

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY
City Council Chambers
Regular Meeting - May 1, 2001
7:00 PM

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

Pastor Ted Britain led the invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Councilmember Blackwelder
Vice-Mayor Kline
Councilmember Hubler
Councilmember Kruper
Mayor Pendergrass

Staff: Kelly Morgan, City Administrator
Steve Matarazzo, Community Development Director
Jim Heisinger, City Attorney
Stan Kulakow, City Engineer
Debra Taylor, City Clerk

AGENDA ITEM 4, COMMUNICATIONS:

- A. Written communications distributed to City Council this evening included a report from City Administrator Morgan on the Rotary District Conference 2001 (item 4-A); an update on the Sand Dunes Drive bicycle trail lighting project, and lighting alternatives, from City Engineer Kulakow (item 5-D); a report from Councilmember Blackwelder and City Administrator Morgan on the San Francisco field trip to view mixed use projects (item 8-B); April 4, 2001 letter to Tami Grove regarding the status of the Sterling project from Bell Trust attorney Michael Van Zandt (item 8-C); and minutes of the April 26th Public Safety/Budget Committee meeting.

- B. The floor was opened for oral communications at 7:07 p.m.:
TOM HARPER (Resident/Property Owner): He had a question on item 10-A(1) there is 725 sq ft of his property being considered for acquisition in Closed Session and he wanted to know if a civic center was going to be built there. Does he have the option to not sell his property?

City Administrator Morgan stated that the agenda also lists the property as "...or use for redevelopment purposes." The City hopes to achieve a

cooperative deal on this property. This could benefit the neighborhood by closing the end of Dias Avenue, new streetscape and landscaping, with a possible attractive development in the future. The City/Agency can make an offer to start negotiations, but a fair market appraisal and CEQA process is required before escrow can close. The Phase I Environmental Assessment is completed on the primary Dias lots. An offer cannot be made to the Harper's nor can escrow close until an appraisal and negative declaration is completed. The appraisal is needed to establish the "fair market value" that will be used as the basis for the City's/Redevelopment Agency's offer.

7:14 PM Floor Closed

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 #72, Sealife Supply (Raising Marine Fish), 740 Tioga Avenue
 - (2) CUP #248, John's Auto Repair (Auto Repair), 1857 East Avenue
 - (3) CUP #364, Neff Mill & Cabinet (Woodshop), 527 Redwood Avenue
 - (4) CDP #91-06, Party Wholesale (Retail Store), 880 Tioga Avenue
 - (5) CDP #93-05, Monterey Cabinet & Woodworking (Carpenter Shop), 409 Ortiz Avenue
 - (6) CDP #94-02, American Movers Inc. (Moving Company), 783 Redwood Avenue
 - (7) CDP #96-02, Roy Meadows (Mobile Home), 658 Ortiz Avenue
 - (8) CDP #96-03, Mark's Barn (Auto Repair), 654 Ortiz Avenue
 - (9) CDP #00-03, Jack Lee (Metal Workshop), 531-B Orange Avenue
- B. There was no discussion of denying the of claim pertaining to January 11, 2001 flooding by Colton Heating, filed 4/16/01, \$106,558.97. This information will be forwarded to Risk Manager, Kent Rice and a letter will be sent to Colton Heating's attorney.

- C. There was no discussion of the monthly Fort Ord Reuse Authority (FORA) report, April.
- D. There was no discussion of the City **RESOLUTION Authorizing Award of the Bicycle Trail Lighting Contract for the Seaside/Sand City Bicycle Path Project from Playa Avenue to Fremont/Highway 1 Along Sand Dunes Drive to Superior Electric and Electronic**, for an amount not to exceed \$180,000. Two informational staff reports were distributed this evening.
- E. There was no discussion of the City **RESOLUTION Authorizing Award of a Three-Year Master Contract for Maintenance Including Removal and Replacement of Absorption Pillows in Interceptor Tanks 1, 2, 3 and 4 to Storm Water Inspection & Maintenance Services**. Each maintenance servicing will cost \$4,400 (2 per year), with a three-year maximum not to exceed \$26,400.
- F. There was no discussion of appointing Debra Nielsen as the new member of the Arts Committee.

Motion to approve Consent Calendar was made by Councilmember Hubler, seconded by Councilmember Kruper. AYES: All members. NOES: None. Motion carried.

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

No items.

AGENDA ITEM 7, PRESENTATION:

- A. Mayor Pendergrass presented the City Resolution and Key to the City honoring W. David Martin, AIA for seventeen years of dedicated service to the Sand City Design Review Committee (DRC). Mr. Martin gratefully received these gifts from the City and requested that he remain on the mailing list for the annual barbecue and awards banquet to continue to be a part of the Sand City family.

AGENDA ITEM 8, OLD BUSINESS:

- A. Community Development Director Matarazzo presented a status report on General Plan update. This report is in response to comments raised at workshop #2 on April 17th, and to questions raised by Councilmember Kline who was unable to attend that workshop. City staff and consultants are currently on schedule to deliver a final draft General Plan for the City Council's consideration by mid-summer. An expanded environmental initial

study is currently in preparation and staff believes that a mitigated negative declaration (MND) will be the appropriate environmental document for the Plan. The Sierra Club, County of Monterey, LandWatch, Common Ground, and the Coastal Commission are monitoring the City's progress. Mr. Matarazzo recommends that comment #11 (streets, pedestrian/bike paths should be part of a fully-connected system) as policy in the Circulation Element. In response to a question by Councilmember Kruper, Mr. Matarazzo discussed "street furniture" as an urban design element to be notched in the public right-of-way where possible. City Administrator Morgan said that financing and costs must be considered as part of an overall capital improvement plan.

- B. Presentation and report on field trip to review mixed-use and live/work projects in San Francisco Bay Area by Councilmember Blackwelder and City Administrator Morgan. Their report was distributed this evening. The Greg Hawthorne Group extended an invitation to view mixed use projects in the San Francisco area which strongly encourages live/work spaces. Parking is a complicated issue with mixed use and staff is alert to future problems. Alternate transportation modes (other than automobiles) should be encouraged. The photographs are examples of ideas that can be borrowed for future designs for Sand City.
- C. City Administrator Morgan presented an oral report on Sterling Project (APN 011-012-005). A letter to Tami Grove from Bell Estate attorney Michael Van Zandt was distributed this evening. This letter addressed the three main concerns of the Coastal Commission: 1) snowy plover habitat; 2) transportation; and 3) alternative water source. Community Development Director Matarazzo remarked that Coastal Commission District Counsel Diane Landry returned his call and said that a re-hearing may be required by the Coastal Act. He reminded her of all the changes and demands of the project that have already occurred up to the point until there was a change of commissioners.
- D. There was no update on Sand City pending development projects.
- E. 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 he got a call from Lee Yarborough (TAMC) on the Highway One Project Study Report (PSR), and a meeting has been set for May 29th. One of the key issues to be discussed will be financing the remaining work on completing the PSR (City has paid \$150,000 to date). City staff received authorization to proceed with the next phase of the desal feasibility process and will meet with consultants Separation Process, Inc. and Martin Feeney to start their work. Staff received four bids for lighting on the bicycle trail (see agenda item 5-D). Superior Electric & Electronic was awarded the bid,

and they did the lighting for the Monterey bicycle trail, receiving a favorable recommendation. High-pressure sodium lights will be used (50w is equal to 200w standard bulbs) helping to keep them energy efficient. The annual cost for lighting the trail is estimated at \$5,010. Funding sources to illuminate the remaining portion of the trail are being researched for grant possibilities. CalTrans will be featuring the bicycle trail in their periodical.

City Administrator Morgan reported that staff had lunch with two State Park officials today to meet the new local Director, discuss the cooperative deal for lifeguard services, and touch on habitat issues. They said that regulatory agencies are being very careful with the snowy plover including the Fort Ord rehabilitation and proposed growth.

AGENDA ITEM 9, NEW BUSINESS:

- A. Consideration of recommendations from Public Safety and Budget Committees as presented by City Administrator Morgan and Police Chief Klein. The minutes from this April 26th meeting was distributed this evening.

- (1) City **RESOLUTION Authorizing Service Agreement with TracNet for Technology Equipment and Services for Police Department.** Sand City received a state grant of \$100,000 that provides most of the funding for this new records management and field reporting system. TracNet will provide services and equipment which includes computer software, licensing, hardware, installation, training and maintenance for an estimated cost of \$108,500.

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

- (2) City **RESOLUTION Authorizing Agreement for Parking Citation Processing Services with Enforcement Technology, Inc.** The City Council approved Resolution SC 95-66 entering into a contract with Enforcement Technology in November 1995. Current rates vary according to needs, but there is a \$6,000 minimum fee charged per year. A change to the length of the contract was made from a five-year minimum to six-month minimum, with a month-to-month renewal.

Motion to approve Resolution by title only, as amended, was made by Councilmember Hubler, seconded by Councilmember Kline. AYES: All members. NOES: None. Motion carried.

- (3) City **RESOLUTION Approving Arrangements for Refurbishing the Woodwork in Council Chambers with Stephen Ford Painting.** Five bids

were received and after checking references, staff recommended Stephen Ford Painting even though they were not the lowest bidder (see staff report for more details). Councilmember Blackwelder and City staff met with Sherwin Williams Paint today and new recommendations will be considered by Council at a future meeting. By consensus, the Council pulled this item from the agenda.

- (4) Proposals for upgrading Council Chamber lighting (refurbishing existing lighting and adding track lighting for Sand City Art Gallery). City staff is working with the Arts Committee on the upgrades, designs, and suppliers. A proposal will be prepared for the next fiscal year budget. David Martin has agreed to work with staff and the Arts Committee in providing a design plan.
- (5) Police Chief's participation in area-wide/regional programs and outside activities was an informational item only.
- (6) Arrangements for Sand City's annual birthday celebration (May 19th) are moving along thanks to Vice-Mayor Kline, Councilmember Kruper and Police Chief Klein. There will need to be some more Council member volunteers, budget will be about the same as last year, and the Arts Committee will take responsibility for the live entertainment (yet to be determined) and the display of art in the Council Chambers. The next barbecue meeting is set for May 16th. Councilmember/Arts Committee Chair Kruper will collect art from original members of the "Friends of the Arts Committee" and do a group show. This also acknowledges their efforts prior to final decisions on Committee members.

8:41 PM Recess
8:55 PM Reconvene


AGENDA ITEM 10, CLOSED SESSION:

- A. The City Council/Redevelopment Agency adjourned to Closed Session to confer with real property negotiator (City/Agency Attorney and City/Agency Administrator), in accordance with the §54956.8 of the Ralph M. Brown Act
 - (1) To discuss possible purchase of property to enlarge civic center or use for redevelopment purposes, APN 011-187-004, 011-194-001, and 011-191-001 (portion of)
 - (2) To review proposed Disposition & Development Agreement (DDA) terms to King Ventures for McDonald coastal property (APN 011-012-001 & 002)

- B. Readjourned to Open Session to report any action taken at the conclusion of Closed Session in accordance with §54957.1(a)(1)(B) of the Ralph M. Brown Act:
- (1) The City Council/Redevelopment Agency authorized an appraisal for a portion of APN 011-191-001.
 - (2) No action was taken on the DDA terms.

AGENDA ITEM 11, ADJOURNMENT:

- A. Motion to adjourn was made by Councilmember Kline, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting on May 15, 2001, 7:00 p.m. There was unanimous Council consensus to adjourn at 9:35 p.m.



Debra Taylor, City Clerk