

MINUTES
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY
OF THE REDEVELOPMENT AGENCY

Regular Meeting – March 3, 2020
5:30 P.M.
CITY COUNCIL CHAMBERS

Mayor Carbone opened the meeting at 5:30 p.m.

The invocation was led by Reverend Jason Yarbrough.

The Pledge of Allegiance was led by Police Chief Brian Ferrante.

Present: Mayor Mary Ann Carbone
Vice Mayor Blackwelder {excused absence}
Council Member Hawthorne
Council Member Sofer
Council Member Cruz

Staff: Aaron Blair, City Manager
Vibeke Norgaard, City Attorney
Brian Ferrante, Police Chief
Linda K. Scholink, Administrative Services Director/ City Clerk

AGENDA ITEM 4, ANNOUNCEMENTS BY MAYOR, CITY ATTORNEY, AND CITY STAFF

The Mayor announced that her Mayor's report is provided for the Council and the Public. There is also additional information regarding the coronavirus outbreak and what Monterey-Salinas Transit (MST) is doing on public transit busses.

City Manager Blair reported that unfortunately the City was not awarded the Park grant. He reported on the timeline for presenting a tax initiative and the modification of the former Orchard Supply building as Ashley Furniture plans to utilize some of that space.

City Attorney Norgaard commended the City Manager on his job performance and their good working relationship, and that she will provide a report during closed session.

AGENDA ITEM 5, PUBLIC COMMENT

5:35 P.M. Floor opened for Public Comment.

There was no comment from the Public.

5:35 P.M. Floor closed to Public Comment.

AGENDA ITEM 6, CONSENT CALENDAR

- A. There was no discussion of the February 18, 2020 City Council Meeting Minutes.
- B. There was no discussion of the City/Successor Agency Monthly Financial Report, December 2019.
- C. There was no discussion of the City **Resolution** authorizing an Agreement with Bartel Associates for a Cost Not to Exceed \$21,000 for Actuarial Services Related to the City's Prefunding and Compliance with GASBS 75 Accounting Standards for the City's Retiree Health Plan.

Motion to approve the Consent Calendar items was made by Council Member Cruz, seconded by Council Member Hawthorne. AYES: Council Members Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: Council Member Blackwelder. ABSTAIN: None. Motion carried.

AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled from the Consent Calendar.

AGENDA ITEM 8, PRESENTATION

- A. **Presentation by Kelsey Scanlon County of Monterey's Emergency Services Planner on a Multi-Jurisdictional Hazard Mitigation Plan {10 minutes}**

Kelsey Scanlon from the County of Monterey presented the 2021 Hazard Mitigation Plan and announced that the City of Sand City is well represented. The purpose of the hazard mitigation plan is to establish a broad local vision and guiding to eliminate or reduce vulnerabilities. It is to protect the public health, safety, quality of life, environment and economy of Monterey County by reducing the long-term risk of damage and loss through coordinated planning, partnerships, capacity building, and implementation of effective risk reduction measures. She explained the differences between an Emergency Operations Plan versus a Hazard Mitigation Plan. Ms. Scanlon further explained the Identified Hazards, and how communities can either avoid or decrease risks of natural hazards such as earthquakes, tsunamis, wildfires, etc. Using the flood in the City of Chular as an example, it cost the County \$2M to respond, and having protective measures in place would ultimately reduce future costs to mitigate unexpected dangers. If this plan is approved the City of Sand City and the County of Monterey would be eligible for grant funding prior to and after natural disasters. She explained the history of the first multi-jurisdictional Hazard Mitigation Plan that was formed in 2007, the second plan was

conducted in 2016, and that by 2021 an update process will be led by Monterey County that would involve all 12 cities participating in the planning process as well as special districts. The County continues to conduct public outreach forums and would like people to participate. She detailed the workplan that included public and stakeholder review, and approval by the Federal Emergency Management Agency (FEMA). She encouraged the Council to have their constituents take the on-line survey so the County can be made aware of public needs. Ms. Scanlon thanked the Council for allowing her to make the presentation and for their time.

In response to Council Member Cruz' question where the plan originated, Ms. Scanlon replied that a federal regulation contains requirements and procedures to implement a hazard mitigation plan. She also addressed the Mayor's concerns regarding the possibility of flooding due to the Kings Tide responded that it would be Cal-Trans that would address that issue.

6:00 P.M. The Mayor opened the floor to Public Comment and seeing none, closed the floor to Public Comment.

B. Presentation by Tyller Williamson representing the Monterey County Housing Coalition regarding the Need for Affordable Housing within the Peninsula {10 minutes}

Tyller Williamson, Council member from the City of Monterey and Monterey County Housing Coalition representative presented the history, goals, and efforts of the Monterey County Housing Coalition. He thanked the Mayor for offering to represent the City of Sand City in the discussions being held by the Housing Coalition. He reported that the four objectives were to conduct the Peninsula Employee/Student Housing Study to look at the workforce and student population with the purpose to gather new and existing qualitative and quantitative data into a single report, contribute funding to a JPA/Explore Formation of Peninsula Housing JPA to obtain competitive gap funds for housing projects; Water Allocation for Affordable/Workforce Housing whereby the Monterey Peninsula Management District (MPWMD) agendaized an item to discuss allocation of water for affordable housing; and to Leverage Additional Federal/State/Local Dollars with the objective that has combined the JPA report in regards to the 21 Elements organization from San Mateo County. Collaboration amongst Staff in the regional jurisdictions will allow entities to leverage additional affordable housing dollars.

In response to Council Member Hawthorne's question why there is no affordable housing in Monterey, Mr. Williamson replied that it could possibly be due to the development impact fees that are being charged per square foot instead of per unit. Council Member Hawthorne added that until the fees are changed there will not be low cost housing on the Peninsula.

Council Member Sofer thanked Mr. Williamson for his hard work, and spoke to the concerns of business owners in the area that have to pay their leases.

Mr. Williamson expressed that if there is a way to prioritize affordable housing units for people who work here, it would contribute to what the organization is trying to achieve.

6:20 P.M. Floor opened for Public Comment.

Business Owner Fred Saunders of Sculpture Works inquired whether a discussion will be held regarding public art. The City Clerk clarified that it is the next agenda item.

Mayor Carbone thanked Mr. Williamson for the informative presentation.

Mr. Williamson spoke to the issue regarding water and its relation to affordable housing, impact fees, and programs and opportunities that are available. He informed the Council that if they have any questions he can be reached by phone or email.

6:30 P.M. Floor closed to Public Comment.

AGENDA ITEM 9. NEW BUSINESS

A. Consideration of City RESOLUTION Approving a Service Agreement with So-Gnar Inc. (Pat Milbery) for the 2020 West End Mural Festival “WE” (WE) and Authorizing the City Manager to Enter into the West End Mural Festival Artist Procurement and Curation Service Agreement

City Manager Blair commented that over the past 2 months, the Sand City Arts Committee has held three meetings to discuss more public art and the potential of holding a mural festival within the West End District. There was discussion regarding how to push the festival forward. The Arts Committee is recommending producing 10 murals within the West End district, with 2 artists collaborating on each wall mural. A list of potential artists has been created. Some of the artists are local while others are not. The Monterey Arts Council has been contacted for local artists. Property owners have also been contacted and they would enter into a contract that would allow the art on their property. There is normally a commitment of 3 years to leave the art on the wall but it can be up to 1 year. This still has to be determined. All artists will be paid the same amount and the amount paid is not based on their skill level. The contract for \$15,000 allows for City Manager approval, however with something this new, Staff wanted the Council to be informed.

In response to Council Member Cruz’s question regarding who will approve the art that will be displayed on the murals, Mr. Blair stated that the contract does address what will go onto the walls. There is a theme list and the property owners will have the opportunity to view the ‘mock ups’ of possible murals before they are painted. There will be thematic scenes and the Arts

Committee has decided to set the bar fairly high on the type of art that will go into the mural.

Council Member Sofer added that it would be nice for local artists to have the opportunity to participate in a juried situation.

Council Member Hawthorne commented that the Arts Committee has looked at various muralist and the Committee would like to have top quality muralist participating and is open to artists who would like to participate.

6:35 P.M. Floor opened for Public Comment.

Sand City business owner Fred Saunders commented that it is a good idea and suggested that adding some sculptures into street corners or sides of a building.

Council Member Sofer added that there are other various art forms that can be incorporated within the City.

6:40 P.M. Floor closed to Public Comment.

The Mayor thanked Mr. Saunders for his input, desire to get involved, and the beautiful display in front of his building.

Motion to approve the City **Resolution** approving a Service Agreement with So-Gnar Inc. (Pat Milbery) for the 2020 West End Mural Festival "WE" (WE) and Authorizing the City Manager to Enter into the West End Mural Festival Artist Procurement and Curation Service Agreement was made by Council Member Sofer, seconded by Council Member Hawthorne. AYES: Council Members Carbone, Cruz, Hawthorne, Sofer. NOES: None ABSENT: Council Member Blackwelder. ABSTAIN: None. Motion carried.

City Manager Blair requested that if there is a particular location within the City that the Council would like to have a mural displayed to please let him know. Council Member Sofer commented that Sand City has a vast amount of automotive businesses and creating something with that theme would make for a possible mural.

B. Comments by Council Members on Meetings and Items of interest to Sand City

Council Member Sofer reported that the TAMC Bicycle Committee was cancelled for the month of March.

Council Member Hawthorne reported on his recent trip to Michigan to view the recycling of plastics, tires, and how other items can be used as bio-fuel. This process has no carbon emissions and does not get placed into landfills.

Council Member Cruz reported that she attended a TAMC meeting that

included a presentation on getting the rail extended.

C. Upcoming Meetings/Events

The City Clerk brought to the Council's attention the Annual Awards Dinner and League of California Cities Monterey Bay Division meeting.

The Mayor mentioned the Health Conference at Oldemeyer Center on Saturday, March 7th, and the March 27th Women's Ball. Tickets to the event are \$30 at the door.

AGENDA ITEM 10, CLOSED SESSION

6:55 p.m.

A. City Council/Successor Agency Board to adjourn to Closed Session regarding:

- 1) **Conference with labor negotiator pursuant to California Government Code Section 54957.6.**
Agency designated representatives: Donna Williamson/Vibeke Norgaard, City Attorney
Employee organization: Sand City Police Officers' Association (POA)
- 2) **Conference with Legal Counsel regarding anticipated litigation (California Government Code Section 54956.9(e)(1) (1 case).**
- 3) **Conference with Legal Counsel pending litigation (California Government Code Section 54956.9(d)(1) *California Coastal Commission Notice of Violation.***

7: 35 p.m.

B. Re-adjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with Cal. Gov. Code section 54957.1 of the Ralph M. Brown

The City Council received an update on POA negotiations (Item 10A(1)), a confidential update on anticipated litigation (item 10A(2)), and confidential update on pending litigation (Item 10A(3)).

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the meeting was made by Council Member Hawthorne, seconded by Council Member Cruz. There was consensus of the City Council to adjourn the meeting at 7:37 p.m. to the next regularly scheduled City Council meeting on Tuesday, March 17, 2020 at 5:30 p.m.

Linda K. Scholink

Linda K. Scholink, City Clerk