

All persons desiring to speak on agenda items are asked to fill out a *Speaker Information Card* and place it at the Staff Table prior to the start of discussion of the agenda item. Each individual speaker will be limited to a presentation total of three (3) minutes per person, per item.

## **CITY COUNCIL AGENDA**

**Tuesday, March 5, 2002 7:30 PM**

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET**

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**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR  
TO THE MEETING WITH A COPY TO THE CITY CLERK**

### **7:30 PM – CONVENE REGULAR MEETING**

**CALL TO ORDER** – Downstairs Conference Center

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL** Councilmembers George Finigan, Jim Heggarty, Gary Nemeth, Duane Picanco and Mayor Frank Mecham

### **PUBLIC COMMENTS**

This is the time the public may address the Council on items other than those scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Council meeting or referred to committee or staff. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

## AGENDA ITEMS TO BE DEFERRED (IF ANY)

If applicable, staff to advise Council of any item on agenda that is to be deferred or tabled.

PRESENTATIONS - None

## NOTICED HEARINGS

1. **Specific Plan Amendment (SP 01-002 – City Initiated in Conjunction with Estrella Associates)**

R. Lata, Community Development Director

To open and continue the public hearing on this item to the City Council's regular meeting of April 2, 2002. (This 3-part amendment relates to: (1) Revision of the improvement standards for a portion of Buena Vista Drive between Experimental Station Road and the north boundary of the Cuesta College North County Campus [initiated by the City]; (2) Re-designation of Clubhouse Drive from Collector to Local Streets status and modification of improvement standards [initiated by Dick Willhoit/Estrella Associates]; and (3) The addition of a new industrial street south of and parallel to Tractor Way, between Golden Hill Road and Oakwood Street - initiated by the City).

**OPTIONS:**

- a. Continue the open public hearing to the Council's regular hearing on April 2, 2002.
- b. Amend, modify or reject the above option.

2. **2002 Consolidated Plan and Federal HOME and Emergency Shelter Grant (ESG) Programs**

R. Lata, Community Development Director

Conduct a noticed public hearing and make a recommendation to the County Board of Supervisors regarding those activities to be approved for funding with the County's 2002 allotments of Federal Home Investment Partnership Act (HOME) and Emergency Shelter Grant (ESG) funds.

**OPTIONS:**

- a. Adopt Resolution No. 02-xx to support the HOME- and ESG-funded activities listed in the 2002 Draft One-Year Action Plan.
- b. Amend, modify or reject the above option.

3. **2002 Community Development Block Grant (CDBG) Program**

R. Lata, Community Development Director

Conduct a noticed public hearing and determine which activities are to be approved for funding with the City's 2002 Community Development Block Grant (CDBG) funds.

**OPTIONS:**

- a. **OPTION A** Adopt Resolution No. 02-xx to allocate the City's allotment of 2002 CDBG funds as follows:

Municipal Pool Changing Room Building Rehab .....	\$ 59,695
Carnegie Library Disabled Access .....	\$ 36,350
28th Street Improvements (design phase).....	\$ 20,610
Boys & Girls Club: Design for New Clubhouse.....	\$ 50,000
EOC's 40 Wonderful Program .....	\$ 2,000
EOC's Senior Health Screening Program.....	\$ 4,000
EOC's Teen Academic Parenting Program .....	\$ 3,600
Lifestyles' Alcohol & Substance Abuse Counseling.....	\$ 6,800
UCP's Supporting Childcare Program .....	\$ 4,000
Literacy Council's Program .....	\$ 2,500
HHP's Motel Voucher Program.....	\$ 24,000
Downtown Street Lights .....	\$ 15,100
Alley Improvements.....	\$ 51,000
Administration (includes Capacity Building).....	\$ 69,900
<b>Total .....</b>	<b><u>\$349,555</u></b>

- b. **OPTION B** Adopt Resolution No. 02-xx to allocate the City's allotment of 2002 CDBG funds as follows: **Bold text indicates changes from Option A.**

<b>Municipal Pool Changing Room Building Rehab .....</b>	<b>\$ 54,165</b>
Carnegie Library Disabled Access .....	\$ 36,350
28th Street Improvements (design phase).....	\$ 20,610
Boys & Girls Club: Design for New Clubhouse .....	\$ 50,000
EOC's 40 Wonderful Program.....	\$ 2,000
EOC's Senior Health Screening Program .....	\$ 4,000
EOC's Teen Academic Parenting Program.....	\$ 3,600
Lifestyles' Alcohol & Substance Abuse Counseling.....	\$ 6,800
UCP's Supporting Childcare Program.....	\$ 4,000
Literacy Council's Program .....	\$ 2,500
HHP's Motel Voucher Program .....	\$ 24,000
Big Brothers/Big Sisters Mentoring Program .....	\$ 5,530
Downtown Street Lights .....	\$ 15,100
Alley Improvements.....	\$ 51,000
Administration (includes Capacity Building) .....	\$ 69,900
<b>Total .....</b>	<b><u>\$349,555</u></b>

- c. **OPTION C** Adopt Resolution No. 02-xx to allocate the City's allotment of 2002 CDBG funds as modified below: **Bold text indicates changes from Option A.**

<b>Municipal Pool Changing Room Building Rehab .....</b>	<b>\$ 79,695</b>
Carnegie Library Disabled Access.....	\$ 36,350
28th Street Improvements (design phase).....	\$ 20,610
<b>Boys &amp; Girls Club: Design for New Clubhouse .....</b>	<b>\$ 0</b>
EOC's 40 Wonderful Program .....	\$ 2,000
EOC's Senior Health Screening Program.....	\$ 4,000
EOC's Teen Academic Parenting Program .....	\$ 3,600
Lifestyles' Alcohol & Substance Abuse Counseling.....	\$ 6,800
UCP's Supporting Childcare Program .....	\$ 4,000
Literacy Council's Program .....	\$ 2,500
HHP's Motel Voucher Program.....	\$ 24,000
<b>Big Brothers/Big Sisters Mentoring Program .....</b>	<b>\$ 6,000</b>
Downtown Street Lights .....	\$ 15,100
Alley Improvements.....	\$ 51,000
<b>LED-Lighted Crosswalk.....</b>	<b>\$ 24,000</b>
Administration (includes Capacity Building).....	\$ 69,900
<b>Total.....</b>	<b><u>\$349,555</u></b>

- d. Amend, modify or reject the above options.

**ADJOURN TO JOINT MEETING OF PUBLIC FINANCING AUTHORITY,  
REDEVELOPMENT AGENCY & CITY COUNCIL**

**DISCUSSION**

**4. Creekside Gardens Seniors Apartments – Second Implementation Agreement to Participation Agreement (Peoples' Self-Help Housing Corp.)**

R. Lata, Community Development Director

Consider a Second Implementation Agreement amending the Participation Agreement between the Redevelopment Agency and Peoples' Self-Help Housing Corp. (PSHHC) for Creekside Gardens Senior Apartments. The proposed amendment would allow for \$235,000 of the \$435,000 in Low and Moderate Income Housing (LMIH) funds to be used for site acquisition and the remaining \$200,000 for either on- or off-site improvements. CONTINUED FROM FEBRUARY 19, 2002

**OPTIONS:**

- a. Adopt Resolution No. 02-xx approving a Second Implementation Agreement to the Participation Agreement for the Creekside Gardens Seniors Apartments Project. Said Second Implementation Agreement provides that that the \$235,000 in LMIH assistance to be used for site acquisition be in the form of a loan that is forgiven upon commencement of construction of the project, and specifies deadlines to commence construction of the project no later than November 30, 2003 and complete construction within 24 months of its commencement.
- b. Amend, modify or reject the above option.

## ROLL CALL VOTE (REDEVELOPMENT AGENCY)

### ADJOURN TO CITY COUNCIL MEETING

#### CONSENT CALENDAR

ITEMS ON THE CONSENT CALENDAR ARE CONSIDERED ROUTINE, NOT REQUIRING SEPARATE DISCUSSION. However, if discussion is wanted or if a member of the public wishes to comment on an item, the item may be removed from the Consent Calendar and considered separately. Councilmembers may ask questions of clarification without removing an item from the Calendar. INDIVIDUAL ITEMS 5-12 ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.

5. Approve City Council minutes of February 5 and February 13, 2002.  
D. Fansler, City Clerk
6. Approve Warrant Register.  
M. Compton, Administrative Services Director
7. Receive and file Advisory Body Committee minutes as follows:  
Library Board of Trustees meeting of January 10, 2002  
Senior Citizen Advisory Committee meeting of January 14, 2002  
Citizens Airport Advisory Committee meeting of January 24, and January 31, 2002
8. Adopt Ordinance No. XXX N.S. adding Chapter 9.42 to the City's Municipal Code that would prohibit swimming and other water sports at Barney Schwartz. (First reading February 19, 2002.)  
R. Lata, Community Development Director
9. Adopt Resolution No. 02-xx authorizing the submittal of the funding request form for the recycling block grant and authorizing the Public Works Director to carry out the grant administration. (The City is eligible to apply for a grant of up to \$7,146 for recycling and litter reduction promotion.)  
J. Deakin, Public Works Director
10. Adopt Resolution No. 02-xx annexing PD 00-029 into the Landscape and Lighting District. (This proposed development is for a 5,000 square-foot commercial building located on the west side of Ramada Drive across from the new Paris Precision Building. The Planning Commission approved the project with the proviso that the developer would annex certain areas into the Landscape and Lighting Maintenance District. Once construction is complete, this property will be levied annual L&LD assessment fees.)  
J. Deakin, Public Works Director.
11. Adopt Resolution No. 02-xx approving a Letter of Consent in favor of Farm Credit West for the property leased to Donald J. Ackerman. (In April 1998 the City entered into a 30-year agricultural lease with Mr. Ackerman. The lease remains in full force and compliance. Section 9 of the lease agreement [Hypothecation] allows for lessee's mortgage of the interest in the leasehold and for the rights of the Lender to assume the lessee interest in the lease in the event of default. Lessee is applying for financing and using the proceeds of the farm crop as security. Letter of Consent has been reviewed by the Deputy City Attorney and has been modified to his satisfaction.)  
J. Deakin, Public Works Director.

12. Reject bids for vehicle and equipment acquisitions and direct staff to re-bid at a future date. (Bids for budgeted vehicles and equipment replacements were opened on December 27, 2001. Many of the City's vehicle needs are included in the State of California's bid. The State's bid prices are often lower than bids submitted solely for the City's needs. Such was the case this year, however, many of the low-bid vehicles are no longer available. After reviewing bids, checking the availability and configuration of vehicles, staff suggests rejecting bids for vehicles at this time and putting the list back out to bid in fiscal year 2003, giving local vendors a new opportunity to bid at that time. Staff will then return to Council in December to consider awarding bids and purchasing both the fiscal year 2002 and fiscal year 2003 replacement vehicles once the State bid list and new local bids become available.)  
J. Deakin, Public Works Director.

#### ROLL CALL

#### PUBLIC DISCUSSION

13. **Proposals to Prepare Fiscal Impact Analysis Related to General Plan and New Development Projects**  
R. Lata, Community Development Director

Consider contracting with David Taussig Associates, the firm recommended by the Council's ad hoc committee, to prepare a Fiscal Impact Analysis in conjunction with the General Plan Update. (Proposals were solicited from 14 firms; two proposals were received and reviewed by the ad hoc committee and City staff. After analysis of the proposals, it was determined that the scope of work proposed by Pacific Group [bid \$38,300] was not suitable to the City's needs. The committee concluded that the proposal by David Taussig & Associates [bid \$79,105] reflected what the City is seeking for both the General Plan Update and developing an analytical tool to evaluate individual development projects.)

#### OPTIONS:

- a. Proceeding per the recommendation of the ad hoc committee to select David Taussig & Associates to prepare the Fiscal Impact Analysis model and scope of work related to the update of the City's General Plan; and authorize the City Manager to execute an Agreement based on substantial conformance with the attached Scope of Work and within a budget of \$79,105.
- b. Amend, modify or reject the above option.

#### ROLL CALL VOTE

14. **13<sup>th</sup> Street Bridge Project**  
J. Deakin, Public Works Director

Consider awarding the contract to prepare construction plans, specifications and environmental documents for the 13<sup>th</sup> Street Bridge Project to URS Greiner. (In early 1999, Council authorized staff to engage the services of URS Greiner, a transportation-engineering firm, to begin preparation of the design of the bridge widening and adjacent streets and on July 18, 2001, Council directed staff to prepare construction documents for the project. The preliminary project budget is estimated at \$13,000,000. URS Greiner will be preparing final plans, specifications, and environmental documents over the next 18 months.)

**OPTIONS:**

- a. Adopt Resolution No. 02-xx directing the City Manager to enter a Consultant Services Agreement with URS Greiner to prepare construction and environmental documents for the 13<sup>th</sup> Street Bridge Project for a not-to-exceed fee of \$718,965.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**CITY MANAGER** - None

**CORRESPONDENCE** – None

**ADVISORY BODY COMMUNICATION** - None

**AD HOC COUNCIL BUSINESS** - None

**PUBLIC COMMENT ON CLOSED SESSION**

Public comments limited to Closed Session items only.

**CLOSED SESSION**

**CALL TO ORDER** – Large Conference Room, 2<sup>nd</sup> Floor

**a. Conference with Real Property Negotiator\***

Government Code Section 54956.8

City Negotiator: James L. App, City Manager

Property: 1401 N. River Road, Paso Robles (APN 025-501-014)\*

Owner/Negotiator: B. W. The Plumbing Company (Bruce White)

Provide City Negotiator with authority regarding purchase, price, and terms of payment

\*RE 13<sup>TH</sup> STREET BRIDGE WIDENING PROJECT

**b. Conference with Real Property Negotiator\***

Government Code Section 54956.8

City Negotiator: James L. App, City Manager

Property: 301 Creston Road, Paso Robles (APN 009-410-024)\*

Owner/Negotiator: Dianna Lynn West and Craig Warren West

Provide City Negotiator with authority regarding purchase, price, and terms of payment

\*RE 13<sup>TH</sup> STREET BRIDGE WIDENING PROJECT

**c. Conference with Real Property Negotiator\***

Government Code Section 54956.8

City Negotiator: James L. App, City Manager

Property: 101 Creston Road, Paso Robles (APN 009-401-018)\*

Owner/Negotiator: Walter N. and Donna L. Heer

Provide City Negotiator with authority regarding purchase, price, and terms of payment

\*RE 13<sup>TH</sup> STREET BRIDGE WIDENING PROJECT

**d. Conference with Real Property Negotiator\***

Government Code Section 54956.8

City Negotiator: James L. App, City Manager

Property: 149 Creston Road, Paso Robles (APN 009-401-030)\*

Owner/Negotiator: John Danner and Lucille Danner

Provide City Negotiator with authority regarding purchase, price, and terms of payment

\*RE 13<sup>TH</sup> STREET BRIDGE WIDENING PROJECT

**e. Public Employee Appointment**

Government Code Section 54957

Title: Fire Chief

**ADJOURNMENT:** to THE REGULAR MEETING ON TUESDAY, MARCH 19, 2002, AT 7:30 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET.

***THE DEADLINE FOR SUBMITTING ITEMS FOR THE NEXT REGULAR COUNCIL MEETING IS MARCH 1 , 2002***