

**MINUTES**  
**JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**  
**City Council Chambers**  
**Regular Meeting - June 17, 2003**  
**7:00 PM**

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Mayor Pendergrass opened the meeting at 7:04 p.m.

There was no invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Vice-Mayor Mary Ann Kline  
Councilmember Craig Hubler  
Councilmember Todd Kruper  
Mayor David Pendergrass

Absent: Councilmember Jerry Blackwelder

Staff: Kelly Morgan, City Administrator  
Steve Matarazzo, Community Development Director  
J.Michael Klein, Police Chief  
Jim Heisinger, City Attorney  
Stan Kulakow, City Engineer  
Debra Taylor, City Clerk

**AGENDA ITEM 4, COMMUNICATIONS:**

- A. The additional written communications distributed this evening included the animal control resolution (item 5-D). In response to a question by Councilmember Hubler, Police Chief Klein said that the City averages 20 animals annually that are sent to the animal shelter.
- B. The floor was opened at 7:06 p.m. for oral communications, but there were no comments from the public.

**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 Councilmember may request that any item be placed on the Regular Agenda for separate consideration.

- A. There was no discussion of the June 3, 2003 Minutes.
- B. There was no discussion of the Monthly Police Activity Report, May.

- C. There was no discussion of the City **RESOLUTION Honoring Twenty Years of Service by Leadership Monterey Peninsula.**
- D. There was no discussion of the City **RESOLUTION Authorizing Renewal of Animal Shelter Services Agreement with the County of Monterey Health Department.** It is projected that the City's annual sheltering cost will be \$2,500.
- E. There was no discussion of the City **RESOLUTION Authorizing Renewal of a Service Agreement with Pacific Municipal Consultants for Planning Services.** This contract is for an amount not to exceed \$40,000 for FY 2003-04.
- F. There was no discussion of the street light standard.
- G. There was no discussion of the City **RESOLUTION Recognizing July as "Recreation & Parks Month".**

Motion to approve Consent Calendar was made by Councilmember Kline, seconded by Councilmember Kruper. AYES: Councilmembers Kline, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Councilmember Blackwelder. ABSTAINED: None. Motion carried.

**AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR:**

No items.

**AGENDA ITEM 7, PUBLIC HEARING(S):**

- A. **SECOND READING: Ordinance Adopting the Addition of Chapter 18.59 "Density Bonuses/Incentives" and Chapter 18.63 "Accessory Dwelling Units" to the Sand City Municipal Code** was presented by Community Development Director Matarazzo. These new chapters are intended to implement provisions of AB 1866 (2002). This legislation is to encourage the provision of second units on parcels with existing single-family residences and to provide density bonuses to developers that build affordable housing. For Sand City, this ordinance helps to implement the housing element and will not be viable until the City has more water to allocate.

7:08 PM Floor Open for Public Comment

No comments.

7:09 PM Floor Closed to Public Comment

Motion to adopt the Ordinance, by title only, was made by Councilmember Hubler, seconded by Councilmember Kruper. Roll call vote - AYES: Councilmembers Kline, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Councilmember Blackwelder. ABSTAIN: None. Motion carried.

#### **AGENDA ITEM 8, OLD BUSINESS:**

- A. Executive Director Morgan gave a progress report on the McDonald coastal site Disposition and Development Agreement (DDA) with King Ventures. The Redevelopment Agency received the \$249,900 COP payment from King Ventures on June 10<sup>th</sup>. The Agency lost approximately \$300 per month in interest payments due to their late payment. The DDA may require an amendment for planning issues or a possible redesign of the project due to erosion setbacks. This will be addressed further at the next Council meeting. Staff has not received any response from King Ventures to issues raised by Jay Scott, as discussed at the last meeting.
  
- B. Progress report on Public Works projects, City water project, redevelopment projects, and other Sand City community programs by City Engineer/Community Development Director/City Administrator. City Engineer Kulakow reported that the street work on California Avenue is nearing completion and the intersection coloring will be added soon. Councilmember Kruper would like an update on when the street work at the west end of Contra Costa will be done. There was a meeting today with Marina Coast Water District staff to discuss providing Sand City with emergency water and other aspects of the proposed desal facility. They are a good group to work with and have positive ideas and suggestions. City Administrator Morgan said a meeting with LAFCO should be arranged for the near future to discuss the desal project and working relationships with Marina Coast Water. Community Development Director Matarazzo reported that the City will be receiving a Coastal Development Permit (CDP) application from the Monterey Peninsula Water Management District on a feasibility study for their proposed desalination plant in Sand City.

#### **AGENDA ITEM 9, NEW BUSINESS:**

- A. City Administrator Morgan presented the Fiscal Year 2003-04 Combined Budget, and agenda items 9-A, B, and C were discussed at the same time. This included City **RESOLUTION Adopting the Preliminary Combined City & Redevelopment Agency Budget for Fiscal Year 2003-2004**. Mr. Morgan gave an overview of the entire Budget and Gann Limit. Agenda items 9-A, B, and C were covered at the same time. There is a significant increase in revenues projected due to the one-time sale of the Robinette site. These funds will be incorporated into the FY 2003-04 and 2004-05 budgets instead of being set aside for a special project at this time. The following issues were covered: the objectives of the Robinette site redevelopment,

significant planning studies, capital improvements, and personnel issues. There was further discussion of the Redevelopment Agency revenues and expenses, a review of major debts and obligations of the City and Redevelopment Agency.

Motion to approve Resolution, by title only, was made by Councilmember Hubler, seconded by Councilmember Kruper. AYES: Councilmembers Kline, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Councilmember Blackwelder. ABSTAIN: None. Motion carried.

- B. Redevelopment Agency **RESOLUTION Adopting the Preliminary Combined City & Redevelopment Agency Budget for Fiscal Year 2003-2004.**

Motion to approve Resolution, by title only, was made by Agency member Kline, seconded by Agency member Hubler. AYES: Agency members Kline, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Agency member Blackwelder. ABSTAIN: None. Motion carried.

- C. City **RESOLUTION Establishing an Appropriations Limit for Fiscal Year 2003-2004 Pursuant to Article XIII B of the California Constitution.** The FY 2003-04 Gann Limit was \$5,732,670 compared to FY 2003-04 at \$6,194,713 due to 5.62% population increase. The Redevelopment Agency tax increment revenue is exempt, as well as other expenditures so the new limit is adequate for the FY 2003-04 Combined Budget.

Motion to approve Resolution, by title only, was made by Councilmember Kline, seconded by Councilmember Kruper. AYES: Councilmembers Kline, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Councilmember Blackwelder. ABSTAIN: None. Motion carried.

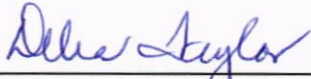
- D. Notice of upcoming meetings, including the League of California Cities annual conference in Sacramento - Sept 7-10, 2003. All Councilmembers responded that they will be attending the conference, as well as Kelly Morgan, Linda Scholink, and Jim Heisinger.

#### **AGENDA ITEM 10, CLOSED SESSION:**

- A. The City Council did not adjourn to Closed Session to confer with legal counsel regarding pending litigation pursuant to §54956.9(a) of the Ralph M. Brown Act (1 case) - *Coos Bay v. U.S. Fish & Wildlife*. The City Attorney said there was nothing new to report.

## **AGENDA ITEM 11, ADJOURNMENT**

- A. Motion to adjourn was made by Councilmember Hubler, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting on July 1, 2003, 7:00 p.m. There was unanimous consensus of the Council to adjourn at 7:51 p.m.



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Debra Taylor, City Clerk