

**MINUTES  
CITY COUNCIL MEETING  
MONDAY, NOVEMBER 4, 2019**

**CALL TO ORDER** Mayor Lee called the meeting to order at 6:00 p.m. in the City Hall Council Chamber, 154 South Eighth Street, Grover Beach, California.

**MOMENT OF SILENCE**

**FLAG SALUTE** The flag salute was led by McKenzie Alvarez, a 9-year-old, fourth grader at Fairgrove Elementary.

**ROLL CALL**

City Council: Council Members Desi Lance, Barbara Nicolls, Mayor Pro Tem Mariam Shah, and Mayor Jeff Lee were present. Council Member Karen Bright was absent.

City Staff: City Manager Matthew Bronson, City Attorney David Hale, City Clerk Wendi Sims, Police Chief John Peters, Community Development Director Bruce Buckingham, Public Works Director/City Engineer Greg Ray, and Parks & Recreation Program Director Kathy Petker were also present.

Also present were Fire Chief Steve Lieberman, Five Cities Fire Authority.

**CLOSED SESSION ANNOUNCEMENTS**

None

**AGENDA REVIEW**

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

**CEREMONIAL CALENDAR**

1. Proclamation for National Hospice Palliative Care Month was read by Mayor Pro Tem Shah.

**PRESENTATIONS**

None

**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. Liz Doukas
- B. Ron Arnoldson
- C. Jocelyn Brennan
- D. K.C. Gilway
- E. Krista Jeffries

Prior to the Consent Agenda, at the consensus of the Council they requested that staff bring back an item to the November 18th agenda of an Emergency Ordinance regarding Assembly Bill 1482.

**CONSENT AGENDA**

Prior to consideration of the Consent Agenda, Item No. 3 was pulled pursuant to the requests of Mayor Lee.

It was moved by Mayor Pro Tem Shah and seconded by Council Member Lance to approve Consent Agenda Item Nos. 2, 4, 5, and 6 as recommended. The motion carried on the following roll call vote:

AYES:	Council Members – Lance, Nicolls, Mayor Pro Tem Shah and Mayor Lee.
NOES:	Council Members - None.
ABSENT:	Council Members - Bright.
ABSTAIN:	Council Members - None

2. **Minutes of the City Council Meeting on Monday, October 21, 2019.**  
**Action:** Approved the minutes as submitted.
4. **Resolution to Submit an Application for the SB 2 Planning Grants Program**  
**Action:** Adopted a Resolution authorizing the City Manager to submit an application for SB 2 Planning Grant Funds to accelerate housing production and execute any agreements necessary for the use of grant funds.
5. **Award of Construction Contract Measure K-14 Street Improvements  
CIP 2295-9, S. 16<sup>th</sup> Street –**  
**Action:** Awarded the contract for construction of CIP 2295-9 as part of the Measure K-14 Street Rehabilitation Program to CalPortland Construction, in the amount of \$394,676.00 for the Base Bid; authorized the City Manager to sign and affirm construction and construction management change orders up to an aggregate of \$59,200.00 and authorize the Mayor to execute the contract on behalf of the City.
6. **Community Development Block Grant (CDBG) Water Main Project (CIP 4267 - 2020):  
Award of Professional Design Engineering Services –**  
**Action:** Approved a Professional Services Agreement with MKN & Associates for design services associated with the CIP 4267-2020 CDBG Water Main Project and authorized the Mayor to execute the agreement on behalf of the City.

**ORDER OF THE DAY:** Upon consensus of the City Council the Order of the Day was amended under the Consent Agenda to Pull Agenda Item No. 3 for a brief discussion prior to the Regular Business Items.

3. **Professional Services Agreement for a Senior Center Feasibility Study –** Community Development Director Buckingham gave further explanation on the Senior Center Feasibility Study.  
**Action:** It was moved by Mayor Pro Tem Shah and seconded by Council Member Lance to approve a Professional Services Agreement with GreenPlay, LLC for preparation of a senior center feasibility study and authorize the City Manager to execute this agreement on behalf of the City. The motion carried on the following roll call vote:

AYES: Council Members – Lance, Nicolls, Mayor Pro Tem Shah and Mayor Lee.  
NOES: Council Members - None.  
ABSENT: Council Members - Bright.  
ABSTAIN: Council Members - None

**ORDER OF THE DAY:** At this time, the Order of the Day resumed to the agenda as posted.

#### **PUBLIC HEARING**

7. **Introduction and First Reading of an Ordinance to Amend Municipal Code Article VIII Building Regulations Chapter 1 to Adopt by Reference the 2019 California Building Codes and 2018 International Property Maintenance Code with Local Amendments**

Mayor Lee read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Community Development Director Buckingham gave a PowerPoint presentation regarding the California Building Code updates.

Mayor Lee invited public comment on this matter.

Catheryn Sells

There being no further public comments received, the Mayor closed the public comment.

**Action:** It was moved by Mayor Pro Tem Shah and seconded by Council Member Nicolls to 1) introduce the Ordinance to amend Grover Beach Municipal Code Article VIII Building Regulations Chapter 1 to adopt the 2019 California Building Codes and the 2018 International Property Maintenance Code with local amendments; and 2) Schedule the

second reading and adoption at the next regularly scheduled City Council meeting. The motion carried on the following roll call vote:

AYES: Council Members – Lance, Nicolls, Mayor Pro Tem Shah and Mayor Lee  
NOES: Council Members - None  
ABSENT: Council Members - Bright  
ABSTAIN: Council Members - None

**Ordinance No. 19-11: An Ordinance of the City Council of the City of Grover Beach, California Amending Article VIII of the Grover Beach Municipal Code Adopting by Reference the 2019 California Building Standards Administrative Code, 2019 California Building Code, 2019 California Residential Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Energy Code, 2019 California Historical Building Code, 2019 California Fire Code, 2019 California Existing Building Code, 2019 California Green Building Standards Code, 2019 California Reference Standards Code and the 2018 International Property Maintenance Code with Local Amendments**

### **REGULAR BUSINESS**

#### **8. Economic Development Activities –**

Mayor Lee read the title to the foregoing item and deferred to staff for a report.

City Manager Bronson gave PowerPoint presentation stated this item is just an informational item no action will be required.

Mayor Lee invited public comment on this matter.

Mike Manchak  
Jocelyn Brennan  
Krista Jeffries  
Deborah Guerra

No further public comments were received at this time and the Mayor closed public comment.

Brief discussion ensued with Council and City Manager regarding what to do with the SB10 Funds, such as working with the Chamber, continued relations with EVC, creating a Communication staff position, branding and business incentives.

**Action:** Received information on the City's economic development activities as identified in the 2019-21 Major City Goals work program and 2017 Economic Development Strategy and direction to staff was given to work with the South County Chambers of Commerce on an assistant program, create RFP's for communication and marketing, and establishing a business grant program that would contain incentives for businesses.

#### **9. Monterey Bay Community Power Policy Board Memorandum of Understanding –**

Mayor Lee read the title to the foregoing item and deferred to staff for a report.

City Manager Bronson gave a brief description of the Memorandum of Understanding.

Mayor Lee invited public comment on this matter. No public comments were received at this time and the Mayor closed public comment.

Council had a brief discussion amongst them regarding who would represent the City on the MBCP Joint Powers Authority Policy Board.

**Action:** It was moved by Council Member Nicolls and seconded by Mayor Pro Tem Shah to approve a Memorandum of Understanding regarding the shared Board seat between the City of Grover Beach, City of Arroyo Grande, and City of Pismo Beach on the Monterey Bay Community Power Joint Powers Authority Policy Board. The motion carried on the following roll call vote:

AYES: Council Members – Lance, Nicolls, Mayor Pro Tem Shah and Mayor Lee  
NOES: Council Members - None  
ABSENT: Council Members - Bright  
ABSTAIN: Council Members - None

**Action:** Upon consensus of the City Council, Mayor Lee was selected as the City's representative to fill the initial two-year term of this seat.

### **PUBLIC COMMUNICATIONS**

Mayor Lee invited public communications at this time. There being none he closed the item.

### **COUNCIL COMMITTEE REPORTS**

Mayor Pro Tem Shah had no reports.

Mayor Lee had no reports.

Council Member Nicolls reported the Five Cities Fire Authority met. She was out of town for The South County Transit Meeting and the South County Chambers of Commerce was cancelled.

Council Member Lance had no reports.

### **COUNCIL COMMUNICATIONS**

- A. Mayor Lee discussed Project Sweet Dream, a local non-profit, seeking people to provide new stuff animals for children in crisis. They will be collecting them on Saturday, November 23, 2019, from 12:00 p.m. – 4:00 pm at the Hacienda del Pismo Mobile Home Park, 201 Five Cities Drive, behind the Pismo Outlet Mall.
- B. Mayor Pro Tem Shah mention the Boys and Girls Club Open House on Sunday, November 10<sup>th</sup> from 1:00 to 3:00 at the 1830 19<sup>th</sup> Street, Oceano Community Center.
- C. Council Member Nicolls would like to suggest Tiara and Crowns for City Council during the Holiday Parade.

### **CITY MANAGER'S REPORTS AND COMMENTS**

City Manager Bronson made a brief comment on the 75 Short-Term Rental applications received and the 46 permits issued within the first month.

Discussed the upcoming GB60 festivities on Sunday, December 8<sup>th</sup> from 2:00 to 5:00pm at the Grover Beach Community Center including a reenactment of the first Council Meeting. He also mentioned the #GB60 selfie sign located at the Train Station and announced the Grand Marshall of the Parade will be, our founder, Mr. D.W. Grover.

He also gave an update on the Utility Box Artwork with the receipt of 20 applications and mentioned the almost complete business mural located on 141 N. 6<sup>th</sup> Street.

### **CITY ATTORNEY'S REPORTS AND COMMENTS**

None.

### **CLOSED SESSION**

None.

### **ADJOURNMENT**

There being no further business to come before the City Council, Mayor Lee adjourned the meeting at 9:07 p.m.

/S/  
JEFF LEE, MAYOR

Attest:

/S/  
WENDI SIMS, CITY CLERK  
(Approved at CC Mtg 11/18/2019)