

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY
City Council Chambers
Regular Meeting -August 20, 2002
7:00 PM

Mayor Pendergrass opened the meeting at 7:03 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
Gerard Rose, Acting City Attorney
Stan Kulakow, City Engineer
Debra Taylor, City Clerk

AGENDA ITEM 4, COMMUNICATIONS:

- A. Additional written communications distributed to City Council under separate cover included an excellence award for Sgt. Marius Crisan (item 7-B) and a response from the Bascou's to the DDA and proof of escrow deposit (item 9-A).
- B. The floor was opened at 7:05 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 August 6, 2002 Minutes.
- B. There was no discussion of the Monthly Police Department Activity Report, July.

- C. There was no discussion of the City **RESOLUTION Expressing Appreciation to Dale Gingerich and Brian Gingerich for their Service to the City and Community.**
- D. There was no discussion of the City **RESOLUTION Appointing Members to the Sand City Arts Committee.** Due to Debra Neilsen and Brian Gingerich leaving the Sand City area, the replacement members will be Denise Holland and Catherine Kuhlmann joining existing Arts Committee members Todd Kruper, Heinz Hubler and Greg Hawthorne.
- E. There was no discussion of the Redevelopment Agency **RESOLUTION Approving Service Agreement with Zander Associates Related to Biological Assessment Services Related to King Ventures Disposition and Development Agreement** for an amount not to exceed \$15,000.
- F. The City RESOLUTION Approving Contract with RRM Design Group to Prepare the Old Town (West End) Urban Design and Parking Implementation Plan was pulled from Consent Calendar. Staff is still awaiting confirmation that the grant funds have been approved.
- G. The City RESOLUTION Approving Service Agreement with Freitas + Freitas to Complete a Housing Element Update for the 2000-2007 Planning Horizon was pulled from Consent Calendar. Staff is still awaiting confirmation that the grant funds have been approved.
- H. There was no discussion of the monthly Fort Ord Reuse Authority (FORA) Report, August.
- I. There was no discussion of the Redevelopment Agency **RESOLUTION Authorizing a Time Extension to November 19, 2002 of Water Credit Reservation to Terry Ream and Roy Meadows for their Mixed-Use Development Project as Originally Granted in Resolutions RA 01-02, 01-04 and 02-04.** The total water reservation of 0.654 acre feet for this project has been extended to November 19, 2002.

Motion to approve Consent Calendar items A, B, C, D, E, H, I was made by Council/Agency member Kruper, seconded by Council/Agency member Kline. AYES: All members NOES: None. ABSENT: None. ABSTAINED: None. Motion carried.

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

Items 5-F and 5-G were pulled and continued to September 3, 2002 for further consideration.

AGENDA ITEM 7, PRESENTATION(S):

- A. Presentation of Resolution of Appreciation to Dale Gingerich and Brian Gingerich for their service to the community was made by Mayor Pendergrass.
- B. Presentation of Certificate Award to Sergeant Marius Crisan and introduction of newly promoted Sergeants Graziano and Allen was made by Mayor Pendergrass.

AGENDA ITEM 8, PUBLIC HEARING(S):

No items.

AGENDA ITEM 9, OLD BUSINESS:

[Due to a possible conflict of interest by residing within 500' of the project area, Agency member Blackwelder abstained. He left the dais and joined the audience.]

- A. Redevelopment Agency **RESOLUTION Authorizing a Disposition & Development Agreement (DDA) with Michael & Deirdre Bascou for Redevelopment of 443 Orange Avenue Property (Lots 16 & 18, Block 25, portion of APN 011-238-016)** was presented by Executive Director Morgan. A revised DDA, letter of acceptance by the Basou's, and copy of escrow deposit check was distributed this evening. Mr. Morgan announced that the Monterey County Assessor assigned a new parcel number for this property which is APN 011-238-019.

7:20 PM Floor Open to Public Comment

The Bascou family was present, but did not comment.

7:21 PM Floor Closed to Public Comment

Mr. Morgan read the addition to the DDA (section 3.1 - Purchase Price of Agreement) for the record that included the provision for a \$5,000 deposit to open escrow.

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

[Agency member Blackwelder returned to the dais.]

- B. Update on the Monterey Bay Area Insurance Fund (MBAIF) Joint Powers Agreement was given by City Administrator Morgan. Mr. Morgan provided

a history of the program and organization as well as listing the member agencies. The City adopted Resolution SC 02-41 in June 2002 indicating support of the proposed changes. The final updated Agreement will be presented at a future Council meeting for possible adoption.

- C. Progress report on Public Works projects, City water project, Project Study Report (PSR) and other Sand City community programs. City Engineer Kulakow reported that staff is working with the environmental consultant on the water supply for the desal project. Plans for the Calabrese Park lighting plan will go out to bid in the next month or two. The Park Avenue work is expected to start by late fall/early winter. Community Development Director Matarazzo said the PSR is still with CalTrans and the City should expect a final document within the next two months. City Administrator Morgan reported that there have been a number of instances that prove the City's involvement in local Chambers of Commerce is beneficial, and gave an example to Council. Mayor Pendergrass encourages City Council participation in Chamber events.

AGENDA ITEM 10, NEW BUSINESS:

- A. City Administrator Morgan presented the City **RESOLUTION Approving a Reimbursement Agreement with the Transportation Agency for Monterey County (TAMC) for a Taxi Regulatory Authority Feasibility Study by Nelson\Nygaard**. The cost for this feasibility study by Nelson\Nygaard is not to exceed \$25,000 and the estimated pro-rated cost for Sand City will be \$506. The resolution allows for any contingencies for a total amount not to exceed \$900. The study will address standards of service, condition of cabs, resume/background information on drivers and their local knowledge and familiarity.

The floor was opened for any comments by the public, but no comments were made.

Motion to approve Resolution, by title only, was made by Councilmember Hubler, seconded by Councilmember Blackwelder. AYES: All members. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

[Due to residing within 500' of the project area, Agency member Blackwelder abstained. He left the dais and joined the audience.]

- B. Agency Engineer Kulakow presented the staff report on the Redevelopment Agency contribution to Ortiz Avenue utilities undergrounding project. This Greg Hawthorne project has an estimated cost of \$53,386 and because of its limited size, does not qualify for use of the PG&E 20A reserve account funds. In response to a question by Agency member Hubler, the minimum size of a project to qualify for the 20A funds is one full block. At this time, there is \$100,000 in an account for this purpose, and these funds are protected even

though PG&E has financial concerns. Staff requests approval of the \$20,000 allocation budget in FY 2002-03 fiscal year toward this Ortiz Avenue project.

Executive Director Morgan stated that in the future, a policy will have to be discussed with the Redevelopment Agency Board, allowing public input. These 20A funds could be used as "seed" or incentive funds related to assessed value (tax increment) of a created project to possibly cover undergrounding, major street improvements, and unusual/decorative exterior work. With the water shortage and depressed development activity, currently there is not a lot of demand. Hawthorne's project is an excellent candidate and a good inspiration for other developers. Mr. Hawthorne (owner) and Mr. Lomax (architect) were present this evening. Mr. Hawthorne spoke briefly in support of the undergrounding proposal and the potential benefits to the City's appearance. He thanked the Council for their consideration.

Motion to approve expenditure allocated in FY 2002-03 budget, and direct staff to devise a formula for future undergrounding projects was made by Agency member Kruper, seconded by Agency member Hubler. AYES: Agency members Kline, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: Agency member Blackwelder. Motion carried.

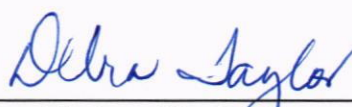
[Agency member Blackwelder returned to the dais.]

- C. Vice-Mayor Kline presented the City **RESOLUTION Supporting California Coastal Cleanup Day, September 21, 2002**. Vice-Mayor Kline will act as co-Beach Captain with the Regional Park District, and Chief Klein is Sand City's coordinator. A letter will be distributed to all Sand City residents seeking volunteers. This is always a fun event and she would like to see a good turnout by all Councilmembers.

Motion to approve Resolution, by title only, was made by Councilmember Kruper, seconded by Councilmember Blackwelder. AYES: All members. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

AGENDA ITEM 11, ADJOURNMENT:

- A. Motion to adjourn was made by Councilmember Blackwelder, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting on September 3, 2002, 7:00 p.m. There was unanimous consensus of the Council to adjourn at 7:50 p.m.



Debra Taylor, City Clerk