

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY
City Council Chambers
Regular Meeting-November 15, 2005
7:00 PM

Mayor Pendergrass opened the meeting at 7:02 p.m.

Invocation was led by Reverend Snyder.

The pledge of allegiance was led by Police Chief Klein.

Present: Council Member Jerry Blackwelder
Vice Mayor, Mary Ann Carbone
Council Member, Craig Hubler
Council Member, Michael Morris
Mayor David Pendergrass

Staff: Kelly Morgan, City Administrator
Michael Klein, Police Chief
Steve Matarazzo, Community Development Director
Jim Heisinger, City Attorney
Stan Kulakow, City Engineer
Connie Horca, Deputy City Clerk

AGENDA ITEM 4, COMMUNICATIONS:

A. Additional written communication was distributed to the Council, which included Item 7A TAMC Regional Impact Fees Report and Item 8A Monthly Status Report on Granite Rock Remodeling Project.

B. The floor was opened to Public comment at 7:05 p.m.

There were no comments from the Public.

The floor was closed to Public comment at 7:06 p.m.

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 There was no discussion of November 1, 2005 Minutes

- B. There was no discussion of Monthly Police Department Report, October, 2005
- C. There was no discussion of City RESOLUTION Authorizing Health Benefit Changes for the 2006 Contract Year
- D. There was no discussion of City RESOLUTION Authorizing Lease Agreement for Three New City Vehicles
- E. There was no discussion of the contribution/donations to Arts Habitat for \$200 and The Salvation Army for \$500

Motion to approve Consent Calendar was made by Council member Carbone. Seconded by Council member Blackwelder. AYES: Council members Blackwelder, Carbone, Pendergrass, Hubler, and Morris. NOES: None. ABSENT: None. ABSTAINED: 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, PRESENTATIONS

Bill Reichmuth, representative from the Transportation Agency for Monterey County (TAMC), presented a 14 Year Plan involving the proposed **Regional Development Impact Fees**. The regional impact fees are about 18% of the total to finance the regional transportation program. The fees are based on the 2004 Nexus Study, which used the AMBAG traffic model to identify the countywide transportation impacts associated with development identified in the General Plan. Countywide fees, based on these costs, are presented in the regional fee schedule.

Under the regional fee program, local jurisdictions are being asked to collect the traffic impact fees and transmit these funds to a regional Joint Powers Agency (administered by TAMC) for accounting and funding of regional fee program projects. A plan for spending the fee program funds is included in the program. The Regional Development Impact fee is estimated to raise approximately \$180 million dollars for TAMC's \$1 billion, 14 - year transportation improvement plan, which includes the 1/2 cent transportation sales tax, projected State and Federal funds, local fees and including the regional fees collected by the Fort Ord Reuse Authority (FORA).

Implementation of TAMC's proposed Regional Development Impact Fee program requires adoption of an ordinance to establish regional impact fees

and a separate resolution to approve the creation of, and participation in, a Joint Powers Authority for administering the program. Eight of the 12 County cities and the Board of Supervisors must adopt the program for it to go into effect, which would only occur if county voters approve a ½ cent transportation sales tax scheduled for June 2006 elections. Overall, TAMC expects that the program will streamline the CEQA environmental review costs associated with identifying and mitigating cumulative traffic impacts to state highways and regional roadways.

Further discussion involved the per unit fees that households will make towards the transportation program - (affordable units, S.F. detached housing, townhouses, apartments).

Vice Mayor Carbone asked under which fee schedule mixed-use projects planned for Sand City would fall, since it is considered, residential and commercial in one building.

Mr. Reichmuth responded that the residential portion would pay per unit and the commercial portion would pay per commercial square foot.

This presentation was for information only, no action was taken.

AGENDA ITEM 8, OLD BUSINESS:

- A. Chris Mann, Construction Supervisor from Graniterock, reported on the status of the Graniterock remodeling project:
 - 1. Demolition of Old Batch Plant: An asbestos survey was completed on the old batch plant building, that identified less than 1% asbestos in the wallboard backing which will be removed during demolition. An inspection of the steel structure for asbestos was also conducted. Results are still pending. Depending on the results of the asbestos survey, TCB Industrial and Campinella Construction will begin demolition, which will take approximately two weeks and should be completed by year end.
 - 2. Landscaping: The Paul Davis Partnership and the Sand City Planning Department have reached an agreement on the species of trees for the landscaping. The projected date of completion is year's end, after the bid package from contractors have been received.
 - 3. Site Improvements: Conduit between the new plant and shop has been moved underground, and final concrete paving of the entire site should be completed by year's end.

4. Other Items: An MSDS (Material Safety Data Sheet) for each compound in use has been provided for Council reference. Truck drivers have been informed to stage trucks within the Granite Rock site at all times, and to be conscious of impacts on California Street and other neighboring properties. Site sweeping is still ongoing with normal operations.

Council Member Morris asked if the dirt on the ground and along the pavement will be addressed so that it will not spread to the streets. Mr. Mann replied that with additional on site sweeping the problem should be resolved, and after the drainage improvements there should be less dirt.

8:10 P.M. Floor opened to Public Comment

Sand City resident, Sal Carbone, thanked the Mayor and City Council for all they are doing for the City. In regard to the Granite Rock issue, he commented that the plant is not as well maintained as other concrete batch plants. In the past, the plant was washed down on a daily basis.

8:14 P.M. Floor closed to Public Comment

AGENDA ITEM 9, NEW BUSINESS:

- A. There was Council consensus that the City Council Meeting Scheduled for December 20, 2005 be cancelled to minimize conflict with the Christmas Holiday.
- B. City Administrator Kelly Morgan presented a RESOLUTION Authorizing a Letter of Intent on Business Arrangements for the Sand City Water Project. The cover memo summarizes the main point of the letter of intent. This is a preliminary agreement in which the interested parties will continue to work on Sand City's water project. The project comprises three separate and interrelated tasks, and thus will require the parties to negotiate and enter into three separate but interrelate future agreements. Financing arrangements are still in progress and a meeting with the State Water Board is scheduled for early December.

Motion to approve City **RESOLUTION Authorizing Letter of Intent on Business Arrangements for the Sand City Water Project** by title was made by Council Member Carbone, seconded by Council Member Morris. AYES: Council Member Blackwelder, Carbone, Hubler, Morris, Pendergrass. NOES: None. ABSTAIN: None. ABSENT: None

- C. City Engineer, Stan Kulakow reported on the City Hall Rear Parking Lot Project. This project was awarded to Monterey Peninsula Engineering, who will schedule construction of the project when all necessary documents and change orders have been received. Work on the emergency city generator behind City Hall is still in progress. A completed report on this project should be provided in several weeks. A separate contract for the proposed retaining wall is still in progress.

Community Development Director, Steve Matarazzo, reported that next Tuesday night at 6:00 p.m. a meeting with property and business owners will take place in the council chambers. This meeting will address the issue of the City's concerns regarding visual blight. In regard to the Bike Path Lights, an e-mail was received from one of the Coastal Commission Staff Members, who were not satisfied with our submittals to date. They are requesting more pictures of the night time lights and the possibility of replacing the existing lights with the bollard style lights. A complete LCP analysis was sent to the commission staff.

- 8:30 P.M. Steve Wilson, a member of the public, addressed the Council in regard to the proposed City Hall generator. He asked if this generator will be concealed in some kind of housing? His main concern was the appearance of this generator from the standpoint of residents who can view it from the top of the hill. City Engineer, Stan Kulakow responded that this generator will be visually screened and will not be part of the current City Hall Rear Parking Lot project.

D. Upcoming Events/Meetings

City Administrator, Kelly Morgan brought to the attention of the City Council the upcoming Monterey Bay Division of the League of California Cities Meeting at the Asilomar Conference Center on Monday December 5, 2005 at 6:00 p.m.

- 8:34 P.M. Mayor Pendergrass excused the Public and called for a brief recess.

- 8:36 P.M. Council re-adjourned.

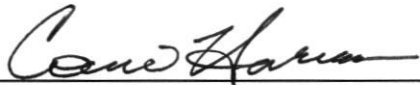
AGENDA ITEM 10, CLOSED SESSION:

- A. City Council to adjourn to Closed Session to confer with legal counsel regarding existing litigation pursuant to "54956.9(a) of the Ralph M. Brown Act (1 case) - CalAm Water v. Seaside, Sand City et al.

- B. Readjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with "54957.1 of the Ralph M. Brown Act. City Council gave direction to City Attorney.

AGENDA ITEM 11, ADJOURNMENT:

- A. Motion to adjourn was made by Council member Morris, seconded by Council member Blackwelder to the next scheduled council meeting on December 6, 2005, at 7:00 p.m. There was a unanimous consensus of the City Council to adjourn at 8:51 p.m.



Connie Horca, Deputy City Clerk