

**MINUTES**  
**JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**  
**City Council Chambers**  
**Regular Meeting - October 17, 2000**  
**7:00 PM**

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

Pastor David Martin led the invocation.

Police 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  
Chris Campbell, Acting City Attorney  
Stan Kulakow, City Engineer  
Charles Pooler, Associate Planner

Absent: Debra Taylor, City Clerk

**AGENDA ITEM 4, COMMUNICATIONS:**

- A. Written material distributed to City Council this evening included a fax from Ed Ghandour and Andersen Realty related to the water issue to be discussed at the Public Hearing this evening (item 7-A).
- B. The floor was opened, 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. There was no discussion of the October 3, 2000 Minutes.
- B. There was no discussion of the monthly Police Department Activity Report for September.
- C. Receipt of information/summary on SB 402 legislation on binding arbitration for Public Safety employees. SB 402 will become effective January 1, 2001.
- D. There was no discussion of the recommendations from the Budget/Personnel Committee on certain Police personnel

matters. The Budget/Personnel Committee has held two meetings to review certain matters pertaining to the City's Police Department which include the Chief's recommendation to hire four new full time officers and one reserve officer, and a proposal to organize a fundraiser for Officer Chuck Hufford. After a thorough discussion of these issues, the Budget Committee agreed that "offers to employ" should be extended to all 4 candidates for full time employment and possibly to one reserve officer. Partial funding is available through the \$100,000 COPS grant that has been awarded to the City. Regarding the fundraising issue, due to health problems and high medical expenses that are not covered for Officer Hufford, the Budget Committee agreed to recommend approval for the fundraiser by the Police Officer's Association and a \$1,000 donation by the City.

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

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

No items.

**AGENDA ITEM 7, PUBLIC HEARING:**

- A. Community Development Director Matarazzo presented the background material of this issue discussing the establishment of revised water allocation policy and **RESOLUTION Adopting a Revised Policy on Future Water Allocations to be Reserved by the Redevelopment Agency and Granted to Projects Based on a Merit-Rating Process.** On September 19, 2000 the Council gave preliminary direction to staff to allocate the existing water reserve of 4.34 acre-feet to the Redevelopment Agency for future allocation to development and redevelopment projects. It was agreed that 1 acre-foot should be reserved to projects for residential remodeling and hardship cases. A higher weighting (or value) should be given to a project's ability to eliminate existing blight or potential non-conforming land uses. All property owners and potential developers have been notified of this public hearing and the City's intention to allocate water through a competitive process. Mr. Matarazzo reviewed the rating categories (elimination of blight and potential non-conforming uses; revenue generation; design quality, Redevelopment priorities) and points system. Staff will do the preliminary ratings, and the Redevelopment Agency will make the final determinations.

7:25 PM Floor Open for Public Comment

SUZANNE ST JOHN (Developer/Resident): She reviewed her water situation and asked for reconsideration of her

request to transfer any remaining amount of water not used for her subdivision to other properties within the City. She is interested in a mixed use project.

7:32 PM Floor Closed to Public Comment

City Administrator Morgan advised Ms. St John to submit a proposal for water as part of this policy procedure. Mayor Pendergrass would like to see existing homes renovated and he has had several requests personally regarding the addition of hot tubs. Staff does not recommend reserving half of the water reserves for Mr. Ghandour's Monterey Bay Shores project. The Mayor point out that the MBS site is outside of the CalAm service district and would not be eligible for this water. There was some discussion on this issue and the CalAm service area. Applications for water will be accepted until Friday, December 29, 2000.

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

**AGENDA ITEM 8, OLD BUSINESS:**

- A. Staff gave an update on coastal projects. City Administrator Morgan reported that the scheduled meeting with State Senator McPherson and Assembly member Keeley for next week has been postponed to November 2<sup>nd</sup> or 3<sup>rd</sup>. Mayor Pendergrass reported that there are two Water District meetings next week to discuss Ordinance 95-10 and the Ghandour Monterey Bay Shores project. Council attendance would be appreciated. Staff has nothing to report from King Ventures.
  
- B. Progress report on Public Works projects, City water project, and other Sand City development projects by City Engineer Kulakow. He met with the PUC engineer to discuss the rail crossing improvements at Highway One and Ord Avenue. The options that were discussed are very costly and it is important to get PSR approval to receive available funding by the State. Martin Feeney completed the well drilling and installation on Sand Dunes Drive/Bay Avenue and will install a pump for a 30-day test. Staff received notice from CalTrans requesting submittals on transportation projects including bicycle trails for state-wide awards. This is an excellent chance for recognition. Mayor Pendergrass said that the City has a strong ally with the City of Seaside including support for the Monterey Bay Shores project. Mayor Smith wants to see exactly what the PSR contains, before he concurs.

**AGENDA ITEM 9, NEW BUSINESS:**

- A. Community Development Director Matarazzo led the discussion on creating main streets - a new trend in suburban development.
- B. The November 7, 2000 general municipal election is in conflict with the next City Council meeting and the Chambers is the polling facility for the City. Council consensus to cancel the November 7<sup>th</sup> Council meeting.

**AGENDA ITEM 10, ADJOURNMENT:**

- A. Motion to adjourn was made by Councilmember Hubler, seconded by Councilmember Wishon, to the next regularly scheduled City Council meeting on November 21, 2000, 7:00 pm. There was unanimous Council consensus to adjourn at 8:08 p.m.



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Debra Taylor, City Clerk