

specifically on the five acre site on Creston Road, but that site will provide the needs looked for in the facility. He stated that he did not believe there was an adequate site on the west side of the City. Among the services and benefits to be included in the facility, was a proposed transportation system for the use of the residents. Mr. Orosel stressed the great need for such a care facility in the County.

Councilmembers agreed on the need for such a facility.

Councilmember Russell questioned if the proposed transportation system would be continued and maintained on an ongoing basis; Mr. Orosel answered that he did not have an answer as to how the continuity of the transportation could be structured to be maintained for a period of twenty or thirty years.

6. The Preliminary Review of an eleven (11) acre Neighborhood Commercial Center/Halferty Development Corporation was reviewed by The Director of Community Development who explained that when the Council considered the second reading of the zone change ordinance for the proposed neighborhood shopping center, discussions centered on realignment of South River Road both south and north of Niblick Road.

Mr. Jim Halferty, representing Halferty Development Corporation, presented a conceptual site and elevation plan, and a study map depicting the realignment of South River Road. Mr. Halferty stated that the cost of the realignment was estimated to be \$1,000,000, which cost his company was prepared to pay in full. The realignment left an island of approximately 1.3 acres between the east side of the Center and the present South River Road.

Mr. Halferty explained that the Shopping Center was expected to be a "convenience" Center as opposed to a "destination" Center for shoppers.

Mr. Pat Mackie pointed out the need to consider the visual amenities of the project from Highway 101 as addressed in the recent Highway 101 Visual Resource Study.

Mr. Gary Brock, representing Wayne Reeder who is the owner of the property immediately east of the Halferty project, encouraged the Council to follow through on the development of the Reeder property before considering additional commercially zoned property in the area. He stated that they were prepared to purchase the 1.3 acre island created by the realignment of South River Road and include it in the development of their project. Councilmember Dolan questioned Mr. Brock if he was going to pay for the alignment of South River Road if the Halferty development was not approved, and Mr. Brock stated that it was his understanding from staff that the alignment

must be done in any case; he did not confirm that his company would pay for the alignment.

Mr. Mike Rider, of Rider Development, stated that he believed that some kind of commercial property was needed in that area, and his concern is that it will be developed somewhere else in any event, possibly in the Templeton area, thereby creating the loss of revenue for Paso Robles.

Mr. Jim Chase stated that he felt there was a need for an urban plan study to be done to identify where shopping centers are needed before any are developed.

Mrs. Isabel Schoenfeld stressed the need for a shopping center for the residents and working people on the east side of town.

Mr. Don Franklin pointed out the traffic problems at the existing intersection of Niblick Road and South River Road and the realignment of South River Road would be an improvement.

The City Manager read a memo from the Paso Robles Main Street Program to the Planning Commission indicating the memo is intended neither as an endorsement nor as condemnation of the Halferty proposal, but as an emphasis on particular areas of concern (traffic analysis, business mix and design) that directly affect the growth and overall image of the community and that the project appears to be aimed at fulfilling the existing need.

The Mayor then asked the Council if it was their decision to encourage Halferty Development Corporation to proceed with an application for the development of the neighborhood shopping center; it was a unanimous decision to do so.

Mr. Halferty stated that they could be prepared to start the development approval process before the end of the year.

The Mayor listed the following items, as recap, of the Council's statements in their consideration of the Halferty Development preliminary review:

- a) No head-in parking;
- b) Exterior to be acceptable to Highway 101 visibility with appropriate landscaping and architecture;
- c) The City needs to be assured that they will have an effective handle on restrictions and uses, both initial and future, that might occur;
- d) Legal considerations of the adjacent property regarding its uses;

e) The issue of the traffic exterior and interior.

7. The Consent Calendar was presented and approved, upon motion by Councilmember Dolan and seconded by Councilmember Reneau, together with all the findings and recommendations as set forth therein. Motion passed by the following roll call vote:

AYES: Dolan, Reneau, Russell and Martin
NOES: None
ABSENT: None

Those items on the Consent Calendar are as follows:

A. Resolution No. 88-86, Authorizing the Department of General Services of the State of California to Purchase One (1) 1988 Police Cruiser

On August 19, 1988, one of our police vehicles was struck in the rear by a drunk driver. The damage to this patrol vehicle was extensive and resulted in a total loss. The replacement police vehicle will cost \$11,013.51 which shall be paid in part by the insurance carrier. At present, it appears the insurance settlement will be approximately \$2,500.00 under vehicle cost. In adopting the Consent Calendar, Council approves Resolution No. 88-86 authorizing the Department of General Services of the State of California to purchase one (1) police cruiser and authorizes the additional appropriation not to exceed \$2,500.00 to the City Police Department Budget, Capital Outlay Fund for vehicle purchase.

B. Waiver of Development Fees For Museum Addition at Pioneer Park

Dr. Bob Bryant, Chairman of the Park Construction Committee of the Pioneer Committee, has requested that City Council give consideration to waiving any development fees that might be applicable to the construction of an addition to the existing museum building at Pioneer Park. In adopting the Consent Calendar, Council authorizes waiver of development fees associated with the museum building construction and accepts dedication of the building to the City following its completion.

C. Approval of Final Tract Map and Subdivision Agreement For Tract 1446/Swift

Tract 1446 is located adjacent to and north northwest of Drycreek Village at Stony Creek Drive. Final Tract Map has been reviewed by staff and is found to be consistent with Tentative Tract Map. In adopting the Consent Calendar, Council approves Final Tract Map and authorizes execution of the Subdivision Agreement.

8. A memo from the Airport Manager recommended that the Council approve the revised lease with Tracy and Joyce Saylor for the Airport Cafe. At the direction of City Council, staff has included language into the lease agreement in an effort to protect the City's options should the facilities be needed for airline or related uses in the future. The revised lease provides for one (1) year terms and a 90 day notice of cancellation.

Mr. Tracy Saylor addressed the Council stating that he believed it would be more beneficial to all parties if the Cafe and an airline could co-exist, and he cited other airports which do so. He expressed great concern regarding the 90 day cancellation clause and the hardship a lease of less than five (5) years would place upon the Cafe.

Councilmember Dolan questioned the feasibility of the City agreeing to relocate the Cafe; the City Attorney stated that relocation gets to be very complex.

After a lengthy discussion, it was moved by Councilmember Russell and seconded by Councilmember Reneau to revise the lease back to its original condition with a 90 day notice for relocation with the length of lease to be three years with two one year options for renewal. Motion passed by the following roll call vote:

AYES: Russell, Reneau, Dolan and Martin
NOES: None
ABSENT: None

9. A memo from the Director of Public Works proposed to replace the gas engine on the Sherwood No. 11 Water Well with a 200 horsepower electric motor and set forth cost estimates with several options. The gas engine has failed and the well is now out of service.

Mayor Martin favored Option No. 4 to convert to an electric motor, surplus the gas engine and purchase a portable generator at a cost of \$75,000 believing it to be a cost savings.

Motion by Councilmember Dolan and seconded by Councilmember Russell to approve Option No. 3, to convert to an electric motor and rebuild the gas engine to serve as a stand-by source. Motion passed by the following roll call vote:

AYES: Russell, Dolan and Reneau
NOES: Martin
ABSENT: None

After discussion, it was moved by Councilmember Dolan to reconsider the previous motion. The motion died for lack of a second.

10. The Director of Public Works presented the matter of the adoption of a new street plan line for South River Road which is to be referred to the Planning Commission for report and recommendation.

Motion by Councilmember Russell, seconded by Councilmember Dolan and passed unanimously to refer the street plan line for South River Road north and south of the Niblick Road intersection to the Planning Commission for review and comment and then back to Council.

11. The City Manager presented the Resolution No. 88-87, ADOPTING THE CAPITAL IMPROVEMENT BUDGET FOR FISCAL YEAR 1988-89, for Council's consideration.

The City Manager reviewed the different budgeted items.

Mr. Pat Mackie addressed the Council stating that he believed the south side of Highway 46 should be sewered at the same time as the Airport. Staff answered that a study was being conducted. Councilmember Russell referred to a low interest loan from the State for extending public utilities to an area of development for industry.

Councilmember Russell discussed the realignment of Almond Springs Road. He felt that the Almond Springs Road project did not warrant a high enough priority to be done at this time; he thought it could be done next year. The Director of Public Works advised that he had received complaints of people being run off the road. Councilmember Dolan expressed the need for having the work done at this time.

Motion by Councilmember Russell and seconded by Councilmember Dolan that Resolution No. 88-77 be read by title only without Mountain Springs Road appropriation in the budget. Discussion ensued. Councilmember Dolan withdrew his second.

Motion by Councilmember Dolan, seconded by Councilmember Reneau and passed unanimously that Resolution No. 88-77 be read by title only as presented, including the appropriation for Mountain Springs Road.

Motion by Councilmember Dolan and seconded by Councilmember Reneau that Resolution No. 88-77 be adopted as presented. Motion passed by the following roll call vote:

AYES: Dolan, Reneau and Martin
NOES: Russell
ABSENT: None

12. The City Manager presented an amendment to the Operating Budget which included several items which were removed from the Capital Improvement Program Budget. He explained that the adopting resolution would be brought to the next Council meeting.

13. A memo from the City Attorney set forth the following three options by which the City Council may fill a vacancy to the City Council: 1) Make appointment to fill the vacancy within 30 days of October 5, 1988, (date of resignation) to the term which would expire June 30, 1990. 2) Make no appointment to fill the vacancy and call a special Election. 3) Council can make an appointment to the vacancy with the term to expire with the next available election which would be the regularly scheduled School Board Election of November 7, 1989.

Council concurred that they shall proceed to fill the vacancy by appointment from applications received. The receipt of applications will be closed at 5:00 p.m. on October 21st, with interviews being held at 2:00 p.m. on October 27, 1988 in the City Council Chambers.

14. It was moved by Councilmember Russell, seconded by Councilmember Dolan and passed unanimously that Councilmember Russell be appointed as representative and Mayor Martin as alternate to the San Luis Obispo Council of Governments, and that Councilmember Dolan be appointed as City Council representative to the Paso Robles Main Street Program.

15. Mr. Pat Mackie addressed the Council requesting a committee of two be appointed to negotiate an annexation agreement for the Infill area that would satisfy everyone.

After discussion, staff was directed to come back to Council with a modified annexation agreement for the Infill area for discussion.

16. There being no further business, it was moved by Councilmember Reneau, seconded by Councilmember Russell and passed unanimously to adjourn to October 27, 1988 at 2:00 p.m. in the City Council Chambers for the purpose of Council applicant interviews.

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



City of El Paso de Robles

"The Pass of the Oaks"

NOTICE OF ADJOURNMENT

YOU ARE HEREBY NOTIFIED that the meeting of the City Council
of the City of El Paso de Robles, California, held on

October 12, 1988 at 7:30 p.m.

in the Council Chambers, City Hall, 1030 Spring Street, Paso
Robles, California 93446, has been adjourned to

October 27, 1988 at 2:00 p.m. in the Council Chambers, City
Hall, 1030 Spring Street, Paso Robles, California 93446.

DATE: October 12, 1988

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY:

Paul Hudson

DEPUTY CITY CLERK



City of El Paso de Robles

'The Pass of the Oaks'

NOTICE OF ADJOURNMENT

YOU ARE HEREBY NOTIFIED that the meeting of the City Council of the City of El Paso de Robles, California, held on

October 27, 1988 at 2:00 p.m.

in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446, has been ^{CONTINUED} adjourned to

October 28, 1988 at 4:00 p.m. in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446.

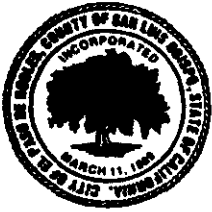
DATE: October 27, 1988

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY:

Dawn Hudson

DEPUTY CITY CLERK



City of El Paso de Robles

"The Pass of the Oaks"

NOTICE OF ADJOURNMENT

YOU ARE HEREBY NOTIFIED that the meeting of the City Council of the City of El Paso de Robles, California, held on

OCTOBER 27, 1988 at 2:00 P.M.

in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446, has been ~~adjourned~~ ^{CONTINUED} to

OCTOBER 29, 1988 at 12:00 NOON in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446.

DATE: OCTOBER 28, 1988

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY:



DEPUTY CITY CLERK