

**MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, DECEMBER 7, 2009**

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 8:20 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

Council/Agency: Council/Board Members Mires, Peterson, Mayor Pro Tem/Vice Chair Nicolls, and Mayor/Chair Shoals were present. Council Member Bright was absent.

City/Agency Staff: City Manager/Executive Director Perrault, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahon, Interim Community Development Director/Deputy Director Beck, Police Chief Copsey, and Economic Development Specialist Buckingham were also present.

Also present were City Engineer Garing and Brandon Medeiros, Tom Martin, and Don Druse, representatives from Rick Engineering.

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

Mayor/Chair Shoals invited public comment on any item listed on the Consent Agenda stating that, based on any public comments received, the Council/Agency would determine whether to pull an item from the Consent Agenda to allow for full discussion.

The following individuals spoke in reference to Consent Agenda Item No. CC/IA-2 regarding the West Grand Avenue Enhancement Project:

- A. John Koepf, Arroyo Grande resident and Grover Beach property/business owner of Beach Place, 212-278 W. Grand Avenue, spoke in support of the project and suggested allowing business owners an opportunity to provide input regarding project refinements, including the selection of street trees such as Queen palms.
- B. Mike Bergantz, Grover Beach property/business owner of Beach Front Plaza, 201 - 295 W. Grand Avenue, objected to the proposed project medians, stating businesses with driveway entrances located on West Grand Avenue would be negatively impacted. He suggested the City instead consider installing illuminated crosswalks and speed limit signs at 2nd and 3rd Streets.
- D. Brad Forde, Grover Beach property/business owner of Grand Junction, 170 W. Grand Avenue, spoke in support of keeping the existing Queen palm street trees, stating other palm tree species were more labor intensive to maintain and negatively impacted views. He also objected to the proposed medians, stating the current median design configuration limited access to some businesses and funneled vehicle traffic towards other businesses.
- E. Tom Rehder, business owner, Mongo's Restaurant, 359 W. Grand Avenue, objected to the palm tree species being proposed for street trees, as well as the proposed planting density, stating the trees would reduce visibility to his restaurant. He also objected to the median length proposed in front of his property on West Grand Avenue, stating it would reduce access to his restaurant and cause traffic congestion for vehicles traveling eastbound.

There were no further public comments received.

City Attorney/General Counsel Koczanowicz pointed out that Agenda Item No. CC/IA-2 was consideration of awarding the bid for the West Grand Avenue Enhancement Project, not a discussion of the project's design. If it was the Council/Agency's desire to consider redesigning the project, he recommended scheduling that issue for discussion at a separate meeting. A discussion regarding street tree species and/or density of tree plantings could also be held at that time.

Brief discussion was held regarding previous opportunities and public meetings conducted to receive public comments and input on the proposed project and design. Additional discussion was held regarding awarding the bid without further delay so as not to jeopardize project funding requirements, authorizing the City Manager/Executive Director to meet with property/business owners to address specific concerns and, due to funding time constraints, authorizing the City Manager/Executive Director to make final determinations regarding project details.

Action: Upon consensus of the Council/Agency, the City Manager/Executive Director was authorized to make project changes, as necessary, for the West Grand Avenue Enhancement Project, including the selection of street tree species and tree planting density, changes to medians, and determining whether to install a traffic signal at the intersection of 3rd Street and West Grand Avenue.

It was then m/s by Mayor Pro Tem/Vice Chair Nicolls / Council/Board Member Peterson to approve Consent Agenda Item Nos. CC/IA-1 and CC/IA-2. The motion carried on the following roll call vote:

AYES:	Council/Board Members Mires, Peterson, Mayor Pro Tem/Vice Chair Nicolls, and Mayor/Chair Shoals.
NOES:	Council/Board Members - None.
ABSENT:	Council/Board Member Bright.
ABSTAIN:	Council/Board Members - None.

CC/IA-1. Minutes of the Joint City Council/Improvement Agency Meeting of July 20, 2009.

Action: Approved the minutes as submitted.

CC/IA-2. Award of Bid: West Grand Avenue Enhancement Project - Consideration of bids received on Tuesday, November 24, 2009 to construct pedestrian and street enhancements on West Grand Avenue from the Union Pacific Railroad crossing on West Grand Avenue to 4th Street.

Actions:

City Council: 1) Adopted Resolution No. 09-98 awarding the construction of the West Grand Avenue Enhancement Project to the lowest responsive bidder, Souza Construction, Inc.; 2) authorized the City Manager to sign and affirm change orders to the project in amounts up to \$108,869, to be deducted from contingency; and 3) authorized the Mayor to execute the contract on behalf of the City.

Resolution No. 09-98: Resolution of the City Council of the City of Grover Beach, California, Awarding the West Grand Avenue Enhancement Project.

Agency: 1) Adopted Resolution No. IA-09-25 to award construction of the West Grand Avenue Enhancement Project to the lowest responsive bidder, Souza Construction, Inc.; 2) authorized the Executive Director to sign and affirm change orders to the project in amounts up to \$10,131, to be deducted from contingency; and 3) authorized the Chair to execute the contract on behalf of the Agency.

Resolution No. IA-09-25: A Resolution of the City of Grover Beach Improvement Agency, Awarding the West Grand Avenue Enhancement Project.

CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS

CC/IA-3. Concepts for Downtown Project and Authorization to Proceed with Final Design / Construction Drawings.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. City Manager/Executive Director Perrault provided a brief overview regarding the Downtown Project area on West Grand Avenue from 8th to 11th Streets and the "test" median that was constructed between 9th and 10th Streets. He then introduced Brandon Medeiros, Tom Martin, and Don Druse, representatives from Rick Engineering, the firm hired to complete the initial design work on the project.

Mr. Medeiros, landscape architect, Rick Engineering, presented an overview of the project scope, reviewed an analysis conducted of existing conditions on W. Grand Avenue, presented proposed design concepts, and outlined design features, including paving systems, plant and streetscape materials, wayfinding, and other signage. He also displayed illustrations depicting design concepts for sections of the project with landscaped medians, bulb-outs, bike lanes, parking, enhanced crosswalks, and enhanced paving.

Brief discussion was held regarding the use of landscaping to enhance the downtown corridor, but not to obstruct visibility of adjacent businesses or views for tenants in multi-story buildings. Additional discussion was held regarding the pros and cons of specific street tree species, preferred spacing between tree plantings, and lowering the existing landscaped median areas to increase visibility.

Upon consensus, the Council/Agency agreed with the following proposed design concepts:

- median design, as presented; however, lowering the height of the berm level;
- bulb-out design, as presented;
- enhanced intersections at 8th, 9th, and 10th Streets;
- enhanced crosswalks;
- maintaining the existing green-colored streetscape furniture, but future streetscape materials to be ordered from the same manufacturer in the color black;
- use of 5 x 5 saw cut joints, as presented;
- planting hybrid fan palms, as presented, in medians and bulb-outs;
- street tree species to be determined at a later date, to provide an opportunity for staff to meet with affected property and business owners; and
- use of color to delineate bike lanes and parking, citing the example of the City of Paso Robles where bike lanes were painted in a dark wine color.

The Council/Agency thanked and praised Rick Engineering for the proposed design concepts and thanked the business and property owners for their comments.

Action: Upon consensus (Council/Board Member Bright absent), the Council/Agency authorized proceeding with final plans and construction drawings for the construction of medians.

CC/IA-4. Review of Work Scope for the West Grand Avenue Master Plan Request for Proposal.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. Economic Development Specialist Buckingham provided an overview of the recommendation in the City's Economic Development Strategy to prepare a Master Plan that would guide development in the visitor-serving node at 4th and West Grand Avenue and the downtown core. Both areas were designated as pivotal to the City's economic development efforts in the 2004 Visioning Project. However, staff recommended developing one Master Plan document for the entire West Grand Avenue corridor to create a cohesive and integrated approach to revitalizing West Grand Avenue, rather than multiple plans.

He then reviewed the differences between developing a "Specific Plan" document compared to a "Master Plan", stating the latter document could be tailored to focus on the needs of a defined area without having to address certain requirements mandated by a Specific Plan. It was also significantly less expensive to prepare. Economic Development Specialist Buckingham then reviewed the proposed work scope, goals, and draft Request for Proposal document, and responded to questions from the Council/Agency.

Brief discussion was held regarding:

- whether to proceed, given the estimated cost to prepare a Master Plan document, when planning for much of the area was already included in other studies/documents;
- expanding the work scope to include other areas of the City, such as Newport Avenue, Atlantic City Avenue and/or the industrial area along Highway One; and

- the issue of parking in the downtown area that would be addressed in a Master Plan document to encourage development.

Interim Community Development Director/Deputy Director Beck stated that previously conducted studies had focused on public areas such as streets and pedestrian areas, but there hadn't been a document prepared recently focused on architectural elements of individual building designs, access, parking, and how those designs could be linked together or could include a plaza feature. She added that the process to update the Land Use Element didn't include the extensive public outreach program that would be conducted under the development of a Master Plan document.

Further Council/Agency discussion was held regarding the upcoming holidays and extending the deadline to receive proposals.

Action: Upon consensus (Council/Board Member Bright absent), the Council/Agency approved the work scope as proposed for the West Grand Avenue Master Plan and directed staff to extend the proposal submission date to January 18, 2010.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:42 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK
(Approved at CC/IA Mtg 06/07/2010)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY
(Approved at CC/IA Mtg 06/07/2010)