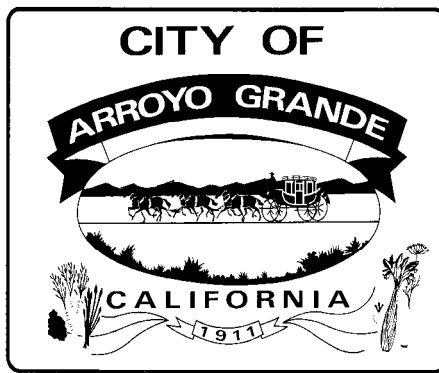


# City Council



# Agenda

Tony Ferrara, Mayor/Chair  
Joe Costello, Mayor Pro Tem/Vice Chair  
Jim Guthrie, Council/Board Member  
Ed Arnold, Council/Board Member  
Chuck Fellows, Council/Board Member

Steven Adams, City Manager  
Timothy Carmel, City Attorney  
Kelly Wetmore, City Clerk

**AGENDA SUMMARY  
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING  
TUESDAY, NOVEMBER 10, 2009  
7:00 P.M.**

**Arroyo Grande City Council Chambers  
215 East Branch Street, Arroyo Grande**

1. **CALL TO ORDER:** 7:00 P.M.
2. **ROLL CALL** COUNCIL/RDA
3. **FLAG SALUTE:** BROWNIE TROOP 40734
4. **INVOCATION:** DR. MAYER-HARNISH  
BAHAI FAITH
5. **SPECIAL PRESENTATIONS:**  
None.
6. **AGENDA REVIEW:**
  - 6a. Move that all ordinances presented for introduction or adoption be read by title only and all further readings be waived.

## AGENDA SUMMARY – NOVEMBER 10, 2009

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#### 7. **COMMUNITY COMMENTS AND SUGGESTIONS:**

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the City Council. The Brown Act restricts the Council from taking formal action on matters not published on the agenda. In response to your comments, the Mayor or presiding Council Member may:

- ◆ Direct City staff to assist or coordinate with you.
- ◆ A Council Member may state a desire to meet with you.
- ◆ It may be the desire of the Council to place your issue or matter on a future Council agenda.

Please adhere to the following procedures when addressing the Council:

- ◆ Comments should be limited to 3 minutes or less.
- ◆ Your comments should be directed to the Council as a whole and not directed to individual Council members.
- ◆ Slanderous, profane or personal remarks against any Council Member or member of the audience shall not be permitted.

#### 8. **CONSENT AGENDA:**

The following routine items listed below are scheduled for consideration as a group. The recommendations for each item are noted. Any member of the public who wishes to comment on any Consent Agenda item may do so at this time. Any Council Member may request that any item be withdrawn from the Consent Agenda to permit discussion or change the recommended course of action. The City Council may approve the remainder of the Consent Agenda on one motion.

##### 8.a. **Cash Disbursement Ratification** (KRAETSCH)

**Recommended Action:** Ratify the listing of cash disbursements for the period October 16, 2009 through October 31, 2009.

##### 8.b. **Consideration of Approval of Minutes** (WETMORE)

**Recommended Action:** Approve the minutes of the Regular City Council/Redevelopment Agency meeting of October 27, 2009, as submitted.

##### 8.c. **Consideration of Resolution Authorizing PacificWest Energy Solutions, Inc. to Submit Applications on behalf of the City for Funding from the California Energy Commission** (ADAMS)

**Recommended Action:** 1) Adopt a Resolution authorizing PacificWest Energy Solutions, Inc. to submit applications on behalf of the City for funding from the California Energy Commission; and 2) Authorize the Mayor to execute a Memorandum of Understanding with PacificWest to prepare an energy audit on City facilities and to provide consultant services associated with the Resolution.

8. **CONSENT AGENDA (cont'd):**

8.d. **Consideration of a Resolution Approving an Application for Proposition 40 and 84 Urban Forestry Grant Program Funds for Tree Planting** (PERRIN)

**Recommended Action:** Adopt a Resolution approving the filing of an application for Proposition 40 and 84 Urban Forestry Grant Program Funds for tree planting.

8.e. **Consideration of Adoption of a Resolution Approving Application for Proposition 40 and 84 Urban Forestry Grant Program Funds for a Tree Inventory** (PERRIN)

**Recommended Action:** Adopt a Resolution approving the filing of an application for Proposition 40 and 84 Urban Forestry Grant Program Funds for a tree inventory.

8.f. **Consideration to Award Bid and Approve a Contractor Services Agreement for Uniform and Related Services** (PERRIN)

**Recommended Action:** 1) Award the bid and authorize the Mayor to execute a 3-year Contractor Services Agreement with AmeriPride Uniform Services; and 2) Appropriate \$300 from the Sewer Fund.

8.g. **Consideration of a First Amendment to the Agreement for Consultant Services with Garing Taylor & Associates for Well No. 10 Phase II Project, PW 2010-02** (MCCLISH)

**Recommended Action:** 1) Approve a First Amendment to the Agreement for Consultant Services with Garing Taylor & Associates for amount not to exceed \$54,180 for additional design expenses and support services during construction; and 2) Authorize the City Manager to execute the First Amendment.

8.h. **Consideration of Third Amendment to Agreement with North Coast Engineering for the El Camino Real Improvement Project** (MCCLISH)

**Recommended Action:** 1) Approve a Third Amendment to the Agreement for Consultant Services with North Coast Engineering to increase the “not to exceed” amount by \$40,508 to include additional design services on the El Camino Real Retaining Wall, El Camino Real Resurfacing, and El Camino Real/Chilton Street Waterline Capital Improvement Projects (PW-2008-09); and 2) Authorize the Mayor to execute the amendment.

8.i. **Consideration of Temporary Use Permit Case No. 09-024 Authorizing the Closure of City Streets for the 7<sup>th</sup> Annual Arroyo Grande Village Improvement Association Christmas Parade, November 29, 2009** (MCCLISH)

**Recommended Action:** Adopt a Resolution approving Temporary Use Permit Case No. 09-024 for the 7<sup>th</sup> Annual Arroyo Grande Village Improvement Association Christmas Parade.

9. **PUBLIC HEARINGS:**

- 9.a. **Continued Public Hearing - Consideration of Centennial Plaza Project and a Purchase and Sale and Improvement Agreement for Acquisition of Property at 300 East Branch Street and Sale and Development of City Property at 200 and 208 East Branch Street and the Adjacent Parking Area** (ADAMS)

**Recommended Action:** 1) Approve a Resolution adopting a Negative Declaration with Mitigation Measures; 2) Approve the Centennial Plaza preliminary design concept; 3) Approve a contract with RRM Architects for final design of the Centennial Plaza project for a not to exceed amount of \$44,000; 4) Approve a Purchase and Sale and Improvement Agreement with NKT Commercial for acquisition of property at 300 East Branch Street, sale of City property at 200 East Branch Street, 208 East Branch Street and the parking area in between, development of a 5,700 square foot commercial building at Short Street and East Branch Street, and adaptive reuse of the 208 East Branch Street building; 5) Select Alternative #3 as the preferred alternative for the NKT Commercial proposed project; and 6) Authorize the City Manager to execute documents to obtain debt financing of up to \$1.2 million for costs associated with acquisition of the 300 East Branch Street property through the United States Department of Agriculture (USDA) Rural Development Community Facilities low-interest loan program.

- 9.b. **Consideration of a Resolution Amending a Condition of Approval for Tentative Tract Map No. 2792 (VTTM 05-003 and PUD 05-007) for Property Located near Fair Oaks Avenue (East of Arroyo Grande Community Hospital), Applied for by Innovative Housing Solutions, Inc.** (MCCLISH)

**Recommended Action:** Adopt a Resolution amending a condition of approval for Vesting Tract Map 2792 to accept housing in-lieu fees instead of the provision of deed restricted units to meet affordable housing requirements.

- 9.c. **Consideration of Purchase and Sale Agreement and Joint Escrow Instructions for Sale of Property on Courtland Street South of East Grand Avenue to Peoples' Self Help Housing [RDA/CC]** (ADAMS)

**Recommended Action:** Approve a Purchase and Sale Agreement and Joint Escrow Instructions to sell the vacant property owned by the Agency on Courtland Street south of East Grand Avenue to Peoples' Self Help Housing and a Regulatory Agreement transferring a deed restriction to the property from property owned by Peoples' Self Help Housing on El Camino Real that will require the property be used for affordable housing.

10. **CONTINUED BUSINESS:**

None.

11. **NEW BUSINESS:**

11.a. **Consideration of Groundwater Monitoring and Test Findings and Adoption of Interim Urgency Ordinance Establishing a 45 Day Moratorium on the Approval of Development Projects** (ADAMS)

**Recommended Action:** 1) Review groundwater monitoring and testing results; 2) Adopt an Interim Urgency Ordinance establishing a 45-day moratorium on the approval of development projects; 3) Authorize the Mayor to sign a letter in conjunction with Grover Beach, Ocean and Pismo Beach requesting the County make available excess State water at the Lopez turnout on a temporary and emergency basis; and 4) Direct staff to seek public input and prepare recommendations to address water supply and potential seawater intrusion issues.

12. **CITY COUNCIL MEMBER ITEMS:**

The following item(s) are placed on the agenda by a Council Member who would like to receive feedback, direct staff to prepare information, and/or request a formal agenda report be prepared and the item placed on a future agenda. No formal action can be taken.

None.

13. **CITY MANAGER ITEMS:**

The following item(s) are placed on the agenda by the City Manager in order to receive feedback and/or request direction from the Council. No formal action can be taken.

None.

14. **COUNCIL COMMUNICATIONS:**

Correspondence/Comments as presented by the City Council.

15. **STAFF COMMUNICATIONS:**

Correspondence/Comments as presented by the City Manager.

16. **COMMUNITY COMMENTS AND SUGGESTIONS:**

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17. **ADJOURNMENT**

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All staff reports or other written documentation, including any supplemental material distributed to a majority of the City Council within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours at City Hall, 214 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

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