

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

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Regular Meeting – March 20, 2018  
5:30 P.M.  
CITY COUNCIL CHAMBERS

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Mayor Carbone opened the meeting at 5:30 p.m.

The Pledge of Allegiance was led by Chief Ferrante.

The invocation was led by Reverend Robert Hellam. He also commented that he will be unavailable next month to lead the invocation due to his absence from the country.

Present: Mayor Mary Ann Carbone  
Vice Mayor Blackwelder  
Council Member Hubler  
Council Member McDaniel  
Council Member Hawthorne

Staff: Todd Bodem, City Administrator  
Vibeke Noorgard, Assistant City Attorney  
Leon Gomez, City Engineer  
Brian Ferrante, Police Chief  
Charles Pooler, City Planner  
Linda Scholink, Administrative Services Director/City Clerk

**AGENDA ITEM 4, ANNOUNCEMENTS BY MAYOR AND CITY ADMINISTRATOR**

Mayor Mary Ann Carbone announced that the Assistant City Attorney Vibeke Noorgard is present and that a written report of her meetings and events attended were distributed for the public's information.

City Administrator Todd Bodem commented that changes to the resolutions for Agenda Items 6F and 10A were distributed to the Council

The Mayor read a message to the public regarding Sand City Reserve Officer Dennis Alexander. On March 13<sup>th</sup> unintentionally discharged his City issued pistol while teaching a gun safety class at Seaside High School. Fortunately no one was seriously injured as a result of Mr. Alexander's actions. The City and Police Department does not condone this behavior and maintains policies and procedures to prevent such incidents from occurring. Mr. Alexander has been a tremendous supporter and asset to the Peninsula community as well as to his students at Seaside High School. As of March 18, 2018, Mr. Alexander has resigned his position as Reserve Officer and with a heavy heart we accept his resignation.

## AGENDA ITEM 5, PUBLIC COMMENT

5: 35 P.M. Floor opened for Public Comment

There were no comments from the Public.

5: 35 P.M. Floor closed to Public Comment.

## AGENDA ITEM 6, 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 #483, Colton Heating (contractor), 431 Ortiz Avenue
  - (2) CUP #482, Macaluso Electric (contractor), 551 Redwood Avenue
  - (3) CUP #517, DM Diving (storage), 625-C California Avenue
  - (4) CUP #560/CDP #13-03, The Camp Transformation (gym), 1807 Contra Costa
  - (5) CUP #579, Jill Kahlow, (manufacture) 337-B Olympia Avenue
  - (6) CUP #580/CDP 14-02, Ashley Denning (hair salon), 490-C Orange Avenue
- B. There was no discussion of the March 6, 2018 Sand City Council Meeting Minutes.
- C. There was no discussion of the Police Department Monthly Activity Report, February 2018
- D. There was no discussion of the Public Works Monthly Report, February, 2018
- E. There was no discussion of the City **Resolution** recognizing the Week of April 8-14, 2018 as National Crime Victims' Rights Week in Sand City
- F. There was no discussion of the City **Resolution** supporting National Revenue-Neutral Carbon Fee and Dividend Legislation and Boards effective January 17, 2018
- G. There was no discussion of the City **Resolution** confirming New Appointment of Donald M. Davis to the Sand City Arts Committee

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

## **AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

There were no items pulled from the consent calendar.

## **AGENDA ITEM 8, PUBLIC HEARING**

*{Council Member Hawthorne stepped down from the dais due to a possible conflict of interest by residing within 500' of the subject property}*

### **A. Consideration of City RESOLUTION Approving Conditional Use Permit 622 for Team Hydro & Irrigation Authorizing a Hydroponic and Irrigation Wholesale Storage and Distribution Operation at 353 Olympia Avenue**

City Planner Charles Pooler presented an application submitted by Blake Wagner of Team Hydro and Irrigation to use a 1,500 square foot unit at 353-A Olympia Avenue and is located next to Monterey Gymnastics. The subject property is located within a non-coastal Planned Mixed Use (MU-P) zoning district. The site would be primarily used for inventory storage, accessory office, and inventory distribution to clients. There will be one employee on site during business hours. Items stored will include irrigation supplies, plastic pots, lighting equipment, and other agricultural related items. Hours of operation are 9:00 a.m. to 5:00 p.m. Monday through Friday. Staff recommends the permit specify loading/unloading and inventory activities only occur between the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays to remain consistent with other use permits. Staff also recommends as a condition of the permit that any loading/unloading be within the specified hours.

The applicants unit is 1,375 square feet and requires two parking spaces. There are a total of five parking spaces, and the two spaces meet the minimum zoning requirements for the proposed use. The site will be used as a storage and office and will have little negative impacts as there will be no manufacturing activities at the location and provided that all storage be maintained within the building. Staff recommends approval of the use permit.

5:41 P.M. Floor opened for Public Comment.

The applicant, Blake Wagner commented that everything reported on the staff report was basically correct. The proposed use is generally low impact and will be utilized as a storage and office space. The Mayor inquired whether Mr. Wagner was in agreement with the conditional use permit. The applicant replied that he was in agreement with permit conditions.

5:42 P.M. Floor closed to Public Comment.

Motion to approve City **Resolution** approving Conditional Use Permit 622 for Team Hydro & Irrigation authorizing a Hydroponic and Irrigation Wholesale Storage and Distribution Operation at 353 Olympia Avenue was made by Council Member Blackwelder, seconded by Council Member Hubler. Roll Call Vote AYES: Council Members Blackwelder, Carbone, Hubler, McDaniel. ABSTAIN: Council Member Hawthorne. NOES: None. ABSENT: None. Motion carried.

*{Council Member Hawthorne returned to the dais}*

## **AGENDA ITEM 9, OLD BUSINESS**

### **B. 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 was inoperable for the month of March 2018 due to technical issues and maintenance corrosion of a check valve for Bay well #2. Parts have been ordered by Cal-Am and they anticipate the desalination plant to resume production as soon as the parts are installed.

The aerial survey of the project area for the New Intake Wells was performed in early March. The City Engineer has been coordinating with 811 North/Underground Service Alert (USA) to provide surface markings of existing utilities within the project area. Staff met with P.G. & E. to identify water, gas, electric, and sewer services that will be included with the supplemental field survey work scheduled to occur the week of March 19-23, 2018. Staff is reviewing several draft technical memorandums from the consultant team pertaining to work along Contra Costa Avenue and the Catalina Street corridor for the Prop 1 Technical Assistance Grant. Review comments should be provided some time this week or early next week.

The developer (Century/Benchmark) has been invoiced for costs of engineering and public works fees associated with the review, approval, and processing of the Bungalows at East Dunes project. Staff is expecting to recoup 90% of the fees and is currently working on providing final certificates of occupancy for lots 8, 9, & 10. The Phase 2 improvements for ADA compliance of the irregular sidewalk was repaired and reinstalled. An item brought to Staff's attention was an inoperable street light that will be inspected following tonight's meeting. Staff will conduct an inspection to make sure it is working. Sometime in the spring, the developer will return to slurry seal Oceanview Avenue.

Staff met with Mr. Garza regarding lot line mergers for the Catalina Lofts Mixed Use Project. The Seaside County Sanitation District (SCSD) has required that a sewer capacity study be performed by a consultant to the City of Seaside to determine whether the project requires any additional sewer improvements. Plans were submitted for the Bogue Residence project. Cal-Am has provided additional comments to the project engineer regarding the water system improvements. The developer should be coming in to pay fees for the project.

The City Engineer has been coordinating with the developer and project engineer to obtain final plans that have been approved by Cal-Am, for the new water valve to be installed at the Edgewater Shopping Center near California Avenue for the Monterey Bay Shores Ecoresort development. Plans have not yet been received, and Staff is waiting for the plans prior to commencement of any work in the area.

Council Member Hawthorne received information from the City Engineer regarding the proposed Catalina Lofts project. City Engineer Pooler commented that the applicant has been in contact with Staff regarding where to pay developer fees. Comments were submitted to Staff for the water capacity study regarding the Catalina Lofts project.

## **AGENDA ITEM 10, NEW BUSINESS**

- A. Consideration of City RESOLUTION Authorizing the City Administrator to enter into a Consulting Services Agreement between the City of Sand City and “NBS” to assist the City of Sand City with Fiscal Impact Analysis and Non-Bonded Community Facilities District (CFD) for the South of Tioga Project at a cost not exceed \$29,000.**

City Administrator Todd Bodem reported that the proposed South of Tioga project will include two hotels, residential units, and a restaurant. Following communication with the City Attorney, language in the resolution has been amended, as indicated in the handout for agenda item 10A. This type of project would place a burden on the City at some level and may require the need for additional public safety staffing, public works maintenance and administrative personnel. There has been discussion with several committees to research a means to provide for a mechanism to fund additional services. A non-bonded Community Facilities District (CFD) is a financing mechanism the City can utilize to fund City services. Proposals from four consulting firms were evaluated and several colleagues have recommended the firm of NBS who is highly recommended. Their level of expertise and strong track record in working solely for public agencies has differentiated NBS from other proposals. After the CFD formation, the annual levy and collection of special taxes and CFD administration is charged to the CFD. Incurred costs associated with their services related to the Fiscal Impact Analysis and CFD formation should eventually be paid by the developer. Failure to approve the accompanying resolution would result in an inability to form the CFD and collect the annual special taxes to mitigate the negative fiscal impact of

development. Staff recommends approval of the attached resolution entering into a consulting services agreement with NBS to assist the City in the

5:58 P.M. Floor opened for Public Comment.

There was no comment from the public.

5:58 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution as amended**, authorizing the City Administrator to enter into a Consulting Services Agreement between the City of Sand City and "NBS" to assist the City of Sand City with Fiscal Impact Analysis and Non-Bonded Community Facilities District (CFD) Formation Services for the South of Tioga Project at a cost not exceed \$29,000 was made by Council Member Hubler, seconded by Council Member McDaniel. AYES: Council Members Blackwelder, Carbone, Hawthorne, Hubler, McDaniel. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

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

Council Member Hawthorne commented that the Arts Committee had a good meeting, there was a lot accomplished, and is excited to be participating in the upcoming West End Celebration.

Mayor Carbone reported that at the last Council meeting there was discussion regarding the inlet at Olympia Avenue and some mosquitoes in the area. Staff will be meeting with the City of Seaside. The Monterey County Mosquito Abatement District will also provide bait at the inlet to address the mosquito problem. A 'Woman's Ball' fundraiser will be held at the Elks Lodge on Friday evening hosted by Community Human Services. Sand City Officer Matthew Blackmon was also recognized and received an award last week at the Police Officer's Association Awards Dinner.

**C. Upcoming Meetings/Events**

There were no RSVP's for upcoming meetings and events.

**AGENDA ITEM 11, ADJOURNMENT**

Motion to adjourn the City Council meeting was made by Council Member Blackwelder, seconded by Council Member Hawthorne to the next regularly scheduled Council meeting on Tuesday, April 3, 2018 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:04 p.m.

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Linda K. Scholink, City Clerk