

**MINUTES OF THE ADJOURNED REGULAR MEETING
PASO ROBLES CITY COUNCIL**

Tuesday, June 19, 2001 7:30 PM

CALL TO ORDER – Library/City Hall Conference Center

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

PLEDGE OF ALLEGIANCE

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

INVOCATION

PUBLIC COMMENTS

- Pat Mackie expressed concerns about the Union Road striping and road construction creating a hazardous traffic situation. He suggested that a high priority be placed on re-striping of roads in construction zones. Staff reported that re-striping of Union Road is scheduled for completion within a few weeks.
- Del Velten brought attention to the rapid increase in construction costs and the need to accelerate the construction of planned public buildings to avoid increased costs to the City.

PRESENTATIONS - None

NOTICED HEARINGS

1. General Plan Amendment 2-01; Zone Change 99-004 Amendment to the Land Use and Circulation Elements of the City of Paso Robles General Plan (Chandler Ranch Master Plan – Applicant: Jack Munari)

R. Lata, Community Development Director

Consider the Planning Commission’s recommendation regarding certification of a final Environmental Impact Report on the Chandler Ranch Project, a General Plan Amendment (Land Use and Circulation), and a Zone Change application to allow residential, commercial and industrial land uses on the subject property.

Mayor Mecham opened the public hearing. Speaking from the public were Fred Strong (representing the applicant), Bill Walter (land use attorney for the applicant), Dennis Schmidt (Central Coast Engineering), Alice (last name not stated; a community services advocate for the homeless), Patrick J. Sayne (Superintendent, Paso Robles Public Schools), Pat Mackie, Susan Harvey (representing Paso Watch), Linda Leonard, Pat Johnson, Gordon Hensley (Environmental Defense Center), Michele Lachance, Greg Kudlick, Greg Haas, Douglas Wood (Douglas Wood & Associates, Inc.) and Marty Inouye (Omni-Means Engineers). There being were no further comments either written or oral, the public hearing was closed.

Councilmember Nemeth, seconded by Councilmember Picanco, moved to conclude that the Final EIR for the Chandler Ranch Master Plan should be certified as adequate and adopt Resolution No. 01-122 containing that determination. Motion passed by the following roll call vote:

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

Councilmember Nemeth, seconded by Councilmember Picanco, moved to adopt Resolution No. 01-123 containing findings for denial of the General Plan Amendment and Zone Change described as Alternative 1 (1,226 dwelling units, 20 acres of commercial, 5 acres of industrial), retaining the current General Plan and Zoning to permit up to 250 single family homes on the subject property. Motion passed by the following roll call vote:

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

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to direct staff to bring back a general plan amendment that would put the Chandler Ranch project back under a requirement to prepare a Specific Plan. Motion passed by the following roll call vote:

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

Council adjourned for a 15-minute recess at 9:35 PM.

CONSENT CALENDAR

Councilmember Heggarty, seconded by Councilmember Picanco, moved to approve the Consent Calendar, together with the recommendations and findings as set forth therein, waiving the reading of resolutions and ordinances in full.

Those items unanimously approved were as follows:

2. Receive and file Advisory Body Committee minutes as follows:
Paso Robles Senior Advisory Committee meetings of March 12 and April 9, 2001
Transit Advisory Committee meeting of May 2, 2001
3. Approve Warrant Register.
M. Compton, Administrative Services Director
4. Adopt Ordinance No. 813 N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion amending the Zoning Map established by reference in Section 21.12.020 of the Zoning Code (Title 21) – Rezone 00-005, Marsden. (Introduced at City Council meeting held on June 5, 2001 in response to a request by Jeff Marsden to rezone an approximate 3-acre property from Residential Single Family (R1) to Residential Multiple Family (R2, PD); and to consider expanding the rezone area to include the remainder of the RMF-L properties along Creston Road. The subject property is located on the north side of Creston Road between Ivy Lane and Orchard Drive. The site consists of three separate parcels under separate ownerships. Each owner has signed their intent to see their property rezoned to R2, PD. The potential expanded project area includes six (6) other parcels along Creston Road between Orchard Drive and Trigo Lane. The existing General Plan Land Use designation for the entire study area is Residential Multiple Family – Low Density (RMF-L). The existing zoning along this corridor is a combination of Residential Single Family (R1, B3 – with a 20,000 square foot minimum lot size) and (R1 – with a 7,000 square foot minimum lot size). The proposed zoning designation of R2, PD would bring the area into conformance with the General Plan.)
R. Lata, Community Development Director
5. Adopt Resolution No. 01-124 to provide an appropriation for reserve payments made to eligible persons located within the Orchard Bungalow Assessment District (OBAD). (Council directed staff to issue checks to eligible property owners, current and past, for a proportional share of the OBAD reserve fund. Council’s decision at the time did not include a budget appropriation since the total actual amount of the payments was unknown at the time. This action is part of year-end “housekeeping” for actions already authorized by Council.)
M. Compton, Administrative Services Director
6. Adopt Resolution No. 01-125 approving a cooperative agreement with San Luis Obispo Council of Governments (SLOCOG) to provide transit feeder services for the Cuesta Grade Improvement Project. (As this Project will negatively impact commute traffic on Cuesta Grade, Caltrans has provided mitigation funds. SLOCOG is administering the funds and has requested that the City provide transit feeder services to CCAT Route 9. There is no fiscal impact to the City as the cost to provide the proposed feeder service is fully reimbursable. The Transit Advisory Committee recommended this matter for approval.)
M. Compton, Administrative Services Director

7. Adopt Resolution No. 01-126 declaring certain City property as surplus and authorizing its sale to another public agency. (The two-year budget adopted by Council provides appropriations for the replacement of various vehicles and equipment. The acquisition of a fire aerial ladder truck was authorized and payment has been issued. The fire engine that was replaced is no longer serviceable to the City and is considered surplus. San Miguel Fire Department tendered an offer to purchase the surplus engine at fair market value.)
M. Compton, Administrative Services Director
8. Adopt Resolution No. 01-127 authorizing the City Manager to enter into a Consultant Services Agreement with Omni-Means to update the City's Master Plan for Bikeways. (The State of California has a Bicycle Transportation Account Program intended to provide funds for bicycle transportation. Approximately 7.2 million dollars are available statewide. In order to qualify for this grant, the City needs to update its Master Plan for Bikeways to meet the updated Streets and Highways Code. Requests for Proposals were sent to seven consultants; only one responded to the City's request.)
J. Deakin, Public Works Director
9. Adopt Resolution No. 01-128 approving a sublease agreement between Laura Coats Revocable Trust and Jerry E. Brown and Denise Dudley. (The City currently leases property to the Trust on the Municipal Airport at 4350 Cloud Way -PRAL 97-229. The lease is in good standing. The lease allows the lessee to enter into sublease agreements on the site with the approval of the City. Sublease agreement is for the construction of an aircraft storage hangar on Pad 3 of the subject site. The proposed sublease agreement has been reviewed by the Deputy City Attorney and approved as to form and content.)
J. Deakin, Public Works Director
10. Adopt Resolution No. 01-129 approving a sublease agreement between Laura Coats Revocable Trust and Jeff Thomas (dba J. T. Properties). (The City currently leases property to the Trust on the Municipal Airport at 4350 Cloud Way -PRAL 97-229. The lease is in good standing and compliance. The lease allows the lessee to enter into sublease agreements on the site with the approval of the City. Sublease agreement is for the construction of an aircraft storage hangar on Pad 4 of the subject site. The proposed sublease agreement has been reviewed by the Deputy City Attorney and approved as to form and content.)
J. Deakin, Public Works Director
11. Adopt Resolution No. 01-130 (1) accepting the Planning Commission's report that acquisition of a portion of property located at the northeast corner of Highway 46 and Buena Vista Road, APN 025-391-013, which is needed for the widening of Buena Vista Road to meet the General Plan and Specific Plan width is not in conflict with the City's General Plan; (2) concluding that the project is consistent with the Borkey Area Specific Plan and its Environmental Impact Report, and no additional environmental analysis is required; and (3) authorizing the City Manager to execute all documents related to the purchase of a portion of the property.
J. Deakin, Public Works Director
12. Adopt Resolution No. 01-131 accepting an Offer of Dedication for sewer purposes at the property at South River Road. (As part of the development of Woodland Plaza III, Oak Hills Road was constructed. With the construction of the road, the City needed to acquire an easement from Pete Cagliero to access an existing sewer manhole.)
J. Deakin, Public Works Director

13. Adopt Resolution No. 01-xx awarding the purchase of new grounds maintenance equipment for Barney Schwartz Park from various vendors (low bidders) in the amount of \$97,677.19. (This equipment is essential for grooming and maintaining the park and playing field grounds year-around. Equipment to be purchased: Aquacide spray rig, aerator, riding lawnmower, field tractor, 6-wheel off-road vehicle, turf sweeper and rotary single deck mower.) Although Council approved adoption of this item, a resolution was not prepared, as it was discovered prior to processing that a mathematical error had been made in the total dollar amount of the equipment. This item will be brought back to Council at the next regular meeting.
J. Deakin, Public Works Director
14. Adopt Resolution No. 01-132 accepting an Offer of Dedication for public road purposes for Buena Vista Road. (As part of the Measure D-98 projects, the City will be installing a traffic signal at Highway 46 East and Buena Vista Road and widening Buena Vista Road to a four-lane arterial from Highway 46 to Experimental Station Road. The City and Frank Arciero - Arciero and Sons, Inc.- have entered into an Acquisition Agreement for the City to obtain a portion of Arciero's property along Buena Vista Road. Arciero has signed a Grant Deed dedicating the property needed for the project.)
J. Deakin, Public Works Director
15. Adopt Resolution No. 01-133 accepting an Offer of Dedication for public road purposes along Creston Road. (PD 99-019 is a multi-family residential development located at the north side of Creston Road at Nickerson. One of the Conditions of Approval is for the developer – Ridino and Koman – to improve and dedicate property frontage along Creston Road.)
J. Deakin, Public Works Director
16. Adopt Resolution No. 01-134 accepting an Offer of Dedication for various easements. (PD 98-004 – Paris Precision – is an approved development plan to construct a 215,255 square-foot manufacturing facility located at 1650 Ramada Drive. The project has Conditions of Approval to install public sewer, utilities and a storm drain, which requires easements to be dedicated.)
R. Lata, Community Development Director
17. Adopt Resolution No. 01-135 accepting the recordation of Parcel Map PR 91-045, a three-lot subdivision located on the southwest corner of the intersection of Oriole Way and Ashwood Place; accepting the public improvements constructed for PR 91-045 into the City's maintenance system; and requiring the subdivider to post a one-year maintenance bond in the amount of \$2,500; and adopting Resolution No. 01-136 annexing Parcel PR 91-045 into the Landscape and Lighting District as Subarea No. 53. (Applicant has signed a petition and voted in favor of annexation into the Landscape and Lighting District, Subarea No. 53.)
R. Lata, Community Development Director
18. Adopt Resolution No. 01-137 awarding the construction bid for the Senior Center and Veteran's Building to Morrissey Construction of Oceanside, California, in the amount of \$1,874,092. (Bids were secured and opened on June 4th and Morrissey's was the lowest responsible bid. The difference between the allocated funding and current estimated costs provide \$339,189 for project contingency.)
D. Monn, Building Official

PUBLIC DISCUSSION

19. **Budget Adoption – Two-year Operating and Maintenance Budget; and Four-year Capital Improvement Project Program**
M. Compton, Administrative Services Director

Adopt budget appropriations for the two-year period beginning July 1, 2001. Council's ad hoc committee has recommended that Council consider approval of the base budget, the reoccurring new/expanded service requests, operating capital outlay and capital improvement projects program. (Council has held three budget workshops and one public discussion to review the proposed four-year financial plan, the capital improvement projects program and the draft ten-year financial projections.)

Mayor Mecham opened the public discussion. Speaking from the public was Ray Johnson (Economic Vitality Corporation). There being no further comments either written or oral, the public discussion was closed.

Councilmember Heggarty, seconded by Councilmember Picanco, moved to make a \$5000 contribution to the Economic Vitality Corporation. Motion passed by the following roll call vote:

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

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to adopt Resolution No. 01-138 adopting two-year maintenance and operations appropriations for fiscal years 2001-02 and 2002-03, and Four-year Capital Improvement Projects Program. Motion passed by the following roll call vote:

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

20. Redevelopment Agency Budget

M. Compton, Administrative Services Director

Consider introduction and first reading of the fiscal year 2002 and fiscal year 2003 operating budgets.

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

Councilmember Nemeth, seconded by Councilmember Picanco, moved to introduce for first reading of Ordinance No. XXX N.S. adopting the fiscal year 2002 and fiscal year 2003 operating budget for the Redevelopment Agency, setting July 3, 2001, as the date for second reading of the ordinance. Motion passed by the following roll call vote:

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

21. Budget Appropriation for Redevelopment Agency Debt Retirement

M. Compton, Administrative Services Director

Consider approval of an ordinance revision providing an appropriation for the retirement of outstanding internal debt.

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

Councilmember Heggarty, seconded by Councilmember Nemeth, moved to introduce for first reading Ordinance No. XXX N.S. providing for a budget revision to cover debt service payments for which a prior budget appropriation had not been considered, setting July 3, 2001, as the date for second reading of the ordinance. Motion passed by the following roll call vote:

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

22. Subsidized Taxicab Service

M. Compton, Administrative Services Director

Consider revitalization of subsidized taxicab services. (Implementation of subsidized taxicab services would provide less costly transportation services after 8:00 p.m. on weekdays, after 6:00 p.m. on Saturdays and all day on Sundays than is urgently available.)

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

Councilmember Nemeth, seconded by Councilmember Picanco, moved to adopt Resolution No. 01-139 approving an agreement with Beach Cities Cab Company to provide extended evening and Sunday subsidized taxicab services. Motion passed by the following roll call vote:

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

23. Amendment to Transit Operations Contract

M. Compton, Administrative Services Director

Consider approval of an amendment to the current transit operations contract with Laidlaw Transit Services to increase both the monthly compensation and the rate per vehicle service hour. The purpose of the increase is to provide resources to Laidlaw Transit Services to assist in employee retention and attract new employees as vacancies occur. (The Transit Advisory Committee recommended this matter for approval.)

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

Councilmember Nemeth, seconded by Councilmember Picanco, moved to adopt Resolution No. 01-140 approving a contract amendment with Laidlaw Transit Services, attaching as Exhibit A to the amendment a schedule of proposed salaries, *and directing staff and City Attorney to amend the agreement to incorporate the idea that the increased money be used to pay for employee wages and appropriate benefits.* Motion passed by the following roll call vote:

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

24. Development Impact Fee Study – Consultant Selection

M. Compton, Administrative Services Director

Select project consultant for preparation of the AB 1600 development impact fee study

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

Councilmember Heggarty, seconded by Councilmember Nemeth, moved to award AB 1600 development impact study to Revenue and Cost Specialists, LLC and direct staff to negotiate a consultant services contract to be returned with budget appropriation for final Council approval. Motion passed by the following roll call vote:

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

25. Airport Ground Lease – Jim and Karen Reed

J. Deakin, Public Works Director

Consider approving a long-term ground lease with Jim and Karen Reed for airport property to construct an aircraft storage hangar. Council has approved various areas on the Municipal Airport for long-term lease, and further development of aviation facilities thereon. The specific lot for consideration under this request is Lot 2 of Parcel 16, approximately 5,500 square feet, located at 5060 Wing Way. The term of this lease would be 20 years, commencing August 20, 2001, and ending August 19, 2021, unless terminated earlier in accordance with other provisions in the Lease.

Mayor Mecham opened the public discussion. Speaking from the public were Marty Meeker and Marie Payne. There being no further comments either written or oral, the public discussion was closed.

Councilmember Picanco, seconded by Councilmember Heggarty, moved to adopt Resolution No. 01-141 approving a long-term lease agreement at the Paso Robles Airport with Jim and Karen Reed, on Lot 2 of Parcel 16 (5060 Wing Way). Motion passed by the following roll call vote:

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

26. Airport Lease Assignment – Harry and John Reed to Allen R. Yarborough

J. Deakin, Public Works Director

Consider approving and authorizing assignment of a long-term lease on Lot 3 of Parcel 16 in the Airport Industrial Park. On January 31, 1997, the “tenant”, Harry and John Reed, entered a 20-year lease on Lot 3 of Parcel 16. Tenant has requested the City to consider an assignment of the lease in accordance with Section 11 of the original lease. The proposed change in lease ownership reflects the desire of the parties to more fully utilize this Airport facility for its intended use. The present tenants have sold their aircraft and assignee brings an aircraft to the facility, proposing the continued aviation storage use designated for this lot.

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

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to adopt Resolution No. 01-142 approving a lease assignment at the Municipal Airport from John Reed and Harry Reed to Allen R. Yarborough, and authorize the required execution thereof. Motion passed by the following roll call vote:

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

27. Annual Street Maintenance – Fee Increase

J. Deakin, Public Works Director

Consider approval of a contract rate increase for maintenance of the City’s traffic signals with Peek Traffic Signal Maintenance, Inc. The City’s traffic signals are currently maintained by contract, which is awarded by competitive bid every three years. The City has received a request from the contractor, Peek, to raise the rate by 7.5% due to the increase in energy and gasoline prices.

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

Councilmember Nemeth, seconded by Councilmember Heggarty, moved to deny the request for a 7.5% cost increase for City traffic signal maintenance by Peek Traffic Signal Maintenance, Inc., increasing the monthly fee from the current \$2,380 per month to \$2,558.50 per month (an increase of \$178.50/month). Motion passed by the following roll call vote:

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

CITY MANAGER

28. **Select Date for Conducting Interviews for Vacancies on Advisory Committees**

Councilmember Picanco, seconded by Councilmember Nemeth, moved to reappoint incumbents Greg Welch and Brian Thorndyke to 2-year terms on the Parks and Recreation Advisory Committee and to set Thursday, July 5th at 7:00 PM for interviewing applicants (incumbents Dolly Bader, Edna DeBardelaben, Helen Dutra, Dorothy Worden and new applicant Charles Wolfe) for the Senior Citizens Advisory Committee. Motion passed by unanimous voice vote.

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION - None

AD HOC COUNCIL BUSINESS

29. **Request to Appoint Ad Hoc Committee**

R. Lata, Community Development Director

Consider appointing an ad hoc committee to (1) evaluate a pending request from applicant for financial assistance and adjustments to fees for services through December 31, 2001, for the Hampton Inn hotel project, and to assist in reviewing of pending adjustments to the Community Development Department fees for services.

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

It was the general consensus of the Council to appoint an ad hoc committee consisting of Councilmembers Nemeth and Picanco to evaluate a pending request from applicant for financial assistance and adjustments to fees for services through December 31, 2001, for the Hampton Inn hotel project, and to assist in reviewing of pending adjustments to the Community Development Department fees for services.

PUBLIC COMMENTS ON CLOSED SESSION

No comments

Council moved to adjourn from regular session at 11:05 PM and re-adjourn to Closed Session. Motion passed by unanimous voice vote.

City Manager James App announced City Council's authority to go into closed session to discuss the two items listed on the agenda.

The City Council thereupon adjourned to Closed Session in the 2nd floor Large Conference Room at 11:08 PM.

CLOSED SESSION

The City Council returned to Regular Session at 12:00 AM.

RETURN TO OPEN SESSION

CLOSED SESSION REPORT

City Attorney Iris Yang announced no reportable action was taken on any of the items under discussion.

By unanimous voice vote, Council moved to adjourn from regular session at 12:05 AM.

ADJOURNMENT: to JOINT MEETING WITH PLANNING COMMISSION ON THURSDAY, JUNE 28, AT 7:00 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET; AND TO THE REGULAR MEETING ON TUESDAY, JULY 3, 2001, AT 7:30 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET.

Submitted by:

Sharilyn M. Ryan, Deputy City Clerk
Approved: August 21, 2001