

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

REGULAR MEETING February 20, 2007
CITY COUNCIL CHAMBERS
7:00 P.M.

Mayor Pendergrass opened the meeting at 7:03 p.m.

The invocation was led by Reverend Snyder

Police Chief Klein led the Pledge of Allegiance

Present: Council Member Blackwelder
Council Member Carbone
Council Member Hubler
Council Member Morris
Mayor Pendergrass

Staff: Kelly Morgan, City Administrator
Michael Klein, Police Chief
Steve Matarazzo, Community Development Director
Jim Heisinger, City Attorney
Richard Simonitch, City Engineer
Linda Scholink, City Clerk

AGENDA ITEM 4, COMMUNICATIONS

A. Written communications distributed to the Council included a revised letter from Cal-Am to their commercial customers, a February 14th, "Advice Letter No. 664" to the PUC, a report by the Monterey Peninsula Water Management District regarding the average consumptions for commercial users, a February 18th Herald article titled, "Prepare for the big spin", and a February 20th Herald article titled, "Cal-Am finishing allotment system".

B. Oral

7:08 P.M. Floor Opened for Public Comment
There were no comments.

7:08 P.M. Floor closed to Public Comment

AGENDA ITEM 5, CONSENT CALENDAR

The Consent Agenda consists of routine items for which City Council approval can be taken with a single motion and vote. A Council member may request that any item be placed on the Regular Agenda for separate consideration.

- A. (1) CUP #192, Steve Wilson (Mobile Home), 7 Scott Street.
- (2) CUP #212, Nicholas Olivio (Music Recording Studio), 1745 Hickory Street.
- (3) CUP #241, Joe Bonano (Automotive), 475-A Olympia Avenue.
- (4) CUP #448, Mike Houser (Screen Print Shop), 542 Ortiz Avenue.
- (5) CUP# 474, Rooter King (Plumber). 360 B Shasta Avenue
- (6) CDP #93-01, Max Wholesalers (Picture Frame Supply), 325 Elder Avenue.
- (7) CDP #98-01, James Davi (Paint Contractor), 1815-E Contra Costa Street. (This item was pulled due to a possible conflict with Council Member Hubler)
- B. Receipt and approval of the February 6, 2007 Minutes, (This item was pulled for corrections, and will be on the next agenda)
- C. There was no discussion of the City/Redevelopment Agency Financial Report for December 2006
- D. There was no discussion of the Monthly Police Department Report, January 2007
- E. There was no discussion of the Monthly Public Works Department Report, January 2007
- F. There was no discussion of the Monthly Fort Ord Reuse Authority (FORA) Report for February, 2007
- G. There was no discussion of the City Resolution honoring Michael Mount as Sand City's 2006 Peace Officer for the Year
- H. Approval of Amended Contract for Zander Associates regarding the Biological Study for the Bike Path Lighting (Coastal Development Permit) (This item was pulled for discussion by Council Member Morris)
- I. There was no discussion of the City Contributions/Donations
 - 1. Seaside Pony Baseball, Team Sponsorship-\$500.00

Motion to approve Items 5A-1, 5A-2, 5A-3, 5A-4, 5A-5, 5A-6, 5C, 5D, 5E, 5F, 5G, 5I, of the Consent Calendar was made by Council Member Carbone, seconded by Council Member Blackwelder. AYES: Council Members Blackwelder, Carbone, Hubler, Morris and Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried. Agenda items 5A-7, 5B and 5H were pulled from the consent calendar for individual action. Item B was continued for corrections at the Staff's request.

AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

{Council Member Hubler stepped down from the dais due to a possible conflict}

5A -7 CDP #98-01, James Davi (Paint Contractor), 1815-E Contra Costa Street.

Motion was made by Council Member Blackwelder, seconded by Council Member Morris to approve agenda item 5A-7. AYES: Council Members, Blackwelder, Carbone, Morris and Pendergrass. NOES: None. ABSENT: None. ABSTAIN: Council Member Hubler. Motion Carried.

{Council Member Hubler returned to the dais}

5H. Approval of Amended Contract for Zander Associates regarding the Biological Monitoring effort related to the December permit approval by the Coastal Commission.

Council Member Morris requested an update on the Zander biological study and the Coastal Commission 90-day plan. The Community Development Director responded that Commission staff had not prepared the scope of work as of this date.

Council Member Morris made a motion to approve the amended Zander Associates contract, seconded by Council Member Blackwelder. AYES: Council Member Blackwelder, Carbone, Hubler, Morris and Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

AGENDA ITEM 7, PRESENTATIONS

A. Deputy TAMC Executive Director, Don Bachman introduced himself and Kristen Hoschouer, Transportation Planner for TAMC. Mr. Bachman and Ms. Hoschouer presented the TAMC plans for the future rail or bus rapid transit service on the Monterey Branch Line in Sand City. The Transportation Agency for Monterey County is planning to establish rail or bus rapid transit service along the existing Monterey Branch Line corridor from Castroville to the City of Monterey. This service will connect to the planned Caltrain service in Castroville, and provide key stations in Monterey, Seaside, Sand City, Marina/CSUMB, and Castroville. They are looking at new funding sources such as a 1/2 cent transportation sales tax, countywide traffic impact fees, and infrastructure bond funds.

There are two items of special concern to the City of Sand City in the development of the Rail right-of-way through Sand City.

1) The proposed extension of California Avenue in the Western portion of the rail right-of-way, between Tioga and Playa Avenues

alongside the Sand Dollar Shopping Center. The City Engineer estimated that the California extension, without signalization, would cost about \$670,000.

2) The proposed development of angled parking in the western half of the rail right-of-way between Contra Costa Street and Tioga Avenue.

The benefits of the rail and bus rapid transit are that it is an alternative to driving on congested roads; it supports local and interregional travel; improves air quality; and encourages infill development.

The region-wide cost of the bus rapid transit is estimated at \$179 million; the light rail and intercity at \$217 million, and the combination estimated at \$327 million. TAMC have also estimated an initial rider participation of between 4,000 and 6,000 people daily. They are forecasting the start of service to begin in 2014.

AGENDA ITEM 8, PUBLIC HEARINGS

- A. City Engineer, Richard Simonitch presented the second reading of City ORDINANCE Amending the Municipal Code to Include Chapter 13.05, Storm Water Management, Consistent with Requirements of the Federal Clean Water Act (33 U.S.C. Sections 1251 ET SEQ.) There were no changes from the first reading. Mr. Simonitch called the Council's attention to the February 8, 2007 letter from the California Regional Water Quality Control Board, and the February 14, 2007 letter that he sent in response to explain Sand City's progress on this ordinance.

7:46 P.M. Floor opened to Public Comment

There were no comments

7:46 P.M. Floor closed to Public Comment

Motion to approve the **Second Reading of the Ordinance** Amending the Municipal Code to Include Chapter 13.05, Storm Water Management, Consistent with Requirements of the Federal Clean Water Act (33 U.S.C. Sections 1251 ET SEQ), was made by Council Member Blackwelder, seconded by Council Member Carbone. Roll Call Vote, AYES: Council Members Blackwelder, Carbone, Hubler, Morris, and Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

AGENDA ITEM 9, OLD BUSINESS

{Council Member Morris stepped down due to a possible conflict of interest by residing within 500' of the proposed development}

- A. Mr. Chris Orosco reported to the Council the status of the South of Tioga Project. He said that they have come to an impasse with Mr. Ross. They were working on

his relocation and thought they had an agreement with him, and found out they didn't. The Orosco Group received the 3rd party appraisal from John Hanna about three weeks ago. The appraisals have been forwarded to Jan Davidson, one of the current property owners. They are hoping to meet with her in the next week to begin negotiations. The goal is to get all the properties tied up by next September. They met with Cal-Am about four weeks ago on water issues, and hope to start work in the next couple weeks on the EIR. They are in the process of refining the water rights for the project. Chris Orosco asked if the Redevelopment Agency could provide some assistance with the Ross negotiations.

The City Administrator suggested setting up a meeting with Richard Ross, the Redevelopment Agency staff, and the Orosco group. The Mayor told Chris Orosco that the City does not want this to continue to drag on and on. He said that staff will set up the meeting, and define the obligations of the Redevelopment Agency to Mr. Ross in regards to the relocation efforts. The Orosco group has expended about \$10.5 million in acquisitions. They look forward to working with staff and would like to come up with a specific plan within 2-4 weeks. They need to know the water availability, and will have to develop in phases.

{Council Member Morris returned to the dais}

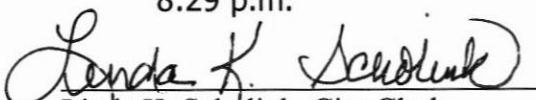
- B. The City Engineer said the request for proposals (RFP) related to the design for the water project has been distributed to potential vendors. They have met with the lowest bidder for the Council Chamber lighting and should be introducing a Resolution at the next meeting. The Community Development Director stated that he was still waiting for word on the one million dollar CDBG grant. The City Administrator briefed the Council on the recent re-carpeting of City Hall, and staff has been back in business on Tuesday before the Council meeting.

AGENDA ITEM 10, NEW BUSINESS

- A. The City Administrator updated the Council regarding the Commercial water usage survey that is being mailed out and that there are several Sand City businesses including City Hall may be over the recommended allotment for average water use.
- B. The City Clerk brought to the Council's attention the Amgen Tour of California that is coming to the City of Seaside on February 22, 2007.

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the meeting was made by Council Member Blackwelder, seconded by Council Member Hubler, to the next regularly scheduled meeting on March 6, 2007. There was unanimous consensus of the City Council to adjourn at 8:29 p.m.


Linda K. Scholink, City Clerk