

MINUTES OF THE ADJOURNED MEETING
PASO ROBLES JOINT CITY COUNCIL/
REDEVELOPMENT AGENCY/
PLANNING COMMISSION STUDY SESSION
FEBRUARY 10, 1987

The City Council of the City of El Paso de Robles, meeting in study session at 6:30 p.m. on the above date, was called to order by Mayor Nick Russell with the following Councilmembers answering roll call: Quitt, Dolan, Stemper and Russell; Councilmember Cousins being absent.

1. The Mayor announced that there was to be a presentation of the Preliminary Redevelopment Plan including project area boundaries, a recommendation by the Planning Commission on the Preliminary Plan and consideration by the Redevelopment Agency of acceptance of Planning Commission recommendations on the Preliminary Plan. However, it was necessary to hold three meetings at this time, the City Council, the Redevelopment Agency and the Planning Commission, in order to receive direction from counsel regarding the problem of property ownership by members of the Planning Commission within the Redevelopment area.

Tom Parrington, Redevelopment attorney, advised that he has reviewed the conflict statements submitted by the Planning Commissioners for ownerships of businesses, properties and stock in corporations in the project area, and that there is the situation where, effectively, everyone on the Planning Commission has some interest that is considered an interest within the Redevelopment Project Area. The Council could act to direct the Planning Commission to select the project area, adopt the preliminary plan and that action to be mandatory action by the Planning Commission where they have a situation with all members having an interest. Rather than to try to evaluate which one has a lesser or greater interest for conflict of interest, the recognized method by the Fair Political Practices Commission, is to draw straws or numbers to decide who is qualified to create a quorum, and second, who can qualify to vote in order to have the fewest number possible voting. The quorum would be four for a seven member Commission and that the persons to constitute the quorum be selected by a drawing.

Marshall Krupp, consultant with Community Systems Associates, Inc., was introduced and reviewed the preliminary plan and answered questions of the audience and Council. The attorney and Mr. Krupp both stressed the point that once a boundary is selected, there is a legal prohibition of acquisition of property within the boundaries for anyone serving on the Council, Redevelopment Agency and Planning Commission with the exception of the residence of the individual member of that body. They stated that abstention was not a resolution of the issue.

It was noted for the record that Councilmember Cousins on the advise of the Redevelopment Attorney has stepped down due to the ownership of property in the project area creating a conflict of interest.

NOTICE OF ADJOURNMENT

YOU ARE HEREBY NOTIFIED that the meeting of the
and Redevelopment Agency
City Council/ of the City of El Paso de Robles, California,
held on February 10, 1987 at 6:30 p.m. in the
Council Chambers, City Hall, 1030 Spring Street, Paso
Robles, California 93446, has been adjourned to
February 17, 1987 at 6:30 p.m. in the Council
Chambers, City Hall, 1030 Spring Street, Paso Robles,
California 93446.

DATE: February 11, 1987

REDEVELOPMENT AGENCY & CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY:

Dawn Hudson
DEPUTY CITY CLERK

Tom Parrington then read Resolution No. 87-17, directing the selection of the boundaries for the Paso Robles Redevelopment Project Area.

Motion by Councilmember Ovitt and seconded by Councilmember Dolan that Resolution No.87-17, be adopted. Councilmember Stemper questioned the attorney regarding the fact that he is the Chairman of a founding committee for a bank, who have applied for a Charter. The property being considered as a bank site is between 8th and 9th on Spring Street, within the project area, but is not yet owned by the bank or leased to the bank. He was told to be on the cautious side, he should abstain.

Motion passed by the following roll call vote:

AYES: Ovitt, Dolan and Russell
NOES: None
ABSTAINED: Stemper
ABSENT: Cousins

The Planning Commission roll was called by the City Planner with the following members answering roll: Woosley, Farnow, Bryant, Gilman, Iversen, Bryant and Picanco; none being absent.

The drawing was held and the Commissioners selected by this process were Commissioners Bryant, Woosley, Iversen and Farnow. Commissioners Picanco, Baron and Gilman stepped down.

The Chairman then called the meeting to order for the Paso Robles Redevelopment Agency with the following Agency Members answering roll: Ovitt, Dolan, Stemper and Russell; Agency Member Cousins being absent by having stepped down.

2. Chairman Russell requested a staff report and opened the public hearing to discussion of the Preliminary Redevelopment Plan including the Project Area Boundaries.

The Executive Director and Marshall Krupp, redevelopment consultant, summarized the background of the project and the project areas designated on the project area map submitted for consideration and incorporated herein marked as Exhibit A. The Director made the point that the meeting is to discuss the project boundaries and the preliminary goals of the Preliminary Plan, it would be inappropriate and premature to discuss the Halferty Development Company or any other development project plan.

Marshall Krupp set forth the following five items required by law to be contained in the Preliminary Plan:

- a. Description of the boundaries of the project area;

tion general - land uses, layout of streets, building densities, building intensities and standards proposed as the basis for redevelopment of the project area; Implementation of Redevelopment Law with the Preliminary Plan and Final Plan;

- d. Redevelopment Plan to be in Conformance with General Plan; Around the Project Area.
- e. Generally Show What the Impact on Residents Within and

He further stated that the Project Boundary being presented does represent conditions that can be defined as stated in the law; that a Project Area Committee can be appointed to decide how the law; that a Preliminary Plan can be financed; the project potential conflicts have been modified to take into account requirements to the City that the special Council will prepare within the provisions and requirements to listing of generic projects for the Agency will contain a specific Council which will prepare and an estimation of costs in order to determine the economic feasibility of implementing those projects.

The Chairman opened the meeting to take public testimony, reminding that the discussion was to be kept to the Project Area and the Preliminary Plan, not the Halferty Development Company proposal.

Mr. Nick Gilman questioned the fact that the boundaries were set to allow two Councilmembers to sit on the Agency, and if so do the boundaries any longer make sense?

Mr. Parrington answered that Councilmember Stemper's abstention was an excess of caution at this time to avoid an appearance, not a legal conflict which will be resolved in the future regarding his interests in a potential bank.

Commissioner Bryant questioned the boundaries with regard to Agency Member Dolan reminded that it is going to be a difficult process and that we have to proceed according to the director of the Redevelopment Attorney and consultant.

Mr. Parrington reminded again of the prohibition of acquisition of interest in real property within the plan area unique to the redevelopment law.

Councilmember Dvitt stressed that the purpose of the plan is to revitalize the core area of the City.

... 16th Street, was it due to property ownership, and she
... it was.
... boundaries to the south in light of a potential bridge
... crossing, in the areas known as Woodland and Knock properties.

The Chairman explained that there are reasons why the project area
was cut off there (1) only so much vacant land can be included, (2)
further plan areas can be established if successful with this one,
(3) there are more than enough projects to be funded by the potential
revenue available.

Marshall Krupp referred back to Councilmember Dvitt's earlier comment
that the goal of the program is to revitalize and upgrade the potential
downtown area. He further stated that property cannot be included
solely for tax generating purposes.

Discussion continued with input from various citizens, among them
were Nick Gilman, John Bertoni, Mr. Armand Mastagni, Ms. Norma Moi,
Eldon Root, Bob Buss, Kevin Kester, and Ed Luce. Mr. Kevin Kester,
member of the BIA, questioned the advisability of the boundary of the
project area not including the new City Hall. He was told that
it was proposed to be included in the project. There was discussion of
property to be included in the project. There was discussion of
area to be included in the project. There was discussion of
including the entire block of Pine between 11th and 12th, the Ostrem
property, and the Knock and Woodland property.

The Chairman called a five minutes recess after which he called the
meeting back to order and asked for comments from the Agency Members
regarding the text of the Preliminary Plan. Comments and changes
were noted by Marshall Krupp and to be included in the revised draft
Preliminary Plan.

It was then moved by Agency Member Stepper, seconded by Agency Member
Dolan and passed unanimously to close the public hearing.

3. The meeting was turned over to the Planning Commission members
for discussion and recommendation. The attorney advised that before
voting, the four members of the Commission would be required to draw
numbers, the four to select the fewest number of members, which was three
out of four. Councilmember Farnow, Bryant and Iversen were selected
by this process. Councilmember Cousins questioned the need for
second drawing and counsel further explained.

Marshall Krupp recommended that the boundaries be changed
the inclusion of certain properties discussed in the
indicated them on the Project Area Map.

...ant moved to include the original parcel map as
... rather than the revised map submitted tonight
... to exclude the short term interest of the
... not necessarily of long term benefit to the City and
... include that property along Riverside, Railroad and River
... he thinks should be included because it is blighted.
Road which he thinks should be included because it is blighted.

5. The Redevelopment Attorney advised the City Council to take
Tom Parrington stated that if that map was to take effect, the
members of the Council or the Redevelopment Agency could not take
action.
The Redevelopment Agency could not take
action to amend the prior Resolution adopted by the City Council
setting the boundaries.

It was moved by Councilmember Quitt and seconded by Councilmember
Dolan to amend the original resolution to include the new Exhibit A
Map marked 10 February 1987 as exhibited in the Council Chambers.
Councilmember Stemper was advised by counsel to abstain due to a
possible appearance of a conflict of interest. The motion was passed
by the following roll call vote:
AYES: Quitt, Dolan and Russell
NOES: None
ABSENT: Cousins
ABSTAINED: Stemper

6. The meeting was turned over to the Planning Commission and it was
moved by Commissioner Iversen that the Resolution selecting the
project area for the Redevelopment Agency and Approving the Preliminary
Plan for the Paso Robles Project be read by title only and the Agency be
as shown on the map exhibit be read by title only and the Agency be
motion was seconded by Commissioner Farnow. Commissioner Bryant
stated that there had been discussion that maybe Redevelopment should be the way
not the way to go, but that industrial that maybe Redevelopment should be the way
to go. Motion was passed by the following roll call vote:
AYES: Iversen and Farnow
NOES: None
ABSENT: Bryant
ABSTAINED: Woosley

7. The meeting was turned over to the Redevelopment Agency to
the Planning Commission recommendation on the Preliminary P
Resolution No. RA 87-01, A RESOLUTION OF THE REDEVELOPMENT
THE CITY OF EL PASO DE ROBLES APPROVING THE SELECTING
BOUNDARIES FOR THE PASO ROBLES REDEVELOPMENT PRO

ACCEPTING AND APPROVING THE PRELIMINARY PLAN FOR THE PROJECT AREA, was presented for consideration.

Motion by Agency Member Ovitt, seconded by Agency Member Dolan and passed unanimously that the resolution be read by title only. The resolution was read by title only.

Motion by Agency Member Ovitt and seconded by Agency Member Dolan to adopt said resolution. Motion passed by the following roll call vote:

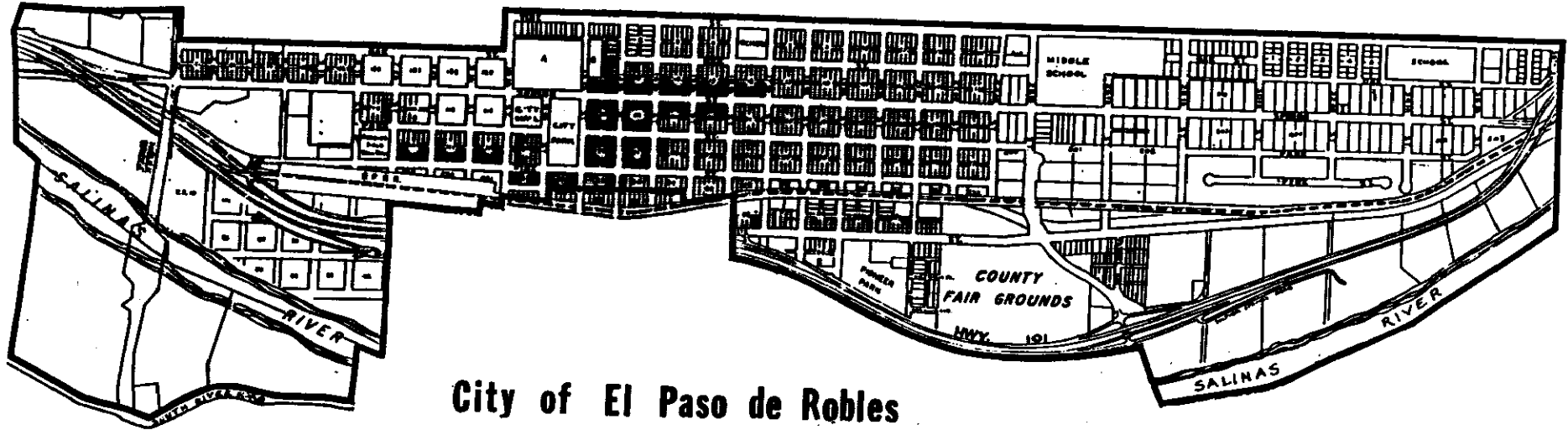
AYES: Ovitt, Dolan and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

8. Chairman Russell thanked all people involved in this matter for their efforts especially the Planning Commission; the Redevelopment Agency had taken Planning Commission time for its meeting.

9. There being no further business, it was moved by Agency Member Dolan, seconded by Agency Member Ovitt and passed unanimously to adjourn the Redevelopment Agency meeting to 6:30 p.m. on February 17, 1987 in the City Council Chambers.

10. There being no further business, it was moved by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously for the Council to adjourn to 6:30 p.m. on February 17, 1987 in the Council Chambers.

THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL AT THEIR NEXT REGULAR MEETING.



**City of El Paso de Robles
Redevelopment Plan**

————— Boundary Line



February 10, 1987

NOTICE OF SPECIAL MEETING

TO CITY COUNCILMEN,
CITY OF EL PASO DE ROBLES:

You are hereby notified that the members of the City Council of the City of El Paso de Robles are called to meet in SPECIAL SESSION at 6:30 p.m., on February 10, 1987, at the City Hall in the City of El Paso de Robles for the purpose of consideration of Redevelopment Preliminary Plan

Date February 6, 1987.

Jerry Bankston
Jerry Bankston, City Clerk

We, the undersigned members of the City Council of the City of El Paso de Robles do hereby accept service of the foregoing notice of Special Meeting and do hereby consent and agree that the said City Council shall meet at the time and place for the purpose therein stated.

COUNCILMEN,

Mick Russell
Arin H. ...
Betty ...
Harry ...
Ray ...

I, Jerry Bankston, City Clerk of the City of El Paso de Robles do hereby certify that the above notice was served in the manner provided by law and all signatures affixed thereto and the same placed on file in my office at least three hours before the time set for the holding of said meeting.

IN TESTIMONY WHEREOF, I have set my hand and the seal of said City this 9th day of February, 1987.

Jerry Bankston
City Clerk of the City of El Paso de Robles.

MINUTES OF THE ADJOURNED MEETING
PASO ROBLES CITY COUNCIL
FEBRUARY 17, 1987

The City Council of the City of El Paso de Robles, meeting in adjourned session at 6:30 p.m. on the above date, was called to order by Mayor Nick Russell with the following Councilmembers answering roll call: Ovitt, Dolan, Stemper, Cousins and Russell; none being absent.

1. There being no business or action to be taken, it was moved by Councilmember Dolan, seconded by Councilmember Ovitt and passed unanimously to adjourn to the regular meeting on this date.

THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT THEIR NEXT REGULAR MEETING.