

**COUNCIL MINUTES
CITY OF PASO ROBLES**

ADJOURNED REGULAR MEETING

Tuesday, February 20, 2001 7:30 PM

CALL TO ORDER

The City Council of the City of El Paso de Robles, meeting in regular session at 6:45 p.m. on the above date in the 2nd Floor Large Conference Room, was called to order by Mayor Frank Mecham.

ROLL CALL Present: Councilmembers Jim Heggarty, Gary Nemeth, Duane Picanco and Mayor Frank Mecham. Absent: Councilmember George Finigan

CLOSED SESSION

Deputy City Attorney Jon Seitz announced City Council's authority to go into closed session as stated in the agenda packet. Under discussion was a conference with Labor Negotiator.

The City Council thereupon adjourned to Closed Session.

The City Council returned to Regular Session at 7:30 p.m.

REGULAR SESSION

7:30 PM - CONVENE REGULAR MEETING

CALL TO ORDER

The City Council of the City of El Paso de Robles, meeting in regular session at 7:30 p.m. on the above date in the Library/City Hall Conference Center, was called to order by Mayor Frank Mecham.

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL Present: Councilmembers Jim Heggarty, Gary Nemeth, Duane Picanco and Mayor Frank Mecham. Absent: Councilmember George Finigan

PUBLIC COMMENTS – None

Mayor Mecham thanked the applicants and those persons in attendance from the public for their presence at last night's Council meeting to interview applicants for the Citizens Airport Advisory Committee.

PRESENTATIONS - None

REPORT ON CLOSED SESSION

Deputy City Attorney Jon Seitz announced City Council's authority to go into closed session pursuant to Government Code §564957.6 to have a conference with the Labor Negotiator for un-represented employees. City Negotiator Jim App briefed council on status of labor negotiations with management employees. There was no further reportable action.

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

ROLL CALL Present: Agencymembers Jim Heggarty, Gary Nemeth, Frank Mecham and Vice Chairman Duane Picanco. Absent: Chairman George Finigan

PUBLIC DISCUSSION

1. Peoples' Self-Help Housing Corp.'s Request for Low and Moderate Income Housing Funds to Assist in the Development of Canyon Creek Apartments

R. Lata, Community Development Director

Consider a request filed by Peoples' Self-Help Housing Corp. (PSHHC) for a loan of \$300,000 in Low and Moderate Income Housing (LMIH) funds to assist in the Development of Canyon Creek Apartments.

Vice Chairman Picanco opened the public hearing. Speaking from the public were Dale Gustin and Jeanette Duncan (Director, Peoples' Self-Help Housing Corporation). There being no further comments either written or oral, the public discussion was closed.

Agencymember Mecham, seconded by Agencymember Heggarty, moved to approve the requested loan of Low and Moderate-Income Housing (LMIH) funds by adopting Resolution No. RA 01-02 approving a Participation Agreement with Peoples' Self-Help Housing Corp. and appropriating Low and Moderate Income Housing funds. Motion passed by the following roll call vote:

AYES: Heggarty, Mecham, Nemeth and Picanco
NOES: None
ABSTAIN: None
ABSENT: Finigan

2. Peoples' Self-Help Housing Corp.'s Request for Low and Moderate Income Housing Funds to Assist in the Development of Creekside Gardens Senior Apartments

R. Lata, Community Development Director

Consider a request filed by Peoples' Self-Help Housing Corp. (PSHHC) for a grant of up to \$435,000 in Low and Moderate Income Housing (LMIH) funds to assist in the Development of Creekside Gardens Senior Apartments, a proposed 29 unit senior apartment project to be located on the north west corner of Oak Hill Road and Nicklaus Drive.

Vice Chairman Picanco opened the public hearing. Speaking from the public were Jeanette Duncan (Director, Peoples' Self-Help Housing Corporation) and Dale Gustin. There being no further comments either written or oral, the public discussion was closed.

Agencymember Nemeth, seconded by Agencymember Mecham, moved to approve the requested grant of Low and Moderate Income Housing (LMIH) funds by adopting Resolution No. RA 01-03 approving a Participation Agreement with Peoples' Self-Help Housing Corp and appropriating Low and Moderate Income Housing funds in a form to be approved by the City Attorney. Motion passed by the following roll call vote:

AYES: Heggarty, Mecham, Nemeth and Picanco
NOES: None
ABSTAIN: None
ABSENT: Finigan

3. Facade Improvement Program Funding Request

R. Lata, Community Development Director

Consider funding a facade improvement request for the purpose of assisting renovation of the Fox Theatre Building at 1436 Spring Street.

Vice Chairman Picanco opened the public hearing. There being no comments either written or oral, the public discussion was closed.

Agencymember Mecham, seconded by Agencymember Nemeth, moved to adopt Resolution No. RA 01-04 approving a facade improvement loan for the Fox Theatre Building, subject to the condition recommended by the Project Area Committee; appropriating \$25,000 in Redevelopment funds for this project; and with the stipulation that Council approval will be withdrawn should a building permit to restore the entire building to a viable condition not be issued within three years. Motion passed by the following roll call vote:

AYES: Heggarty, Mecham, Nemeth and Picanco
NOES: None
ABSTAIN: None
ABSENT: Finigan

ADJOURN TO CITY COUNCIL MEETING

NOTICED HEARINGS

4. General Plan Amendment 1-01 (Four Components) and Related Zone Change Applications: Request to Continue Notice Public Hearing

R. Lata, Community Development Director

Open and continue a noticed public hearing regarding a four-part General Plan Amendment and related Zone Change requests.

Mayor Mecham opened the public hearing. There were no comments either written or oral.

Councilmember Picanco, seconded by Councilmember Nemeth, moved to continue the opened public hearing to March 6, 2001. Motion passed by unanimous voice vote.

CONSENT CALENDAR

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to approve the Consent Calendar, waiving the reading of resolutions and ordinances in full.

Those items unanimously approved were as follows:

- 5.** Approve Warrant Register.
M. Compton, Administrative Services Director
- 6.** Proclaim March 2001 as Grand Jury Awareness Month.
F. Mecham, Mayor
- 7.** Proclaim March 8, 2001, as California Polytechnic State University History Day in recognition of its 100th anniversary.
F. Mecham, Mayor
- 8.** Proclaim February 27, 2001, as Spay Day USA.
F. Mecham, Mayor
- 9.** Adopt Resolution No. 01-41 honoring the Volunteer Service of Bob Alesi by creating an Annual Volunteer of the Year award.
D. Cassidy, Chief of Police
- 10.** Appoint Mayor Frank Mecham and Public Works Director Joe Deakin as members of the Regional Water Agencies Planning Committee.
J. Deakin, Director of Public Works
- 11.** Adopt Resolution No. 01-42 approving a budget appropriation to complete the acquisition of components necessary to provide the Council access to the City's information system.
M. Compton, Administrative Services Director

PUBLIC DISCUSSION

12. Measure D-98 Project Update

J. App, City Manager

Receive a Measure D-98 Project Status Report.

Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin. There being no further comments either written or oral, the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to (1) receive Measure D-98 Project Status Report, (2) approve the Project Schedule (Exhibit A) and the revised Project Financial Analysis (Exhibit B), (3) that Council reserves the right to consider amending the architect's contract for design of the Senior and Veteran's buildings, and (4) direct staff to prepare a resolution appropriating Measure D funds per the revised Exhibit B Project Financial Analysis. Motion failed by the following roll call vote:

AYES: Nemeth and Heggarty
NOES: Picanco and Mecham
ABSTAIN: None
ABSENT: Finigan

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to (1) receive Measure D-98 Project Status Report, (2) approve the Project Schedule (Exhibit A) and the revised Project Financial Analysis (Exhibit B); (3) direct staff to prepare a resolution appropriating Measure D funds per the revised Exhibit B Project Financial Analysis; and (4) direct staff to return with project details and possible options in conjunction with the resolution appropriating funds. Further, it was stressed that Council reserves the right to consider amending the architect's contract for design of the Senior and Veteran's buildings. Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

Council adjourned for a 10-minute recess at 9:35 PM.

13. Niblick Bridge Amenities

J. Deakin, Public Works Director

Consider awarding the low bid to install the Niblick Bridge Amenities to Wysong Construction.

Mayor Mecham opened the public hearing. There being no comments either written or oral, the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Heggarty, moved to adopt Resolution No. 01-43 awarding the Niblick Bridge Amenity Project to the low bidder of \$506,700 to Wysong Construction of Atascadero. Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

14. Presentation of Alternatives – Charolais Alignment Study and Highways 101 and 46 West Interchange Improvements

J. Deakin, Public Works Director

Presentation to Council of various project alternatives.

Presentation to Council by Project Manager George Aguilar, URS Greiner (Transportation Engineers). Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin. There being no further comments either written or oral, the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Nemeth, moved to direct staff to complete project study reports for Options No. 1, 6, and 8 for final adoption by Caltrans. Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

15. Construction Work Occurring Without Permits

R. Lata, Community Development Director

Consider providing direction to staff to incorporate increased penalties for work without building or other required permits.

Mayor Mecham opened the public hearing. Speaking from the public were Mike Menath and Dale Gustin. There being no further comments either written or oral, the public discussion was closed.

Councilmember Heggarty, seconded by Councilmember Nemeth, moved to direct staff to seek assistance from legal counsel to actively pursue criminal prosecution under the City's Municipal Code with regards to work undertaken without a permit. Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

16. Status of Airport Area Specific Plan

R. Lata, Community Development Director

Consider alternative options with regards to the status of the Airport Specific Plan.

Mayor Mecham opened the public hearing. Speaking from the public was Chuck Miller. There being no further comments either written or oral, the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Nemeth, moved to direct staff to initiate an Amendment to the City's General Plan, deleting the requirement for preparation of an Airport Area Specific Plan, and directing staff to report back with options for dealing with the spread of costs for arterial roads (Airport and Dry Creek Roads) and with regards to formulating design guidelines for commercial and industrial development in the Airport Area (defined as north of Highway 46 East and east of Golden Hill Road to City limits). Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

17. Airport Area Security Fencing

J. Deakin, Public Works Director

Approve the final design concept for the Airport area security fencing.

Presentation by Steve Caminiti, project landscape architect. Mayor Mecham opened the public hearing. Speaking from the public was Chuck Miller. There being no further comments either written or oral, the public discussion was closed.

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to approve final design of the Airport area security fencing as presented and direct staff to proceed with the preparation of the construction drawings. Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

18. Redevelopment Budget Amendment

R. Lata, Community Development Director

Consider adoption of an ordinance to amend the Fiscal Year 2000/2001 Budget for both the (regular) Redevelopment Fund and the Redevelopment Low and Moderate Income Housing (LMIH) fund.

Mayor Mecham opened the public hearing. There being no comments either written or oral, the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Heggarty, moved to give first reading of Ordinance No. XXX N.S. approving an amendment to the Fiscal Year 2000/2001 Budget for the Redevelopment Low and Moderate Income Housing fund; and set March 6, 2001, as the date for second reading and adoption. Motion passed by the following roll call vote:

AYES: Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: Finigan

CITY MANAGER – None

CORRESPONDENCE

19. Consider request from John Taylor to join the ACTION for Healthy Communities organization and sponsor a survey of City residents to solicit public opinion on a variety of issues, i.e., gangs, public transit, homelessness, childcare services.

Mayor Mecham opened the public hearing. There being no comments either written or oral, the public discussion was closed.

Councilmember Heggarty, seconded by Councilmember Picanco, moved to receive and file the above correspondence. Motion passed by unanimous voice vote.

ADVISORY BODY COMMUNICATION

20. **Receive and file minutes for the following meetings:**

- a. Youth Commission meeting of December 6, 2000
- b. Public Library Board of Trustees meeting of February 8, 2001

Councilmember Picanco, seconded by Councilmember Nemeth, moved to receive and file the above minutes. Motion passed by unanimous voice vote.

AD HOC COUNCIL BUSINESS

21. **Support for County Economic Opportunity Commission**

Consider issuing a letter of support to the County Economic Opportunity Commission for a grant for homeless housing.

Mayor Mecham opened the public hearing. There being no comments either written or oral, the public discussion was closed.

The Council, by general consensus, directed staff to write a response letter supporting the County Economic Opportunity Commission's effort to secure a grant for a homeless housing project in Atascadero.

22. **Computer Website Development**

Consider the creation of a City website and discuss parameters for a limited initial design.

Information Services Manager Dave McCue made a presentation showing websites from various cities. Mayor Mecham opened the public hearing. Speaking from the public was Dale Gustin. There being no further comments either written or oral, the public discussion was closed.

The Council, by general consensus, directed staff to return to Council with a selection of options and cost estimates for a limited website development.

It was moved by Councilmember Heggarty, seconded by Councilmember Picanco, and passed by unanimous voice vote to adjourn from regular session at 11:07 p.m.

ADJOURNMENT: to A NAVAL EXERCISE PRESENTATION AT 11:30 AM AT FORT HUNTER LIGGETT ON SATURDAY, FEBRUARY 24, 2001; TO A COMMUNITY WORKSHOP ON MONDAY, FEBRUARY 26, 2001, AT 7:00 PM AT THE SCHOOL DISTRICT BOARD ROOM, 800 NIBLICK ROAD; TO THE COMMUNITY WORKSHOP ON MONDAY, MARCH 5, 2001, AT 7:00 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET; AND TO THE REGULAR CITY COUNCIL MEETING ON TUESDAY, MARCH 6, 2001, 7:30 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET

Submitted:

Sharilyn M. Ryan, Deputy City Clerk
Approved: March 20, 2001