

**MINUTES**  
**JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**  
**City Council Chambers**  
**Regular Meeting -July 2, 2002**  
**7:00 PM**

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Mayor Pendergrass opened the meeting at 7:00 p.m.

There was no invocation.

Police Chief Klein led the Pledge of Allegiance.

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

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. Additional written communications distributed to City Council this evening included a cover letter and attachments from AT&T Broadband on their cable franchise transfer (item 10-A); and staff reports plus attachments on the Robinette Request for Proposals (item 10-B).
- B. The floor was opened at 7:04 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. Conditional Use Permits 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.

- (1) CUP #223, San Juan Pools of Monterey (Open Storage), 756 California Avenue
  - (2) CUP #321, John Groves (Open Storage), 872 Afton Avenue
  - (3) CUP #367, Sand Dollar Art & Framing Center (Art & Framing Shop), 824 Playa Avenue
  - (4) CUP #368, Port of Subs (Sandwich Shop), 832 Playa Avenue
  - (5) CUP #402, Cary Norman/Can-Tron (Electronics), 710 California Avenue
- B. There was no discussion of the June 28, 2002 Minutes.
- C. There was no discussion of the Monthly Fort Ord Reuse Authority (FORA) Report, May 2002 by Mayor Pendergrass.
- D. There was no discussion of the Monthly City/Redevelopment Agency Financial Report, May.
- E. Approval of voting delegate at annual League of California Cities conference, Long Beach. This item was pulled for discussion under agenda item 6.
- F. There was no discussion of the City **RESOLUTION Rescinding Resolution SC 02-33 and Authorizing Renewal of a Maintenance Services Agreement with Hope Rehabilitation Services**. There were some inconsistencies in original contract provided by Hope Rehabilitation Services thereby creating the necessity to rescind and reissue the Resolution with a corrected contract.
- G. There was no discussion of the City **RESOLUTION Approving an Annual Expenditure of up to \$95,076 to be Paid to Monterey-Salinas Transit (MST) for Bus Service Within Sand City**. Due to increases to their insurance and employment contracts, the increase is 6% for FY 2002-03.
- H. Ratification of rate increases for contract staff services was not discussed:
- 1) City **RESOLUTION Authorizing Adjustment of Contract Service Fees with the City Engineer**. The rate increase for this fiscal year is 2.1%.
  - 2) City **RESOLUTION Authorizing a Monthly Retainer Rate Increase for City Attorney**. There is a 5% increase to the monthly retainer rate (\$4,300 to \$4,515).
  - 3) Redevelopment Agency **RESOLUTION Authorizing a Monthly Retainer Rate Increase for Agency Attorney**.

Motion to approve Consent Calendar, except item 5-E, was made by Agency/Councilmember Kline, seconded by Agency/Councilmember Blackwelder. AYES: All Agency/Councilmembers. NOES: None. ABSENT: None. ABSTAINED: None. Motion carried.

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

- E. The City Council approved by consensus the voting delegate for the annual League of California Cities conference, Long Beach. Mayor Pendergrass will be the Sand City delegate, and Vice-Mayor Kline will be the alternate representative. Initial reservations for the conference and hotel have been made, and City Councilmembers need to confirm their attendance and dates of travel with the City Clerk as soon as possible. The recommended dates of travel to Long Beach will be October 1<sup>st</sup> and return October 6<sup>th</sup>. The City Clerk will research airfares from Monterey and San Jose and report back to the City Council.

**AGENDA ITEM 7, PRESENTATION(S):**

- A. Presentation by Debbie Hale, Transportation Agency for Monterey County (TAMC), regarding the funding proposals and project alternatives for the Highway 101 Prunedale bypass/freeway project. There has been considerable growth in Monterey County, especially north and east Salinas. Salinas is one of the highest in the nation for truck traffic due to agriculture, deliveries, etc. Overall, TAMC is aiming for C and/or D level of service. There have been significant project cost increases (from \$210 million to over \$640 million) due to real estate prices (more than half of the project costs are for the necessary property in the right-of-way), environmental mitigation, and delays. There was considerable discussion of the costs and project options for Highway 101, Highway 156 interchange, and connection to Highway 1. The City Council discussed their concerns of one project draining all the funds, especially since Sand City is finishing the Project Study Report (PSR) for Highway 1 and will need support and funding.

**AGENDA ITEM 8, PUBLIC HEARING(S):**

*[Due to a possible conflict of interest by residing within 500' of the project area, Agency member Blackwelder abstained.]*

- A. Consideration of Redevelopment Agency RESOLUTION Approving a Temporary Lease Agreement for Short-term Truck Parking on a Portion of the Undeveloped Property and Temporary Storage Use of a Shed Building by Jim Cota Transfer & Storage, Inc. for Redevelopment Agency Property at 625 Elder Avenue, Sand City *[continued from June 18<sup>th</sup> meeting]*. This item was tabled because there has been no communication from Mr. Cota.

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

- A. Community Development Director Matarazzo presented an oral report on the responses to the Request for Proposals (RFP) for Old Town district Parking & Urban Design Implementation Program. Four proposals were received - RBF, Van Meter, Royston and RRM. Interviews will be conducted by the City panel on July 11<sup>th</sup> and 18<sup>th</sup>.
- B. Progress report on Public Works projects, City water project, Project Study Report, and other Sand City community programs by City Engineer/Community Development Director/City Administrator. City Engineer Kulakow reported that two grants for the bicycle trail lights have been submitted. Community Development Director Matarazzo reported that a hydrogeologic assessment report from Martin Feeney on the desal project was received today. Regional and local agencies are now requesting to be notified of public meetings on the desal project.

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

- A. City Administrator Morgan led the discussion of the cable operator franchise agreement transfer and existing franchise agreement (information was distributed to the City Council this evening). AT&T Broadband is proposing a merger with Comcast. The City does not have a current franchise agreement and is still operating from the existing ordinance and previous agreement. Due to the small customer base in Sand City for cable television, it is cost prohibitive to hire a consultant to negotiate and prepare a new cable franchise agreement. The City of Seaside is in the process of renewing their franchise agreement and Sand City may use their final document as a guide. This merger has been a controversial issue with the Monterey County Board of Supervisors because they want a commitment from AT&T Broadband to perform contractual agreements from four years ago.
- B. Executive Director Morgan gave an update on Sand City redevelopment projects (materials were distributed this evening). The King payment on the McDonald Disposition & Development Agreement (DDA) was received on June 28<sup>th</sup>. If the DDA with King Ventures fails, the Redevelopment Agency must return \$735,000 in principal payments. Seventeen copies of the Robinette site Request for Proposals (RFP) were mailed, and the Agency received three responses (Cort Company, Al Saroyan, and the Olson Company). The Cort Company proposes mixed use, Al Saroyan proposes mixed use, and the Olson Company proposes all residential. The last update discussed this evening was the South of Tioga project. There was a meeting with DBO, staff and a committee of the City Council (Pendergrass, Blackwelder) on June 24<sup>th</sup> to discuss the status of the project. DBO needs more time to do a financial analysis to help determine what type of project will be feasible in this location.

**AGENDA ITEM 11, ADJOURNMENT:**

- A. Motion to adjourn was made by Councilmember Kruper, seconded by Councilmember Blackwelder, to the next regularly scheduled City Council meeting on July 16, 2002, 7:00 p.m. There was unanimous consensus of the Council to adjourn at 8:28 p.m.

*Debra Taylor*

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Debra Taylor, City Clerk