



# Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

[www.gualalamac.org](http://www.gualalamac.org)

## Regular Meeting Summary Minutes DRAFT

Wednesday, July 3 at 6:00 p.m.

Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA, 95445

*A verbatim recording of this meeting is available from the  
Gualala Municipal Advisory Council website at this Internet address:*

<https://www.youtube.com/watch?v=VgX53jBOGSI>

### 1. Call to Order and Introductions

- The meeting was called to order at 6:03 p.m.
- Council members present: Kevin Evans, Robert Juengling, Dave Shpak, Dan Lewis, Don Hess, (remote). Councilmembers Finley, Mayer, and Hayward were absent and excused from the meeting.
- Mendocino County personnel present: Chris McNally, Brandon Lee (remote).

### 2. Agenda Approval

- Chairman Evans proposed closed session agenda regarding a personnel matter (see 13).
- Motion and second to approve as amended: Lewis, Hess. Vote: Ayes unanimous.

### 3. Approval of Minutes

- June 5, 2025. Motion and second to approve: Lewis, Juengling. Vote: Ayes unanimous.

### 4. Correspondence

- Correspondence as reported on the approved agenda.

### 5. Mendocino County Sheriff or Code Enforcement Report

- Deputy Sheriff McNally summarized recent south coast actions, investigations, and motorist speed monitoring.
- Lieutenant Sheriff Lee reported conversation with California Highway Patrol regarding John Bower complaints of unlicensed ATV's and speeding on local roadways.
- Public comment: John Bower expressed concerns about roadside vegetation overgrowth interfering with motorist sight lines and failed pavement on Pacific Woods Drive.
- Chair Evans noted recent patch repairs on Old Stage, Iversen, and Ten-Mile Cutoff roads, and expressed appreciation to Supervisor Williams communicating road repair needs to Mendocino County Department of Transportation.

### 6. Public Comment on Non-Agenda Items

- John Bower expressed concerns about removal of parking spaces from the State Route 1 right-of-way proposed by the SR1 Gualala Downtown Streetscape Project); and advised GMAC to establish a subcommittee to review and fix Gualala Town Plan problems as part of the ongoing LCP update.

- Councilmembers Evans, Juengling, Harris, and Hess discussed Mr. Bower's recommendation.
- Councilmember Juengling will talk with the Gualala Community Services District about adding parking and landscaping, and potentially other municipal services to the local agency's powers. He acknowledged that additional powers would likely increase costs to landowners within the GCSD.
- Councilmember Shpak will monitor the LCP update for opportunities to modernize Gualala Town Plan policy, land use designations, and zoning districts.
- George Provencher recounted a Board of Supervisors resolution to rezone parcels at RCMS and committed as part of the RCMS helipad relicensing.

**7. Public Agency Referrals**

- None.

**8. Old Business - Discussion or Action**

- None.

**9. New Business - Discussion or Action**

- None.

**10. Committee Reports**

**10.1. Bower Park Renovation**

- Chairman Evans reported Mendocino County rejection of the single bid received for the renovation project (approximately 100% over solicitation budget) and second solicitation anticipated by the end of July.
- Councilmembers Hess, Shpak, and Evans discussed County staff diligence in determining bid failure and subsequent efforts refine scope and bid terms, and engage contractors to encourage bid participation.
- Public Comment: John Bower recommended more parking be developed by the renovation project and reported that other contractors intend to bid.

**10.2. Caltrans SR1 Gualala Downtown Enhancement Project**

- Councilmember Juengling recused himself and left the dais due to potential conflict of interest.
- Councilmember Shpak reported that the proposed CDP-2024-0040 was considered by the Mendocino County Coastal Permit Administrator on 6/26/25 in Ukiah. After hearing the staff presentation, Caltrans input, and public testimony, the Administrator continued the proposal until 7/10/25 to enable consultation with County Counsel over conflict of interest alleged by a member of the public in attendance.
- Councilmembers Hess, Evans, and Shpak discussed Coastal Permit Administrator staffing, proposed areas and vegetation cover for erosion control and stormwater management.
- Public Comment: John Bower expressed concerns over loss of on-street parking within the highway right-of-way and conflict with the Coastal Act. He stated that areas which cannot be utilized for decorative landscaping should be developed for on-street parking.

Mr. Bower also expressed willingness to take highway right-of-way for private development and maintenance of decorative landscaping.

- Councilmember Juengling returned to the dais after discussion concluded.

10.3. Gualala Community Center Reconstruction and Master Plan

- Chairman Evans reported his resignation from the Community Center Board of Directors and that new board members will be seated on 7/8/25. He summarized the two different schemes for the reconstruction project that are under consideration.
- Councilmembers Hess, Lewis, Juengling, and Evans discussed estimated capital costs of the two alternatives, fundraising actions and progress, regulatory considerations, and comparative floor areas and programs of the two alternatives.
- Public Comment: George Provencher stated that the GCC rebuild project should be reviewed by GMAC for compliance with county code parking requirements. He stated that parking should be part of the reconstruction project.

10.4. Local Coastal Program and Town Plan Update

- Councilmember Shpak reported that the next GrassRoots Institute webinar on the LCP update will be held on 7/17/25 from 3 p.m. to 5 p.m.

10.5. Economic Development

- Chairman Evans summarized recent discussion of a conceptual plan for a visitor information kiosk.

10.6. Website, Social Media, Telecommunications, Community Broadband Access

- Councilmember Hess reported that he gave a general scope of work to an expert website developer and asked for a cost estimate to complete the work he has done on the new Internet web page.
- Chairman Evans will consult with Planning and Building Services Director Krog on budget and contracting to complete the web page, based upon the cost proposal.
- Councilmember Hess expressed his desire to train Councilmember Mayer on teleconference hosting and use of meeting room audio-visual equipment, so that GMAC would be able to conduct hybrid meetings in the absence of Mr. Hess.

**11. Treasurer Report**

- None.

**12. Councilmember Comments, New Business for Future Agenda**

- Councilmember Hess inquired about the need to convene at the next regular GMAC meeting on 8/7/25. Councilmembers discussed the question and determined no time-sensitive matters were pending for that date.
- Motion and second to defer the next regular GMAC meeting to 9/4/25, with direction to the Secretary to send notice to the agenda distribution lists and post an advertisement in the Independent Coast Observer: Hess, Juengling. Vote: Ayes unanimous.

**13. Closed Session - Personnel**

- Chairman Evans adjourned the public meeting at 7:30 p.m. for GMAC to consider a personnel matter related to councilmember attendance.
- Councilmembers discussed the matter.

- Motion and second to direct Chairman Evans to communicate with Supervisor Williams about councilmember attendance and recommend adding a second alternate seat to GMAC: Juengling, Hess. Vote: Ayes unanimous.
- Chairman Evans concluded the closed session and reconvened the public meeting at 8:10 p.m.
- Chairman Evans reported the GMAC direction for communication with Supervisor Williams.

**14. Adjournment**

- Motion and second to adjourn: Hess, Juengling. Vote: Ayes unanimous.
- Meeting adjourned at 8:20 p.m.