

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, APRIL 19, 2010

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 7:59 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

Council/Agency: Council/Board Members Bright, Mires, Peterson, 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 Chapman, Community Development Director/Deputy Director Buckingham, Public Works Director/City Engineer Ray, and Police Chief Copsey were also present.

Also present was City Engineer (Water/Sewer) Garing.

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.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - CONSENT AGENDA

None at this time.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS

Prior to discussion of Item No. CC/IA-1, Mayor/Chair Shoals declared a conflict of interest, due to his residence being located within 500 feet of one the properties under consideration. He then stepped down from the dais and left the Council Chambers.

CC/IA-1. Provide Direction for Sale of City-owned Property.

Mayor Pro Tem/Vice Chair Nicolls read the title to the foregoing item and deferred to staff for a report. For the information of those present, City Manager/Executive Director Perrault stated that the FY 10 Budget included the sale of City-owned property to the Improvement Agency for the construction of an affordable housing project. Revenue from the sale would be used towards balancing the General Fund budget, and development of affordable housing would assist in meeting the State-required goal for producing affordable housing. In February 2010, the Council/Board considered the sale of a portion of the City's reservoir site to the Agency and requested that further analysis be conducted of specific parcels of City-owned properties.

He then provided an overview of the analysis conducted regarding three properties that appeared to be best-suited for sale, as well as four additional properties that might require additional work or further review before being considered suitable for sale. City Manager/Executive Director Perrault stated that, if a sale was not completed by the end of FY 10, the Council / Agency would need to identify a different means to balance this year's budget. A similar approach was also being recommended for FY 11. Staff then responded to questions from the Council/Board regarding the proposed parcels.

Mayor Pro Tem/Vice Chair Nicolls invited public comments on this matter. There was no response and he closed the public comment period for this item.

Brief discussion was held regarding which two properties would be best suited for future development of affordable housing projects. It was noted that the property located at 920 Brighton Avenue, the site of the City's community garden, was included as part of a larger development identified in the Ramona Specific Plan. Further discussion was held that only a portion of the drainage basin facility located on The Pike was being considered for potential development of an affordable housing project, additional engineering work might be required prior to such development, and that the parcel might also include restrictions regarding senior housing.

Action: Upon consensus (Mayor/Chair Shoals recused due to a conflict of interest), the Council/Board authorized further review of the following two parcels for potential sale: 1) a portion of the lot located at 1541 Hillcrest Drive (APN 060-581-032), site of the City's water tanks to be sold in FY 10; and 2) a portion of the drainage facility located between Janet Avenue and The Pike (APN 060-612-078) to be sold in FY 11.

At this time, Mayor/Chair Shoals returned to the dais.

CC/IA-2. Summary of Broadband Application.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, City Manager/Executive Director Perrault provided an overview of the federal grant application filed by Digital West on behalf of the City to fund the Grover Beach Municipal Network.

He stated the project was a collaborative approach for development of a Middle Mile broadband network capable of providing connectivity throughout the South County. If successful, it would create a point of presence and access to the transpacific fiber optic cable with a landing point in Grover Beach, and ultimately connect to several "anchor" institutions located throughout the South County and San Luis Obispo, including schools, hospitals, businesses, and government locations. The network would operate much like a utility with a network communications center capable of expanding, based on the needs of the City and the network.

He then provided an overview of the estimated \$13.6 million project budget and funding anticipated from the federal grant and project partners. The City's contribution would be through a combination of Agency funds, long-term debt financing, and in-kind shadow conduit. He then reviewed a list of endorsement letters included with the City's application and stated that notification regarding the application's status was anticipated by September 2010. City Manager/Executive Director Perrault then responded to questions from the Council/Agency.

Action: The information was received and filed.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 8:38 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 10/18/2010)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY
(Approved at IA Mtg 10/18/2010)