
ABSENT: Council Members - None.
ABSTAIN: Council Members - None.

Resolution No. 06-11: A Resolution of the City Council of the City of Grover Beach, California, Amending the Master Fee Schedule For Development Impact Fees Regarding Transportation, Law Enforcement, Fire Protection, and Administration.

Recess: Upon consensus of the City Council, the meeting recessed at 8:27 p.m.
Reconvene: At 8:34 p.m., the meeting reconvened with all Council Members present.

11. Amendment to Part 38 of the City's Zoning Regulations Modifying the Parking Requirements for Hotel/Motel Establishments.

Mayor Versaw read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Interim Community Development Director Hansen introduced Planner I Nicholas, who gave an overview of the report. He then responded to questions from the Council.

Mayor Versaw opened the floor to public comments.

The following persons spoke in objection to the proposed Ordinance:

- Robert Hayes, Grover Beach; and
- Helen McIver, Grover Beach.

Don Fielding, Grover Beach, requested clarification on the terms "hotel, motel, condos, and time shares", and expressed concerns regarding parking requirements city-wide.

There were no further public comments received, and the Mayor closed the Public Hearing.

Council discussion was held regarding current hotel/motel parking requirements, parking requirements for the surrounding communities, and suggested amendments to the draft Ordinance to, "one parking space per unit, plus two parking spaces for the manager's unit, and one additional parking space for each 20 rooms. And for those hotel/motel developments with less than 20 rooms, one additional parking space required, with additional parking spaces rounded up at fifty percent or above."

Action: It was m/s by Mayor Pro Tem Lieberman/Council Member Shoals to introduce Ordinance No. 06-04, as amended, for first reading, by title only, and schedule second reading and adoption at the next regular City Council meeting. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbom, Shoals, Mayor Pro Tem Lieberman, and Mayor Versaw.
NOES: Council Members - None.
ABSENT: Council Members - None.
ABSTAIN: Council Members - None.

Ordinance No. 06-04: An Ordinance of the City Council of the City of Grover Beach, California, Amending Article IX, Planning and Zoning Regulations, Chapter 1 Zoning Regulations, of the Grover Beach Municipal Code, Part 38 Parking Regulations, by Amending Section 9138.1(a). (First Reading only)

COUNCIL COMMITTEE REPORTS

Council Member Ashton gave a report on meetings of the Parks, Recreation & Beautification Commission, the SLO County Water Resources Advisory Board, and the Traffic and Noise Group. He also announced a Neighborhood Watch meeting would be held on Wednesday, February 15, 2006 at the Ramona Garden Park Center to discuss public safety issues with a representative from the Fire Department.

Mayor Pro Tem Lieberman stated the next meeting of the Fire & Emergency Services Oversight Committee was scheduled for Friday, February 10, 2006.

Council Member Shoals gave a status report on the Beach Lodge and Conference Center Ad Hoc Committee and stated he would have more information at the next Council meeting.

Council Member Ekbohm gave a report on activities at the South San Luis Obispo County Sanitation District.

Mayor Versaw gave a report on the meeting of the Economic Vitality Corporation.

CITY COUNCIL AGENDA

12. Discussion of a Directly Elected Mayor.

Mayor Pro Tem Lieberman stated most jurisdictions in the County had a directly elected mayor and inquired if there was any interest in placing this question before the voters at an upcoming election.

Brief discussion was held.

Mayor Versaw read a letter addressed to the City Council that was previously received from former Council Member Gene Gates regarding the issue of a directly elected Mayor.

Action: Upon consensus of a majority of the Council, staff was directed to schedule this matter for a future meeting and requested to provide information regarding the process of placing this question before the voters, costs, time frames, if the position could be limited to a two-year term, and if limitations would be applicable to incumbents.

13. Recruitment for the Citizens' Transportation Advisory Committee (CTAC).

Interim City Manager Warne reviewed the San Luis Obispo Council of Governments' notification regarding a vacant position on the Citizens' Transportation Advisory Committee due to the resignation of former Grover Beach resident Fred Munroe.

Brief discussion was held regarding the interview process.

Action: Upon consensus, the Council: 1) established March 7, 2006 as the closing date for applications; 2) determined that interviews of interested applicants would be conducted by the Mayor and the City Council Member serving as the current representative to the San Luis Obispo Council of Governments; and 3) confirmed that recommendations would then be brought to the City Council for appointment.

COUNCIL COMMUNICATIONS

- A. Mayor Pro Tem Lieberman announced the Grover Heights Elementary School PTA golf tournament fund raiser would be held at the LeSage Rivera Golf Course on March 25, 2006.

He then requested Council consensus to schedule discussion of revising the City's sign regulations regarding campaign signs and establishing specific time frames for signs to be displayed.

Upon consensus, staff was directed to schedule amending the City's campaign sign regulations on a future agenda.

- B. Council Member Shoals requested clarification regarding the proposal to reduce the number of members on the Planning Commission. Interim City Manager Warne stated the proposal had been withdrawn and the Commission would remain at seven members.

CITY MANAGER'S REPORT AND COMMENTS

None at this time.

CLOSED SESSION

Prior to meeting in Closed Session, Council Member Ekbohm declared a Conflict of Interest regarding Closed Session Item No. 2 due to property ownership within 300 feet of the subject property, and stated he would recuse himself from the discussion of that item.

At 9:49 p.m., the City Council met in Closed Session to consider Closed Session Item No. 2 only.

2. **Conference with Real Property Negotiators**
Pursuant to Government Code Section 54956.8
Property: 060-242-035
Agency Negotiator: Interim City Manager and City Attorney
Negotiating Party: Cindy Szelestey-Brooks and Tammy Szelestey-Williams
Under Negotiations: Acquisition of property.

Closed Session Announcement: At 10:47 p.m., Council Member Ekbohm returned to the dais. The Council then reconvened the meeting to open session with all Council Members present and announced there were no reportable actions taken during Closed Session.

11:00 p.m. Rule: It was m/s by Council Members Ashton/Shoals to continue the meeting past 11:00 p.m. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbohm, Shoals, Mayor Pro Tem Lieberman, and Mayor Versaw.
NOES: Council Members - None.
ABSENT: Council Members - None.
ABSTAIN: Council Members - None.

Recess: At 10:48 p.m., the meeting recessed to conduct the Joint City Council/Improvement Agency meeting also scheduled for this same evening.

Reconvene: At 12:00 a.m., the City Council reconvened with all Council Members present.

CLOSED SESSION (Continued)

At 12:00 a.m., Mayor Versaw announced that Closed Session Item No. 1 had been cancelled. The City Council then met in Closed Session to consider Closed Session Item No. 3 only.

1. **Conference with Labor Negotiator** (Note: This item was cancelled)
Pursuant to Government Code Section 54957.6.
Agency Negotiator: City Manager, James K. Katen, Administrative Services Director, Assistant Administrative Services Director, Human Resources Coordinator, and Fire Chief.
Represented Employee Group: International Association of Fire Fighters (IAFF), Local 4403
3. **Public Employee Appointment**
Pursuant to Government Code Section 54957
Title: Interim City Manager/Acting City Manager

Closed Session Announcements: At 12:30 a.m., the City Council reconvened the meeting to open session with all Council Members present, and announced there were no reportable actions taken during Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Versaw adjourned the meeting at 12:30 a.m.

/s/ LARRY VERSAW, MAYOR

Attest: /s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg March 6, 2006)