



**CITY OF ATASCADERO  
CITY COUNCIL/  
ATASCADERO FINANCING AUTHORITY  
DRAFT MINUTES**

**September 23, 2025, 5:00 p.m.  
September 23, 2025, 6:00 p.m.  
City Hall Council Chambers, Fourth Floor  
6500 Palma Avenue, Atascadero, California**

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**A. CLOSED SESSION (5:00 p.m.)**

**1. ROLL CALL**

Present: Council Members/Directors Funk, Newsom, Peek, Mayor Pro Tem/Vice Chair Dariz, and Mayor/Chair Bourbeau

Absent: None

Staff Present: City Manager James R. Lewis, Assistant City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman, Deputy City Manager IT Luke Knight

**2. CLOSED SESSION - PUBLIC COMMENT**

***Mayor Bourbeau opened the Public Comment period.***

The following persons spoke on this item: None

***Mayor Bourbeau closed the Public Comment period.***

**3. COUNCIL LEAVES CHAMBERS TO BEGIN CLOSED SESSION**

(Deputy City Manager IT Luke Knight did not attend Closed Session)

**4. CLOSED SESSION - CALL TO ORDER**

- a. Public Employee Performance Evaluation  
Government Code Sec. 54957  
Title: City Attorney

**5. CLOSED SESSION - ADJOURNMENT - 5:54 p.m.**

**6. CLOSED SESSION REPORT**

City Attorney Fleishman reported that there was no reportable action from Closed Session.

**B. REGULAR SESSION - CALL TO ORDER**

Mayor Bourbeau reconvened the meeting at 6:00 p.m. with all Council Members present

**C. PLEDGE OF ALLEGIANCE & ROLL CALL**

Mayor Bourbeau noted that roll call was conducted prior to Closed Session.

Mayor Pro Tem/Vice Chair Dariz led the Pledge of Allegiance.

Members Present: Council Members/Directors Funk, Newsom, Peek, Mayor Pro Tem/Vice Chair Dariz, and Mayor/Chair Bourbeau

Absent: None

Staff Present: City Manager James R. Lewis, Assistant City Manager/City Clerk Lara Christensen, City Attorney Dave Fleishman, Director of Administrative Services/City Treasurer Jeri Rangel, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, Police Chief Dan Suttles, Deputy City Manager - IT Luke Knight

**D. PRESENTATIONS**

**1. APD Lifesaving Awards**

Chief Suttles presented Sergeant Rodriguez, Corporal Phippen, Officer Hearst and Corporal Nobriga with the Atascadero Police Department's Lifesaving Award.

**2. Employee Recognition**

City Manager Lewis and Mayor Bourbeau presented the following employees with Service Awards:

- **10 Years:** Ryan Hofstetter, Building Inspector II  
Ron Overacker, Police Officer  
Phil Dunsmore, Community Development Director  
James R. Lewis, City Manager

- **15 Years:** Dawn Patterson, Financial Analyst
- **20 Years:** Dean Pericic, Fire Captain
- **25 Years:** Annette Manier, Administrative Assistant

**E. CONSENT CALENDAR**

**1. City Council Draft Minutes - September 9, 2025 Special Meeting**

Recommendation: Council approve the September 9, 2025, City Council Special Meeting Minutes [City Clerk]

**2. City Council/City Council in the Capacity of Successor Agency to the Community Redevelopment Agency of Atascadero for Redevelopment and Housing Purposes Draft Minutes - September 9, 2025 Regular Meeting**

Recommendation: Council Approve the September 9, 2025 City Council/City Council in the Capacity of Successor Agency to the Community Redevelopment Agency of Atascadero for Redevelopment and Housing Purposes Regular Meeting Minutes. [City Clerk]

**3. August 2025 Accounts Payable and Payroll**

Fiscal Impact: \$4,730,559.04

Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for August 2025. [Administrative Services]

**4. June 2025 Investment Report**

Fiscal Impact: None

Recommendation: Council receive and file the City Treasurer's report for quarter ending June 30, 2025 [Administrative Services]

***Mayor Bourbeau pulled item E4 from Consent, to be voted on at the next scheduled meeting***

***Mayor Bourbeau opened the Public Comment period.***

The following persons spoke on this item: None

***Mayor Bourbeau closed the Public Comment period.***

**Motion by** Council Member/Director Funk

**Seconded by** Council Member/Director Peek

**Approve Consent Calendar Items E1, E2, E3**

AYES (5): Mayor/Chair Bourbeau, Mayor Pro Tem/Vice Chair Dariz, Council Member/Directors Funk, Newsom, and Peek

**Motion Passed (5 to 0)**

**F. UPDATES FROM THE CITY MANAGER**

City Manager Lewis gave an update on projects and issues within the City.

**G. COMMUNITY FORUM**

The following persons spoke: Geoff Auslen, Frank Cogg, John Dinunzio (Exhibit A)

**H. PUBLIC HEARINGS**

**1. City of Atascadero and the Atascadero Financing Authority Approve/ Authorize the Issuance of Lease Revenue Bonds, Series 2025a (AFA Item)**

Fiscal Impact: An estimated amount of \$29,613,000 in bond proceeds and related interest and an estimated \$57,204,000 in related debt service costs over 30 years.

Recommendation:

1. Council hold a public hearing on the financing of the Projects.
2. Council adopt Draft Resolution authorizing the execution and delivery by the City of Atascadero of a Ground Lease, Lease Agreement, Indenture, and Bond Purchase Agreement in connection with the issuance of Atascadero Financing Authority Lease Revenue Bonds, approving the issuance of such bonds in an aggregate principal amount of not to exceed \$33 million, authorizing the distribution of an official statement in connection with the offering and sale of such bonds, and authorizing the execution of necessary documents and certificates and related actions.
3. Board of Directors adopt Draft Resolution authorizing the execution and delivery by the authority of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, and Bond Purchase Agreement in connection with the issuance of Atascadero Financing Authority Lease Revenue Bonds, authorizing the issuance of such bonds in an aggregate principal amount of not to exceed \$33 million, authorizing the distribution of an official statement in connection with the offering and sale of such bonds, and authorizing the execution of necessary documents and certificates and related actions.

Administrative Services Director Rangel presented this item. Director Rangel, Assistant City Manager Christensen, Ralph Holmes (Piper, Sandler & Co.), Mike Busch (Urban Futures, Inc.) and Vanessa Legbrandt (Stradling, Yocca, Carlson & Rauth) answered questions from the Council

***Mayor Bourbeau opened the Public Comment period.***

The following persons spoke on this item: Geoff Auslen

***Mayor Bourbeau closed the Public Comment period.***

**Motion by Council Member/Director Funk**  
**Seconded by Mayor Pro Tem/Vice Chair Dariz**

**1. Council adopt Draft Resolution authorizing the execution and delivery by the City of Atascadero of a Ground Lease, Lease Agreement, Indenture, and Bond Purchase Agreement in connection with the issuance of Atascadero Financing Authority Lease Revenue Bonds, approving the issuance of such bonds in an aggregate principal amount of not to exceed \$33 million, authorizing the distribution of an official statement in connection with the offering and sale of such bonds, and authorizing the execution of necessary documents and certificates and related actions. (Resolution 2025-059)**

**2. Board of Directors adopt Draft Resolution authorizing the execution and delivery by the authority of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, and Bond Purchase Agreement in connection with the issuance of Atascadero Financing Authority Lease Revenue Bonds, authorizing the issuance of such bonds in an aggregate principal amount of not to exceed \$33 million, authorizing the distribution of an official statement in connection with the offering and sale of such bonds, and authorizing the execution of necessary documents and certificates and related actions. (Resolution AFA 2025-002)**

AYES (5): Mayor/Chair Bourbeau, Mayor Pro Tem/Vice Chair Dariz, Council Member/Directors Funk, Newsom, and Peek

**Motion Passed (5 to 0)**

**2. Economic Development Subsidy – Centennial Development Project DEV24-0099**

Fiscal Impact: The fiscal impact for the Centennial Plaza Project is \$150,000 in revenue from the sale of real property with an offsetting book value of \$95,901. Additionally, the project will have a projected tax revenue of \$75,000 - \$100,000 per year (once fully occupied with tenants).

Recommendation: Council:

1. Conduct a public hearing to receive public testimony on the Economic Development Subsidy for the Centennial Development Project at 5901 East Mall.
2. Receive, file and approve the information on the Subsidy required pursuant to Government Code Section 53083, contained in the Public Notice and Report. [Community Development]

Ex Parte Communications: None

Deputy Director of Economic and Community Development Cappel presented this item and answered questions from the Council

***Mayor Bourbeau opened the Public Comment period.***

The following persons spoke on this item: None

***Mayor Bourbeau closed the Public Comment period.***

**Motion by** Council Member/Director Newsom

**Seconded by** Council Member/Director Peek

**Receive, file and approve the information on the Subsidy required pursuant to Government Code Section 53083, contained in the Public Notice and Report.**

AYES (5): Mayor/Chair Bourbeau, Mayor Pro Tem/Vice Chair Dariz, Council Member/Directors Funk, Newsom, and Peek

**Motion Passed (5 to 0)**

## **I. MANAGEMENT REPORTS**

### **1. Centennial Plaza Purchase Agreement DEV24-099**

Fiscal Impact: The fiscal impact for the Centennial Plaza Project is \$150,000 in revenue from the sale of real property with an offsetting book value of \$95,901. Additionally, the project will have a projected tax revenue of \$75,000 - \$100,000 per year (once fully occupied with tenants).

Recommendation: Authorize the City Manager to execute a sales agreement with Colin Weyrick for the private purchase of the Centennial Plaza properties (APN 029-347-020 and APN 029-347-033) in the amount of \$150,000 for the development of the approved mixed-use project in a form and content acceptable to the City Attorney. [Community Development]

Community Development Director Dunsmore presented this item. He and City Manager Lewis answered questions from the Council.

***Mayor Bourbeau opened the Public Comment period.***

The following persons spoke on this item: None

***Mayor Bourbeau closed the Public Comment period.***

**Motion by** Council Member/Director Funk

**Seconded by** Mayor Pro Tem/Vice Chair Dariz

**Authorize the City Manager to execute a sales agreement with Colin Weyrick for the private purchase of the Centennial Plaza properties (APN 029-347-020 and APN 029-347-033) in the amount of \$150,000**

**for the development of the approved mixed-use project in a form and content acceptable to the City Attorney. (Contract 2025-0015)**

AYES (5): Mayor/Chair Bourbeau, Mayor Pro Tem/Vice Chair Dariz, Council Member/Directors Funk, Newsom, and Peek

**Motion Passed (5 to 0)**

**J. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS**

The following Council Members gave brief update reports on their committees since their last Council meeting:

Mayor Bourbeau

1. County Mayor's Round Table
2. Integrated Waste Management Authority (IWMA)
3. Central Coast Community Energy (3CE)

Mayor Pro Tem Dariz

1. Air Pollution Control District
2. Community Action Partnership of San Luis Obispo (CAPSLO)

Council Member Funk

1. Homeless Services Oversight Council
2. REACH SLO Advisory Commission

**K. INDIVIDUAL DETERMINATION AND / OR ACTION:**

Mayor Bourbeau announced his appointment of Tom Jones to fill the vacant Council appointed seat and Joey Ferrell as selected by Council at the 9/9/25 Special Meeting to fill the unscheduled, at-large vacancy on the Planning Commission.

**L. ADJOURNMENT**

Mayor Bourbeau adjourned the meeting at 7:46 p.m.

**MINUTES PREPARED BY:**

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Alyssa Slater  
Deputy City Clerk

**APPROVED:**

Exhibit A – SLOCOG Public Workshops Flyer