

**MINUTES  
CITY COUNCIL MEETING  
MONDAY, FEBRUARY 22, 2021**

*In compliance with the State and County Shelter at Home Orders, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, City Council meetings will be held by teleconference only until further notice.*

**CALL TO ORDER** Mayor Lee called the meeting to order on Tuesday, February 9, 2021 at 6:00 p.m., all Council members were present, with the exception of Mayor Pro Tem Shah who was absent.

**Recess: Due to technical difficulties Mayor Lee recessed the meeting at 6:01 p.m.  
Reconvened: At 6:05 p.m. the meeting reconvened with all members of Council present, with the exception of Mayor Pro Tem Shah who was absent.**

**MOMENT OF SILENCE**

**FLAG SALUTE** The flag salute was led by Zoë Rushing, who is 10 years old and in the 4th Grade at Grover Heights Elementary School.

**ROLL CALL**

City Council: Council Members Karen Bright, Anna Miller, Robert Robert, and Mayor Jeff Lee were present via video conference. Mayor Pro Tem Mariam Shah was not present.

City Staff: City Manager Matthew Bronson, City Attorney David Hale, City Clerk Wendi Sims, Administrative Services Director Deanne Purcell, Public Works Director/City Engineer Greg Ray, Community Development Director Bruce Buckingham, Parks & Recreation Program Director Kathy Petker, CIP Project Manager Erin Wiggin 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. No one responded and the Mayor closed the Public Communications segment for this portion of the meeting.

**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 there was no one so Mayor Lee closed public comment.

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

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

1. **Treasure's Report for the Period January 1, through January 31, 2021.**  
**Action:** Approved the Treasurer's Report as submitted.
2. **Treasure's Report for the 2017 Streets Bond Account - \$15,000,000 (Measure K14: Grover Beach Street Rehabilitation; Safety Improvement Bond Measure) for the Period January 1, through January 31, 2021.**  
**Action:** Approved the Treasure's Report as submitted.
3. **Minutes of the City Council Meeting on Tuesday, February 9, 2021.**  
**Action:** Approved the minutes as submitted.
4. **Covid-19 Response Update**  
**Action:** Received an update on the countywide and City response to the COVID-19 pandemic.
5. **Community Development Block Grant (CDBG) Water Main Project (CIP 4267-2): Award of Construction Management Services**  
**Action:** Authorized the City to enter into an agreement with Cannon for construction management services associated with the CIP 4267 Community Development Block Grant Water Main Project and authorized the Mayor to execute the agreement on behalf of the City.
6. **Cooperation Agreement with the San Luis Obispo Council of Governments**  
**Action:** Approved updated Cooperative Agreement with the San Luis Obispo Council of Governments (SLOCOG) and authorized the Mayor to execute the agreement.
7. **FY 2020-21 Mid-Year Budget Appropriation Requests**  
**Action:** Approved FY 2020-21 Mid-Year Budget appropriation requests.

#### **PUBLIC HEARING**

None.

#### **REGULAR BUSINESS**

##### **8. Utility Rate Study Findings and Recommendations**

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

Administrative Services Director Purcell introduced Kevin Burnett with Willdan Financial Services who gave a brief overview of the utility rate via PowerPoint presentation.

Council questioned the costs of the water and sewer and if it can be reduced, who the "all other" customers are, what effect with this increase have on the Business Community and the Cash Flow projections and funding.

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

Mayor Lee stated as part of the Council's direction to staff, see what impacts the rate increase will have on the City's Business community in a tiered format.

Mayor Lee reopened public comment on this matter.

- Jim Joffe

With no further comments on this matter Mayor Lee closed public comment.

City Manager Bronson clarified the direction Council has directed City Staff to complete.

**Action:** Received Utility Rate Study findings and recommendations and provided direction to implement the Proposition 218 noticing process for holding a Public Hearing on May 10, 2021 on changes to Water and Wastewater utility rates.

## 9. Economic Development Annual Report

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

City Manager Bronson gave a brief overview before introducing Jocelyn Brennan, President/CEO of South County Chambers of Commerce who presented a PowerPoint presentation.

Council questioned what the “tourism business” would be considered, cost of the work force program and the funds regarding Stone Soup.

Mayor Lee invited public comment on this matter. There were no comments and the Mayor closed public comments.

**Action:** Received an update from the South County Chambers of Commerce on the economic development services provided to the City and provided input and direction to staff.

## 10. Proposed Work Scope for Land Use Element and Development Code Amendments to the Implement the 2020-2028 Housing Element and SB2 Planning Grants Program

Community Development Director Buckingham reviewed the background of the work scope to implement the Housing Element with a PowerPoint presentation.

Council questioned the issue of homes with obstructed views being devalued, definition of Low Barrier Navigation Center, option as to the number units per lots for the SB2 Grant and having some subjectivity to provide to developer’s and homeowners.

Attorney Hale clarified under the Housing Accountability Act the criteria discussed by Community Development Director Buckingham must be tied to Public Health and Safety findings.

Mayor Lee invited public comment on this matter. There being no public comments received, the Mayor closed the public comment.

All Council members stated full support of moving forward to implement the Housing Element programs.

Council Member Robert questioned if the City had received the grant monies and if the City must redevelop the codes to abide by the standards of the grants. Community Development Director Buckingham responded to Council’s questions.

**Action:** Reviewed and provided input on the proposed work scope to amend the Land Use Element and Development Code to implement the 2020-2028 Housing Element programs and SB2 planning grant program and directed staff to solicit proposals from qualified consulting firms.

**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**

Council Member Bright reported on the Integrated Waste Management Authority (IWMA) meeting.

Mayor Lee reported on the Five Cities Fire Joint Powers Authority meeting and received training from the Monterey Bay Community Power Policy Board (3C Energy).

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

None.

**COUNCIL COMMUNICATIONS**

Council Member Miller discussed the Eviction Protections and SB91.

Mayor Lee congratulated the owner of Epic Entertainment, Anthony Salas Jr., who was announced as the 2020-21 Local Businessperson of the year from Alignable, he briefly discussed the County redistricting, his being appointed the Chair of the City Selection Committee and that the Local Agency Formation Commission (LAFCO) is looking for representatives to serve as alternates or the appointment to the California Coastal Commission with a deadline of March 12, 2021. Mayor Lee discussed the California Coastal Commission Public Hearing on March 18, 2021 of the Oceano Dunes and ask the Council for a consensus if they should agendaize a discussion on the March 8<sup>th</sup> City Council meeting to draft a letter to the California Coastal Commission, Council Members concurred.

**CITY MANAGER'S REPORTS AND COMMENTS**

City Manager Bronson reminded Council of the Fiscal Year 2021-23 Goal Setting Workshop on Friday, February 26<sup>th</sup> with Consultant Ken Hampian. He also highlighted the repaving of North 8<sup>th</sup> Street, from Grand Avenue to Atlantic City Avenue and the final work on South 9<sup>th</sup> Street from Grand Avenue to Longbranch Ave and 14<sup>th</sup> Street both North and South was being done.

**CITY ATTORNEY'S REPORTS AND COMMENTS**

None.

**CLOSED SESSION**

At 8:13 p.m., the Council met in Closed Session regarding the following items:

**A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

This closed session is in accordance to Paragraph (1) of subdivision (d) of California Government Code Section 54956.9

Name of case: V. Lopez Jr. & Sons General Engineering Contractors, Inc., a California Corporation v. The City of Grover Beach, No. 19CV-0400

Closed Session Announcements: At 8:42 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 8:45 p.m.

/S/  
JEFF LEE, MAYOR

Attest:

/S/  
WENDI SIMS, CITY CLERK  
(Approved at CC Mtg 3/08/2021)