

MINUTES

CITY COUNCIL SPECIAL MEETING MONDAY, AUGUST 24, 2020

CALL TO ORDER Mayor Lee called the meeting to order on Monday, August 24, 2020 at 6:02 p.m. with all Council Members teleconferencing.

MOMENT OF SILENCE

FLAG SALUTE The flag salute was led by Mayor Jeff Lee.

ROLL CALL

City Council: Council Members Mariam Shah, Desi Lance, Mayor Pro Tem Karen Bright, and Mayor Jeff Lee were present via video conference.

City Staff: City Manager Matthew Bronson, City Attorney David Hale, City Clerk Wendi Sims, Police Chief John Peters, Administrative Services Director Deanne Purcell, Community Development Director Bruce Buckingham, Public Works Director/City Engineer Greg Ray, Parks & Recreation Program Director Kathy Petker, Senior Planner Rafael Castillo, Associate Planner Janet Reese and Deputy City Clerk Nicole Retana were also present.

CLOSED SESSION ANNOUNCEMENTS

None

AGENDA REVIEW

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

CEREMONIAL CALENDAR

None.

PRESENTATIONS

None.

PUBLIC COMMUNICATIONS The Mayor opened the floor to any member of the public calling into the meeting on the teleconference line (805) 321-6639, for comment on items of interest which were within the jurisdiction of the City Council, but were not listed on the agenda.

- Chris Roudebush
- Allene Villa

CONSENT AGENDA

Prior to consideration of the Consent Agenda, Mayor Lee invited public comment on the items under the Consent Agenda. At this time Mayor Lee asked if there was anyone on the teleconference line that wanted to make any public comments.

- Alana Reynolds

There being no further public comments received, the Mayor closed public comment and brought this item back to the council for consideration.

It was motioned by Mayor Pro Tem Bright and seconded by Council Member Lance to approve Consent Agenda Item Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 12 as recommended. The motion carried on the following roll call vote:

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

1. **Treasurer's Report for the Period July 1, through July 31, 2020.**
Action: Approved the Treasurer's Report as submitted.
2. **Treasurer's Report for the 2017 Streets Bond Account - \$15,000,000 (Measure K14: Grover Beach Street Rehabilitation; Safety Improvement Bond Measure) for the Period July 1, through July 31, 2020.**
Action: Approved the Treasurer's Report as submitted.
3. **Minutes of the City Council Special Meeting on Monday, July 20, 2020 at 5:30 p.m, City Council Meeting at 6:00 p.m., City Council Special Meeting on Monday, July 27, 2020 at 5:00 p.m. and City Council and Planning Commission workshop Monday, July 27, 2020 at 6:00 p.m.**
Action: Approved the minutes as submitted.
4. **Authorization to Proceed with Utility Rate Study**
Action: Entered into a Professional Services Agreement with Willdan Financial Services for a multi-year utility rate study and authorized the Mayor to execute the agreement on behalf of the City.
5. **COVID-19 Response Update and Approval of Continuation of Emergency Declaration**
Action: Received information on the updated response to the COVID-19 pandemic and approved the continuation of the City's local emergency declaration.
6. **Selection of Voting Delegate and Alternate(s) for the 2020 League of California Cities Annual Conference**
Action: Affirmed selection of Mayor Lee to serve as delegate and Council Member Shah to serve as alternate for the upcoming annual business meeting to be held virtually at the League of California Cities Annual Conference.
7. **Award of Construction Contract, Safe Routes to School Sidewalk Infill (CIP 2273)**
Action: Awarded the contract for construction of the Safe Routes to School Sidewalk Infill Project (CIP 2273) in the amount of \$217,317.93; authorized the City Manager to sign and affirm construction change orders up to an aggregate of \$43,000.00; and authorized the Mayor to execute the contract on behalf of the City.
8. **Award of Construction Management Contract for CIP 2295-11 Measure K-14 Street Rehabilitation and Repair Projects**
Action: Entered into a Professional Services Agreement with MNS Engineers, Inc., for construction management, inspection, and materials testing associated with the CIP 2295-11 Measure K-14 Street Rehabilitation and Repair Projects; and authorized the Mayor to execute the agreement on behalf of the City.
9. **Acceptance of the Street Rehabilitation and Repair Project, CIP 2295-6**
Action: Accepted the improvements constructed by JJ Fisher Construction, Inc. and authorized staff to send the Notice of Completion to JJ Fisher Construction, Inc. for the Street Rehabilitation and Repair Project, CIP 2295-6.
10. **Acceptance of the Street Rehabilitation and Repair Project, CIP 2295-8**
Action: Accepted the improvements constructed by Souza Construction, Inc. and authorized staff to send the Notice of Completion to Souza Construction, Inc. for the Street Rehabilitation and Repair Project, CIP 2295-8.
12. **FY 2019-20 Council Goals Implementation Report**
Action: Received information on the year-end implementation status of the Council Goals in FY 2019-20.

PULLED CONSENT ITEM

11. Acceptance of Final Senior Center Feasibility Study

Action: It was motioned by Council Member Shah and seconded by Mayor Pro Tem Bright to receive and accept the final version of the Senior Center Feasibility Study. The motion carried on the following roll call vote:

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

PUBLIC HEARING

13. Development Application 18-06 – Certification of Mitigated Negative Declaration 2019-02 and Approval of the Mitigation Monitoring Checklist; Introduction and First Reading of an Ordinance to adopt a Planned Development Overlay (PD-5); Approval of a Vesting Tentative Parcel Map, Use Permit, and Development Permit; and Approval of a Financial Assistance Agreement and Development Impact Fee Deferral Agreement to construct two hotels and seven residences for the project at 1598 El Camino Real (Applicant: Ram Krupa Real Estate, LLC)

Mayor Lee read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report.

Senior Planner Rafael Castillo presented a PowerPoint presentation highlighting the project before turning it over to the applicants and design team for Ram Krupa Real Estate LLC.

Ron Reilly and Darshan Patel spoke on the proposed project.

Council posed questions regarding the project that were responded to by the design staff, applicant and staff.

Mayor Lee invited public comment on this matter.

- Jocelyn Brennan

With no further public comment, the Mayor closed public comment.

Action: It was motioned by Mayor Lee and seconded by Mayor Pro Tem Bright to:
1. Adopt Resolution No. 20-37, certifying the Mitigated Negative Declaration 2019-02 (SCH #2019069067) for Development Application 18-06; 2. Introduce and Conduct a first reading of Ordinance No. 20-08 establishing Planned Development Overlay Zone No. 5 (PD-5) for Development Application 18-06; 3. Adopt a Resolution No. 20-38 approving Development Application 18-06 for a Vesting Tentative Parcel Map (Tract 3122), Use Permit, and a Development Permit; and 4. Approve a financial assistance agreement and a development impact fee deferral package consistent with the Council policy for catalyzed economic development projects.

The motion carried on the following roll call vote:

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

Ordinance No. 20-08: An Ordinance of the City Council of the City of Grover Beach, California Amending the Zoning Map and Appendix A of Chapter 9 of Article IX, Development Code of the Grover Beach Municipal Code

Resolution No. 20-37: A Resolution of the City Council of the City of Grover Beach, California Certifying Environmental Document Number 2019-02 (Sch #2016069067) and Mitigation Monitoring Program for Development Application 18-06 Northeast Grover Beach Mixed-Use Development Plan (Applicant: Ram Krupa Real Estate, LLC).

Resolution No. 20-38: A Resolution of the City Council of the City of Grover Beach, California Approving Development Application 18-06 for a Vesting Tentative Parcel Map 3122, Use Permit, and Development Permit Located at 1598 El Camino Real (Applicant: Ram Krupa Real Estate, LLC)

REGULAR BUSINESS

14. Fiber Optic Cable Easement Agreement with RTI Infrastructure, Inc.

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

Community Development Director Buckingham presented a PowerPoint regarding the Fiber Optic Cables insulation with RTI.

Council Members had questions on the installation process, streets that will be affected by the construction with Community Development Director Buckingham and Chris Brungardt with RTI responding.

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

Action: It was motioned by Council Member Shah and seconded by Council Member Lance to approve a Fiber Optic Cable Easement Agreement with RTI Infrastructure, Inc. for installation of telecommunications cables in the City's rights-of-way, authorized the City Manager and City Attorney to negotiate any final and additional terms and conditions of the agreement necessary to achieve the business terms defined herein, and authorized the City Manager to execute the agreement on behalf of the City.

The motion carried on the following roll call vote:

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

15. Child Care Initiative Policy Direction

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

Parks and Recreation Director Petker presented a PowerPoint presentation reviewing the Child Care Initiative Policy.

Council posed questions about the Wi-Fi program, scholarship process and number of children attending Boys and Girls Club versus YMCA with Parks and Recreation Director Petker responding.

Mayor Lee invited public comment on this matter.

- Jennifer Flachman
- Monica Grant

With no further public comment, the Mayor closed public comment.

City Manager Bronson reviewed Council's recommendation.

Action: Received information on childcare needs and provide direction on specific activities including allocation of funding to local childcare providers to provide need-based scholarships to Grover Beach families and establishment of free WiFi accessibility in City parks for school-age children.

16. Eviction Moratorium Policy Direction

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

City Manager Bronson reviewed the background of the Eviction Moratorium Policy.

Council discussed the various points of the policy and asked staff questions.

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

Discussion ensued with all Council members regarding sending a letter to the State and copying the County.

Mayor Lee reopened public comment on this matter

- Debbie Peterson

Mayor Lee closed public comment on this matter.

Council members discussed the timeline of the moratorium.

Action: Received information about expiration of the eviction moratoriums and provide policy direction to staff on a potential City position on efforts to extend a moratorium at either the state or local level.

17. Offshore Oil Production and Trucking Proposal Position

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

City Manager Bronson gave an overview of the offshore oil production and trucking proposal.

Council Member Shah requested clarification on the Resolution in the packet versus other cities with City Manager Bronson responding.

Mayor Lee invited public comment on this matter.

- Jocelyn Brennan
- Mike Brown

With no further public comment, the Mayor closed public comment.

Discussion ensued among Council Members regarding monitoring this situation.

Action: Received information about a proposal to restart offshore oil production off the Santa Barbara County coast and initiate interim trucking of limited crude oil production to locations in Santa Maria and Kern County and considered taking action to express the City's position such as adoption of a resolution or drafting a position letter.

PUBLIC COMMUNICATIONS The Mayor opened the floor to any member of the public calling into the meeting on the teleconference line (805) 321-6639, for comment on items of interest which were within the jurisdiction of the City Council, but were not listed on the agenda. No one was on the line for public comment.

COUNCIL COMMITTEE REPORTS

Mayor Pro Tem Bright reported on the SLO County of Governments/SLO Regional Transit Authority (SLOCOG/SLORTA) meeting. She also had a meeting for Integrated Waste Management Authority (IWMA) and a special Zone 3 meeting which is scheduled for this week.

Council Member Lance reported on South County Transit (SCT) and had 2 meetings with the South County Chambers of Commerce. As well as the Grover Beach Steering Committee Meeting.

Council Member Shah reported on the Homeless Services Oversight Council (HSOC) meeting,

Mayor Lee reported on the Five Cities Fire Authority (FCFA) He also reported on the South County Sanitation District meeting.

LEAGUE OF CALIFORNIA CITIES – POLICY COMMITTEE REPORTS AND OTHER LEAGUE MATTERS:

Mayor Lee discussed the League of California Cities Policy Committee Reports conference will be virtual this year. Council Member Shah stated she has periodic meetings with the Channel Counties Division Board.

COUNCIL COMMUNICATIONS

Council Member Shah spoke to the comments by caller Allene Villa regarding state parks PWP redesign and requests Council to make a note to monitor what is going on, so nothing is missed. She also commented on the late water fees that were put aside at the beginning of COVID-19 and if the Council should relook at that in September.

Mayor Lee reported that the Empty Bowl fundraiser for the Five Cities Homeless Coalition is happening this year and it is “mobile”. It has 3 different dates and locations September 12th – St. Patrick’s Church in Arroyo Grande, 19th – New Life Church in Pismo Beach and 26th - Trilogy Monarch Activity Center in Nipomo to attend.

CITY MANAGER'S REPORTS AND COMMENTS

City Manager Bronson reviewed the progress on the outdoor dining parklets that have been installed and commended the staff for their quick work on pulling it together. He also mentioned that Council approved the Construction Manager contact for our next K14 street project which will be North 8th Street, South 9th Street and 14th Street, it will be out for bid for construction in a week or two and then be back to City Council for award of contract later this fall and under construction later this year. He stated the Measure K-14 tax rates will remain at the same amount it has been for the last two years.

CITY ATTORNEY'S REPORTS AND COMMENTS

None

CLOSED SESSION

At 9:47 p.m., the Council met in Closed Session regarding the following items:

- A. Conference with Legal Counsel-Existing Litigation
Pursuant to (Paragraph (1) of subdivision (d) of California Government Code Section 54956.9)
Ronald Austin v. City of Grover Beach, 20CV-024
- B. Conference with Real Property Negotiators for the sale or lease of City Property:
APN's 060-242-44 and 060-242-45; Agency negotiators: Matthew Bronson, City Manager, David Hale, City Attorney, and Bruce Buckingham, Director of Community Development.

Negotiating parties: Veterans of Foreign Wars National Home for Children
Under negotiation: (Staff's requested direction from Council will be concerning price and terms of payment.)

This item is pursuant to Government Code section 54956.8

Closed Session Announcements: At 10:15 p.m., Mayor Lee reconvened the meeting in open session with all Council Members present. It was announced that there were no reportable actions taken during Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Lee adjourned the meeting at 10:17 p.m.

/S/
JEFF LEE, MAYOR

Attest:

/S/
WENDI SIMS, CITY CLERK
(Approved at CC Mtg 9/21/2020)