

**MINUTES**  
**JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**  
**City Council Chambers**  
**Regular Meeting - April 4, 2000**  
**7:00 PM**

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Mayor Pendergrass opened the meeting at 7:01 p.m.

The invocation was led by Reverend Kast.

Chief Klein led the Pledge of Allegiance.

Present: Councilmember Blackwelder  
Vice Mayor Kline  
Councilmember Hubler  
Councilmember Wishon  
Mayor 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. There were no additional written communications distributed to the City Council.
- B. The floor was opened at 7:03 p.m., but there were no oral communications.

**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 #67, Doyle Potter (Mobile Home), 636 Dias Avenue
  - (2) CUP #188, Performance Automotive (Auto Body Shop), 531 Elder Avenue
  - (3) CUP #214, Tempo/Dunwoody (Apartment Building), 679 Redwood Avenue

- (4) CUP #216, Monterey Auto Supply Inc (Machine Shop), 371 Orange Avenue
- (5) CUP #217, Ross Roofing (Open Storage), 1795 California Avenue
- (6) CUP #246, Inter-City Manufacturing (Manufacturing), 501 Redwood Avenue
- (7) CUP #253, Barry Hartzell Automotive (Auto Repair), 510 & 520 California Avenue
- (8) CUP #333, Nuki's Automotive Specialists (Auto Repair), 414 Orange Avenue
- (9) CUP #405, Frances & Albert Paley (Art Studio), 1788 Holly Street
- (10) Variance #169, Monterey Fish Company (Encroachment), 841 Fir Avenue
- (11) CDP #98-02, Freelance Gilding (Manufacturing), 1815-A Contra Costa
- (12) CDP #99-02, Robert & Andrea Williams (Woodshop), 1 John Street

- B. There was no discussion of the March 24, 2000 Minutes.
- C. There was no discussion of the City **RESOLUTION Declaring May 2000 As Clean Air Month in the Monterey Bay Region**. The attachments included a proposed press release regarding a contribution by Costco towards the City's electric shuttle bus. The City is honoring Costco's request for no publicity on this donation.

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

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

No items.

**AGENDA ITEM 7, OLD BUSINESS:**

- A. There were no new issues to report on the coastal projects and the Habitat Conservation Plan (HCP).
- B. There were no new issues to report on Public Works projects, City water project, and other Sand City development projects.

**AGENDA ITEM 8, NEW BUSINESS:**

- A. City Administrator Morgan presented the staff report on the priorities for the Capital Improvement budget and review of the 5-year Redevelopment Implementation Plan. The City has complicated coastal development issues and redevelopment projects which include public improvements. The financial history of the Edgewater Shopping Center and coastal bicycle trail was recounted.

City Engineer Kulakow stated that in December 1999 the Redevelopment Agency adopted a 5-year Implementation Plan which itemized numerous projects as part of the Agency's proposed plans/programs. All these programs will be contingent, in part, on the funding that will be needed for the desal project.

Council and staff discussed certain line items and their preferences for the Capital Improvement Program. Mayor Pendergrass would like to see Old Town finished and moved up on the priority list. In response to a question by Councilmember Wishon, Mr. Kulakow said that the \$5 million slated for the desal will not be an annual cost, but mostly for the construction of the project. Grant funds may help off-set some of these costs. Councilmember Kline confirmed that the Budget Committee will consider this overall Capital Improvement Program. Mr. Kulakow confirmed that item 12, page 24, "Additional Projects," are recommended costs to finish certain street work (Elder Avenue for example). Mr. Morgan added that some of this work may be completed through private development projects, but all projects are dependent on the availability of water. No housing programs are included at this time, but may need public funds in the future. Relocation housing needs in the future may become evident of which the 20% set aside from the housing account will be used. Councilmember Hubler would like more trees planted in the City and asked if an Owner Participation Agreement could include tree planting. Mr. Matarazzo said that the City may be able to supply the trees to property owners for which they will be responsible. Staff will review this option further. There was minor discussion on the Park Avenue improvement agreement. Councilmember Blackwelder requests that the building near the entrance on Contra Costa be cleaned up. Chief Klein is trying to screen this building by planting trees. Councilmember Wishon wants to ensure that property owners and residents are notified when any street or construction projects occur as property owners may not inform their tenants. Council consensus for staff to consider Council comments and revise the proposed Capital Improvement Program and corresponding budget.

- B. Community Development Director Matarazzo presented the request for a water allocation by David Wilson/Pete

Ericksen. [It was determined there was no Council conflict of interest because no action was being taken at this time.] Mr. Matarazzo gave the history of water allocation policy. The Robinette property water (4.939 acre feet) will be held for redevelopment projects. Staff estimates "excess water" from the Storage USA project on California Avenue will yield 1.123 acre feet. City staff is unsure if water credits will be allowed in the future because the Water District Board wants final approval. There may be water credits at the Fence Company property and it would be appropriate to have homes on the site. Staff prefers the City not start a water waiting list, but continue to operate on a project by project basis, reaffirming present policy. Council consensus to send a response letter to Wilson and Ericksen. There is no water to be allocated at the present time.

- C. Discussion of the proposed Monterey County Private Industry Council (PIC) Program murals was presented by Police Chief Klein. The theme of this project is "Working Women." Proposed mural images were distributed to Council. Mr. Warner, the program coordinator, has indicated that artwork will be chosen from their library of images and only minor changes will be allowed. The recommended costs are \$9,000 for two murals or \$5,000 for one. City Administrator Morgan pointed out that this program provides benefits for the disadvantaged youth that are actively involved in bringing these images to cities. Councilmember Blackwelder wants the mural to be more personalized to Sand City instead of using pre-selected art. He would also like more funds donated to organizations, such as the Boys & Girls Club, that directly affect Sand City youth, not just a County program. Council declined participation, but referred this item to the Budget Committee to consider a donation.

**AGENDA ITEM 9, CLOSED SESSION:**

- A. Council/Agency adjourned to Closed Session to confer with real property negotiators, in accordance with §54956.8 of the Brown Act

Property: APN 011-187-004  
(Sylvan Avenue lots behind  
City Hall)

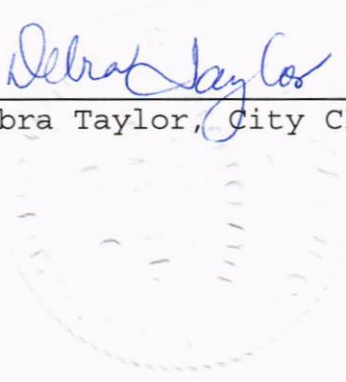
Negotiating Parties: Kelly Morgan, City Administrator/Executive Director  
Jim Heisinger, City/Agency  
Attorney

Under Negotiation: Status of offers on property

- B. Readjournment to Open Session to report any action taken at the conclusion of Closed Session in accordance with §54957.1 of the Brown Act. Council consensus to continue negotiations with the property owner.

**AGENDA ITEM 10, ADJOURNMENT:**

- A. Motion to adjourn was made by Councilmember Hubler, seconded by Councilmember Kline, to the regular City Council meeting on April 18, 2000, 7:00 pm. There was unanimous Council consensus to adjourn at 8:42 p.m.



*Debra Taylor*

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Debra Taylor, City Clerk