



council agenda
CITY OF SAN LUIS OBISPO
CITY HALL, 990 PALM STREET

Tuesday, February 12, 2008

6:15 p.m.

**SPECIAL MEETING
CLOSED SESSION**

**Council Hearing Room
990 Palm Street**

CALL TO ORDER: Mayor Dave Romero

ROLL CALL: Council Members, Andrew Carter, Christine Mulholland,
Allen K. Settle, Vice Mayor Paul Brown, and
Mayor Dave Romero

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE REGARDING PROPERTY NEGOTIATIONS

Pursuant to Government Code § 54956.8

PROPERTY: Railroad Station parking lot, APN 003-655-009

LANDOWNER: City of San Luis Obispo

NEGOTIATING PARTIES:

City of San Luis Obispo: Jay Walter, Tim Bochum, Doug Davidson

Other: Depot Square LP

NEGOTIATIONS: Terms of possible sale of a portion of parcel

CONFERENCE REGARDING PROPERTY NEGOTIATIONS

Pursuant to Government Code § 54956.8

PROPERTY: Railroad Station parking lot, APN 033-571-023

LANDOWNER: City of San Luis Obispo

NEGOTIATING PARTIES:

City of San Luis Obispo: Jay Walter, Tim Bochum, Doug Davidson

Other: Michael Hodge

NEGOTIATIONS: Terms of possible sale of a portion of parcel

ADJOURN TO A REGULAR MEETING.



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Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 990 Palm Street, San Luis Obispo, during normal business hours.

7:00 P.M.	REGULAR MEETING	Council Chamber 990 Palm Street
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CALL TO ORDER: Mayor Dave Romero

ROLL CALL: Council Members, Andrew Carter, Christine Mulholland, Allen K. Settle, Vice Mayor Paul Brown, and Mayor Dave Romero

PLEDGE OF ALLEGIANCE

CLOSED SESSION REPORT. (LOWELL)

INTRODUCTIONS

INTRODUCTION OF NEW UTILITIES DEPARTMENT EMPLOYEES.
(MOSS - 5 MINUTES)

PRESENTATIONS

GRAND JURY AWARENESS PROCLAMATION. (ROMERO – 5 MINUTES)

PRESENTATION OF JACK HOUSE BOOK. (KISER/CROTSER – 5 MINUTES)

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA (not to exceed 15 minutes total)
The Council welcomes your input. You may address the Council by completing a speaker slip and giving it to the City Clerk prior to the meeting. At this time, you may address the Council on items that are not on the agenda or items on the Consent Agenda. Time limit is three minutes. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items. Staff reports and other written documentation relating to each item referred to on this agenda are on file in the City Clerk's Office in Room 1 of City Hall.

CONSENT AGENDA
The Consent Agenda is approved on one motion. Council Members may pull consent items to be considered after Business items. The public may comment on any item on the Consent Calendar.

C1. MINUTES OF TUESDAY, JANUARY 8, 2008. (HOOPER)

RECOMMENDATION: Waive oral reading and approve as presented.

C2. SURPLUS OF GAS RANGE PLANNED FOR REPLACEMENT AT THE LUDWICK COMMUNITY CENTER. (WALTER/SMITH)

RECOMMENDATION: Adopt a resolution declaring the gas range in the Ludwick Community Center as surplus equipment after its upcoming replacement.

C3. 2007-09 COST ALLOCATION PLAN. (STATLER/MALICOAT)

RECOMMENDATION: Approve the 2007-09 Cost Allocation Plan.

C4. PROPERTY TAX EXCHANGE AGREEMENT WITH THE COUNTY OF SAN LUIS OBISPO TO ADDRESS PROPERTY AND SALES TAXES IN THE AIRPORT AND MARGARITA ANNEXATION AREAS. (STANWYCK/STATLER)

RECOMMENDATION: Adopt a resolution to amend City Resolution No. 8864 (1998 Series) to establish a revised property tax exchange agreement with the County of San Luis Obispo to address property and sales taxes upon annexation of properties in the Airport and Margarita Annexation Areas.

C5. ATHLETIC FIELD NEEDS STUDY. (KISER/FITZGERALD)

RECOMMENDATION: 1. Delay the study session on synthetic turf, and direct staff to conduct an Athletic Fields Needs Study to explore all options for enhancing athletic fields. 2. Allocate \$15,000 from the Synthetic Turf CIP project to complete the study.

C6. TRAFFIC SIGNAL MODIFICATION AT MARSH STREET AND OSOS STREET, SPECIFICATION NO. 90792. (WALTER/HUDSON)

RECOMMENDATION: 1. Approve plans and specifications for the "Traffic Signal Modifications at Marsh Street and Osos Street, Specification No. 90792. 2. Authorize staff to advertise for bids and authorize the CAO to award the contract if the lowest responsible bid is within the Engineer's Estimate of \$170,000.

C7. REQUEST FOR QUALIFICATIONS FOR ENVIRONMENTAL SERVICES, SPECIFICATION NO. 90358 (2008). (WALTER/FRASER)

RECOMMENDATION: 1. Approve the Request for Qualifications for Environmental Services, Specification No. 90358 (2008) and authorize staff to solicit responses. 2. Authorize the City Administrative Officer to execute an agreement with the top selected consultants. 3. Authorize the City Administrative Officer to execute purchase orders up to \$50,000 for individual environmental service contracts where funding is available in the project account for those services.

BUSINESS ITEMS

1. TANK FARM GRAVITY SEWER, LIFT STATION AND FORCE MAIN PROJECT. (MOSS/HIX – 1 HOUR)

RECOMMENDATION: 1. Approve the plans and specifications for the Tank Farm Gravity Sewer, Lift Station, and Force Main Project, Specification No. 99703 and authorize staff to advertise for bids. 2. Authorize the CAO to award the construction contract if the recommended bids are within the engineer's estimate of \$10,942,400. 3. Authorize an increase in the total project budget \$8,415,428 to \$13,242,900. 4. Adopt a resolution authorizing staff to submit an application to the California Infrastructure Bank (I-Bank) and a loan amount of \$10,000,000. 5. Approve funding the remaining \$2,245,900 needed to finance this project through bonds, most likely to be issued through private placement; and direct staff to return to Council for approval of appropriate bond documents once bids are received and the City has received loan approval from the I-Bank.

STUDY SESSION

2. **PUBLIC HEARING DRAFT OF THE ORCUTT AREA SPECIFIC PLAN (OASP), AND DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR).**
(MANDEVILLE/CODRON – 1 HOUR)

RECOMMENDATION: Receive a presentation on the OASP and DEIR, consider the proposed public hearing schedule, and direct staff to proceed through the public review process.

COUNCIL LIAISON REPORTS (not to exceed 15 minutes)
Council Members report on conferences or other City activities. Time limit—3 minutes.

COMMUNICATIONS (not to exceed 15 minutes)
At this time, any Council Member or the City Administrative Officer may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Council Policies and Procedures, they may provide a reference to staff or other resources for factual information, request staff to report back to the Council at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda. (Gov. Code Sec. 54954.2)

ADJOURN.