

MINUTES
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY
OF THE REDEVELOPMENT AGENCY

Regular Meeting – April 19, 2016
5:30 P.M.
CITY COUNCIL CHAMBERS

Mayor Pendergrass opened the meeting at 5:30 P.M.

The invocation was led by Reverend Robert Hellam.

The Pledge of Allegiance was led by Police Chief Brian Ferrante.

Present: Council Member Blackwelder
 Council Member Carbone
 Council Member Hubler {excused absence}
 Council Member Kruper
 Mayor Pendergrass

Staff: Todd Bodem, City Administrator
 Jim Heisinger, City Attorney
 Leon Gomez, City Engineer
 Brian Ferrante, Police Chief
 Connie Horca, Deputy City Clerk
 Charles Pooler, Associate Planner

AGENDA ITEM 4, COMMUNICATIONS

A. There was no written communication distributed to the Council.

B. Oral

5:32 P.M. Floor opened for Public Comment.

There was no comment from the public.

5:32 P.M. Floor closed to Public Comment.

AGENDA ITEM 5, CONSENT CALENDAR

A. Conditional Use Permits (CUP) and Coastal Development Permits (CDP) are subject to annual review by the City Council and City staff. Upon review of each of the following Use Permits, staff is recommending continued operation of the Use Permits to the City Council based on the finding that these uses are in compliance with their permits. There was no

discussion of the following use permits.

- 1) CUP #216, Skips Auto Parts (machine shop), 371 Orange Avenue
 - 2) CUP #246, Inter-City Manufacturing (manufacturing), 501 Redwood Avenue
 - 3) CUP #253, Barry Hartzell Auto (automotive), 510 & 520 California Avenue
 - 4) CUP #504, Detail Associates (wholesale), 679-B Redwood Avenue
 - 5) CUP #188, Empire Restoration (auto), 531 Elder Avenue
 - 6) CUP #405, Paley (art studio), 1788 Holly Street
 - 7) CUP #518, Post No Bills (type 42 bar), 600 Ortiz Avenue, Suite 101
- B. There was no discussion of the March 15, 2016 Council Meeting Minutes.
- C. There was no discussion of the Police Department Monthly Activity Report, March 2016.
- D. There was no discussion of the Public Works Monthly Report, March 2016.
- E. There was no discussion of the City **Resolution** approving Time Extensions to July 31, 2016 of Multiple Conditional Use Permits (CUPs 450, 503, 508, 527, 532, 540, 541, 576, 578 & 588) and Coastal Development Permit 14-01 to continue as interim uses at their respective locations within the South of Tioga Area.
- F. There was no discussion of the City **Resolution** authorizing the City Administrator to Enter into an Agreement for the Installation of Two (2) 12'x14' Roll Up Doors on the Building Commonly referred to as the "Carroll Building" located at 525 Ortiz Avenue in Sand City (APN 011-196-004).
- G. There was no discussion of the City **Resolution** approving an Allocation of \$3,500 to Community Human Services for Fiscal Year 2016-17.
- H. There was no discussion of the City **Resolution** approving the Transportation Safety & Investment Plan Presented by the Transportation Agency for Monterey County and requesting it to be Placed on a Future Ballot.
- I. There was no discussion of the Fort Ord Reuse Authority (FORA) Monthly Report, April 2016.
- J. There was no discussion of the City/Successor Agency Monthly Financial Report, February 2016.

Motion to approve the consent calendar items was made by Council Member Kruper, seconded by Council Member Carbone. AYES: Council Members Blackwelder, Carbone, Kruper, Pendergrass. NOES: None. ABSENT: Council Member Hubler. ABSTAIN: None. Motion carried.

AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT

CALENDAR

There were no items pulled from the Consent Calendar.

AGENDA ITEM 7, PUBLIC HEARING

A. **Consideration of City RESOLUTION approving Conditional Use Permit 599 for C.L. Frost Inc., Authorizing Use of an Existing Fenced Commercial Storage Yard as an Interim Use until New Development of the South of Tioga Area Commences**

Associate Planner Charles Pooler presented an application submitted by Mark Woltmon of C.L.Frost, Inc. to utilize an existing and vacant fenced yard at 815 California Avenue for storage of marble and granite slabs, cement mixers, trailers, crated tiles and trucks. The fenced yard is approximately 6,000 square feet, surrounded by a 6-foot chain link fence with vinyl slats. The gate fronts Scott Street, which the applicant wishes to relocate to East Avenue. C.L. Frost will maintain their current operation at their 1831 address. All shipping and receiving activities is currently accommodated at the applicants 1831 East Avenue location. Finished products are shipped out using the applicant's truck and will remain unchanged with the use of the proposed storage yard. The permit should prohibit loading/unloading activities on either Scott Street or the East Avenue frontage of the fenced yard. The applicant intends to grade and flatten the southern down-sloping portion of the site with base rock. The storage of materials and equipment is not anticipated to create detrimental levels of noise, vibration, dust, odors or other detrimental impacts. Manufacturing activities will not occur within the yard. The subject property is located within the South of Tioga Planning District targeted for future development. In previous years, the City Council issued conditional use permits within this Planning District as interim uses with termination dates. To be consistent with previous City approvals, staff recommends the permit for the applicant also include a similar termination clause; specifying termination on July 31, 2017 with the option of 90-day time extensions thereafter. Staff recommends approval of a conditional use permit with the conditions recommended by Staff.

Associate Planner Charles Pooler responded to Council Member Kruper's questions regarding where the fence opens up and parking issues that may occur with surrounding businesses especially in regard to the Salvation Army. He further clarified the possibility of placing a "No Parking" sign on the front of the applicant's gate, and that the decision to place the sign would be at the discretion of the Police Chief and the applicant.

5:42 P.M. Floor opened for Public Comment.

The applicant Mark Woltmon commented that the added storage would not deviate from what he currently has. The parking provided by the use of

the storage yard should not interfere with the Salvation Army parking.

5:43 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** approving Conditional Use Permit 599 for C.L. Frost Inc., authorizing use of an Existing Fenced Commercial Storage Yard as an Interim Use until New Development of the South of Tioga Area Commences was made by Council Member Carbone, seconded by Council Member Kruper. AYES: Council Members Blackwelder, Carbone, Kruper, Pendergrass. NOES: None. ABSENT: Council Member Hubler. ABSTAIN: None. Motion carried.

AGENDA ITEM 8, OLD BUSINESS

A. Progress report on Public Works projects, South of Tioga Redevelopment project, Coastal projects, and other Sand City community programs by City Engineer/Community Development Director/City Administrator.

City Engineer Leon Gomez reported that the desalination plant has produced 16 acre feet of water since March 15, 2016. Staff is continuing work on the items requested in the California Coastal Commission's notice of incomplete CDP letter. The final Hydrogeological response letter prepared by Hydrometrics WRI will be incorporated into the overall City response. It appears that impacts to vegetated areas during installation of the proposed wells may necessitate the need for biological surveys due to the nature of potential sensitive species within the project area. These surveys would need to occur in May and August. Staff is presently updating a limits of work to provide to the biological consultant based on the proposed well locations.

The Monterey Regional Storm Water Management Program (MRSWMP) will be hosting a workshop on post-construction stormwater and LID requirements on May 10, 2016. The workshop will be geared to the development community, city staff, and design professionals. Meetings have been held on a weekly basis to review issues pertaining to the Hickory Street Improvement project regarding project layout, drainage, landscaping, and ADA requirements. Survey information from the project surveyor has been received by Staff will be incorporated into the improvement plans. A letter has been drafted depicting properties within the project limits that will be affected by the improvements, such as an existing wall at 601 Redwood Avenue that encroaches into the City ROW along Hickory Street and Redwood Avenue. Topographic and mapping surveys of the 700 Dias Street Improvement Project should be received by the end of the week. The City Engineer will then develop a preliminary improvement plan for review by City Staff. A Staff meeting will be held on Friday, April 22, 2016 to review the Street Light Pole Replacement Project. Staff also received a proposal for infiltration testing of the Bay Street Inlet. The proposed fee was almost twice as previously quoted, and the

geotechnical engineer was contacted to ascertain why the amount quoted depicted an increase.

Associate Planner Charles Pooler provided an update to the City Council on his conference call with Cal-Recycle and Greenwaste last week. There was discussion regarding what the City was doing and they were pleased with the organic letter that was mailed to residents and businesses. He reported that tonnages have increased throughout Monterey County due to increased employment that has effected everyone's diversion. The annual meeting of Cal-Recycle representatives is scheduled for May 11, 2016 that would include Staff, Jeff Lindenthal from the Monterey Regional Waste Management District, Cal-Recycle, and with Greenwaste invited to attend. He further reported that an application was submitted by San Juan Pools for a new commercial building.

At the request of the Council, Mr. Pooler provided an explanation of Cal-Recycle's report for both recyclable and garbage materials, why tonnage rates have increased, and that the outcome of diversion rates will not disclosed until a future date.

AGENDA ITEM 9, NEW BUSINESS

A. Discussion of Prospective Police Officer Pay Grade

Chief Brian Ferrante reported that at the last group of interviews held for the police officer position established a list of possible candidates. Veteran Police Officer Brandon Segovia was hired from that list, and the next candidate in line was Danny Martin. Mr. Martin has a 17 year history as a Sergeant serving with the City of Seaside Police Department. He is highly recommended and comes with an extensive investigative experience specializing in homicide and sexual assault investigations. Mr. Martin is a bilingual Spanish speaker, has been awarded the 2007 Employee of the Year by the Seaside Police Department, and is familiar with the same radio channel as Sand City's police force. Mr. Martin will be taking a minor pay cut to come onboard as part of Sand City's police force and has expressed his enthusiasm in joining the team. City policy dictates that any officer hired above step 3 requires approval by the City Council. Staff is recommending that the Council authorize Step 5 for Danny Martin given his experience, history of exceptional performance, and familiarity with Sand City and its Officers.

There was Council discussion regarding enough coverage of shifts and overtime, alleviating overtime with a reserve officer program, the possibility of adding a ninth position in the future, and the police department's ongoing research into COPS grants for police officers.

Mayor Pendergrass suggested that the consideration of a reserve officer program be brought before the Public Safety Committee.

Motion to move forward with Staff's recommendation as stated was made by Vice Mayor Carbone, seconded by Council member Kruper. There was consensus of the Council to proceed with staff's recommendation.

B. Consideration of City RESOLUTION Authorizing the City Administrator to Enter into an Agreement with Management Partners to Facilitate a City Council Priority Setting Workshop and Completion of a Report Summarizing the Results at a cost not to exceed \$8,500

City Administrator Todd Bodem reported that in 2015 the idea of a Strategic Plan was introduced. The intent was to review the goals outlined in the plan every two years. There was interest expressed to revisit it annually, and the idea of having a professional facilitator was suggested. Staff reached out to the City managers group and County Administrator who suggested the services of Greg Larson of Management Partners. Mr. Larson would provide 52 hours of work to include a half-day goal setting session. A majority of the work will involve data gathering and one-on-one interviews with the Council and Staff. It would be a good idea to contract this service due to changes happening within the Police Department and Staff.

Mayor Pendergrass commented that garnering the services of an outside facilitator would give the City a different perspective.

There was Council discussion and comments regarding expending the funds for the services, conducting further research and additional data, future revenues from sales tax, how to involve the community in the City's goals, and what would be achieved by contracting an outside facilitator.

Council Member Blackwelder added that it would be feasible to see some continuity of what the downtown area should look like, and the importance of having a vision that can be articulated and goals that can be readily attained. Mayor Pendergrass added that funds may not be readily available to achieve some of the plan's goals; however, a vision only happens when the Council and Staff work together, and he suggested that the Council move forward with the resolution.

Motion to approve the City **Resolution by title**, authorizing the City Administrator to Enter into an Agreement with Management Partners to Facilitate a City Council Priority Setting Workshop and Completion of a Report Summarizing the Results at a cost not to exceed \$8,500 was made by Council Member Blackwelder, seconded by Council Member Kruper. AYES: Council Members Blackwelder, Carbone, Kruper, Pendergrass. NOES: None. ABSENT: Council Member Hubler ABSTAIN: None. Motion carried.

C. Comments by Council Members on Meetings and Items of interest to Sand City

Council Member Kruper reported that the Monterey County Convention &

Visitors Bureau, continues to give the City great information regarding tourism. He mentioned the 3rd Quarterly Forum to be held next Thursday at Embassy Suites and those who would like to attend should let him know.

Chief Ferrante reported on Staff and Council's visit to the Monterey County Emergency Operations Center to gather ideas for Sand City's Emergency Plan that will be updated by Consultant Sydney Reade. He reported on the steps that would be taken in the event of an emergency. The attendees were able to view how the program worked and the facility operations. It provided Staff some insight on how the center operated in the event of an emergency. Council Member Kruper commented that the City will need to have a procedure in place to react in an event of an emergency, and that the role of each Council Member should be defined.

Council Member Carbone commented that when the City originally formulated the plan, employees were vaccinated and that was coordinated by the Chief. It may be good idea to revisit having employees and Council vaccinated.

D. Upcoming Meetings/Events

There were no RSVP's from the City Council.

AGENDA ITEM 10, CLOSED SESSION

The City Attorney deemed that there was no need for closed session.

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the City Council meeting was made by Council Member Blackwelder, seconded by Council Member Kruper to the next regularly scheduled Council meeting on Tuesday, May 3, 2016 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:44 p.m.

Connie Horca, Deputy City Clerk