

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY
City Council Chambers
Regular Meeting -August 6, 2002
7:00 PM

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

The invocation was led by Reverend Ted Britain.

Police Chief Klein led the Pledge of Allegiance.

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

Absent: Councilmember Todd Kruper

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

AGENDA ITEM 4, COMMUNICATIONS:

- A. There were no additional written communications distributed to City Council this evening.
- B. The floor was opened at 7:02 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 #257, Precision Porsche (Auto Repair), 475-A Olympia Avenue
 - (2) CUP #317, Rick's Auto Upholstery (Auto Upholstery), 713 Dias Avenue
 - (3) CUP #334, Bob Hayes (Auto Repair), 336 Orange Avenue
 - (4) CUP #345, James Obara (Mobile Home), 770 Tioga Avenue
 - (5) CUP #370, Economy Cleaners (Dry Cleaners), 840 Playa Avenue
 - (6) CUP #378, Carmel Glass Company (Glass Contractor), 613-B Ortiz Avenue
 - (7) CUP #388, Sanctuary Rock Gym (Recreation), 1855-A East Avenue
 - (8) CUP #392, SK8 Station (Recreation), 1855-B East Avenue continued to September 3, 2002
 - (9) CUP #396, McDonald's Restaurant (Fast Food), 990 Playa Avenue
 - (10) CUP #408, Neil & Gael Owens (Open Storage), 1714 Contra Costa
- B. There was no discussion of the July 16, 2002 Minutes.
- C. There was no discussion of the Monthly Fort Ord Reuse Authority (FORA) Report, July.
- D. There was no discussion of the monthly City/Redevelopment Agency financial report, June.

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

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

No items.

AGENDA ITEM 7, PRESENTATION(S):

- A. Acceptance of the California Integrated Waste Management Board award to Sand City in achieving AB939 diversion goals was presented by Mayor Pendergrass. Mayor Pendergrass gave credit to Associate Planner Charles Pooler for his efforts and hard work to reach these waste diversion goals.

AGENDA ITEM 8, PUBLIC HEARING(S):

No items.

AGENDA ITEM 9, OLD BUSINESS:

- A. Selection of urban design/parking consultant for Old Town (West End) was submitted by Community Development Director Matarazzo. He, City Administrator Morgan, and the Acting City Engineer, interviewed the respondents to the RFP last month (RRM Design Group, Roysten & Hanamoto, RFB Design Group, and Van Meter, Williams). There is \$50,000 allocated in this fiscal year budget for the consultant, and the optional elements staff is requesting will increase the contract to \$76,321. These optional elements include a circulation plan/ traffic analysis and design guidelines for individual building types. Staff is applying for a planning and technical assistance grant to defray up to \$35,000 of this cost. Staff is recommending the contract be awarded to RRM Design Group and will present the resolution at the August 20th meeting for approval.

Councilmember Blackwelder asked if the proposal will include what is fiscally realistic for Sand City? Mr. Matarazzo said that RRM may provide two versions - standard and a no cost constraint version. The project is dependent on the future water supply, future assessment district, bonds, etc. At least two meetings will be planned with the City Council, property owners and public to discuss some of these issues and concerns. City Council is requesting as much notice as possible for maximum attendance by property owners. City Administrator Morgan said that part of the assignment to RRM Design is to do a needs assessment, how to implement and financially recognize what is best for the city.

Motion to approve staff recommendations and accept the RRM Design Group contract at the August 20th meeting was made by Councilmember Hubler, seconded by Councilmember Kline. AYES: Councilmembers Blackwelder, Kline, Hubler, Pendergrass. NOES: None. ABSENT: Councilmember Kruper. ABSTAIN: None. Motion carried.

- B. Community Development Director Matarazzo gave a progress report on the Highway One Project Study Report (PSR). CalTrans has confirmed they will approve the PSR with some revisions within the month. The Transportation Agency for Monterey County (TAMC) and CalTrans will program partial funding for future regional and state transportation improvements and to begin further studies regarding the construction of the proposed interchange needed between the Fremont/California Avenue interchange and the interchange at Lightfighter Blvd.
- C. Progress report on Public Works projects, City water project, and other Sand City community programs by City Engineer/Community Development

Director/City Administrator. Acting City Engineer Bittner said that staff met with developer Dan Cort to discuss a parking area along Contra Costa. Without these spaces he would not have any off-street parking available for his building envelope. Mr. Cort's Ortiz Avenue plans are still pending. Community Development Director Matarazzo reported on the scoping meeting on the desal EIR. Only two people attended (from a desal firm). Two responses were received on the EIR from the Army Corps of Engineers and U.S. Fish & Wildlife stating the desal may effect some wetlands, which is not the case. These comments will be addressed by the EIR consultant David Powers.

AGENDA ITEM 10, NEW BUSINESS:

- A. City Administrator Morgan presented the staff report on amending the current water allocation policy. With the water credit to be obtained from the conversion of the Slautterback business into the Shurgard storage facility on California Avenue, staff estimates the remaining water reserve to be 2.273 acre feet, pending confirmation from the Water District. There are various possibilities for small redevelopment projects within the City that will require small water allocations. Some examples are 443 Orange Avenue mixed use, possible mixed use on 436 Orange Avenue property owned by Andy Bellici, a deli for the Cort project, the Potter properties on Dias Avenue, future remodel/expansion of City Hall, Agency property on Dias/Hickory for future relocations, and the Robinette site. Staff is seeking Council/Agency direction on how to continue - retain all of the water or disperse half in small allocations to existing buildings that could be redeveloped. Mayor Pendergrass was concerned about sending an open invitation to property owners with only a possible 1 acre foot allocation. Councilmember Blackwelder would like to wait on a final plan for the Robinette site to determine the needs for that redevelopment envelope because of the funds that have been invested by the City/Agency to date.

ANDY BELLICI (Property owner): As a property owner, he has been in Sand City since 1986 and would like to redevelop his land. Where does he stand now? He cannot consider direction for his financing and project until he knows if water will be available. There is also the concern of cost increases over time, especially if he has to wait for the desal project. He admitted that he overlooked the water competition that was considered by the Redevelopment Agency last year.

There was City Council consensus to consider this item further at the October 15th meeting. Mr. Bellici was encouraged to attend.

- B. City Administrator Morgan presented the City **RESOLUTION Authorizing Service Agreement for Civic Center Planning and Preliminary Design Studies with David Martin, AIA**. The current fiscal year budget includes the following allocation for civic center planning and remodeling: \$10,000

civic center planning, \$35,000 City Hall lighting, \$40,000 rear lot parking improvements, \$31,000 Calabrese Park lighting, and \$10,000 City Hall equipment. Staff is proposing a civic center planning program that could be carried out in phases, utilizing the urban design and architectural talents of David Martin to make this a cohesive project. This agreement is for an amount not to exceed \$10,000.

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

- C. Ratification of City Administrator's nomination as Sand City's representative on the Monterey County Overall Economic Development Commission (OEDC). Business person Brian Gingerich, of Monterey Mattress Company, had previously served as Sand City's representative. Due to his move out of state, it is necessary to make a nomination to the County Board. The OEDC goal is to foster economic development and the retention and creation of jobs within Monterey County. Mr. Matarazzo could not accept the nomination because he does not live within Monterey County. The City Council approved Mr. Morgan's nomination to the OEDC by consensus.
- D. Discussion of League of California Cities Grassroots Network (GRN) legislative liaison team appointments. The Monterey Bay Division is laying the groundwork for a more productive level of participation in state and regional legislative affairs. There was City Council consensus to approve Mayor Pendergrass as the Council representative, City Administrator Morgan and City Clerk Taylor as the Sand City liaison team representatives.

AGENDA ITEM 11, ADJOURNMENT:

- A. Motion to adjourn was made by Councilmember Blackwelder, seconded by Councilmember Kline, to the next regularly scheduled City Council meeting on August 20, 2002, 7:00 p.m. There was unanimous consensus of the Council to adjourn at 7:57 p.m.



Debra Taylor, City Clerk