

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY

Regular Meeting – August 19, 2008
CITY COUNCIL CHAMBERS
7:00 P.M.

Mayor Pendergrass opened the meeting at 7:03 p.m.

The Pledge of Allegiance was led by Police Chief Klein

Present: Council Member Blackwelder
Council Member Carbone
Mayor Pendergrass
Council Member Hubler
Council Member Morris

Staff: Steve Matarazzo, City Administrator/Community Development Director
Jim Heisinger, City Attorney
Richard Simonitch, City Engineer
Michael Klein, Police Chief
Linda Scholink, Director of Administrative Services

AGENDA ITEM 4, COMMUNICATIONS

- A. There were no written communications distributed.
- B. Oral Communications

7:04 p.m. Floor Opened for Public Comment

John Chappell, Property and Business Owner, said he appreciated what the Council has done in promoting the West End event, but feels the Council should give artists help in the planning fees that are charged for conditional use permits, design review, planning and building permits, and in other ways make it easier for artist to open up businesses in Sand City.

7:06 p.m. Floor Closed to Public Comment

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 Council member may request that any item be placed on the Regular Agenda for separate consideration.

- A. There was no discussion on the August 5, 2008 Sand City Council Meeting Minutes.
- B. There was no discussion of the Public Works Monthly Report, July 2008.

- C. There was no discussion of the Monthly Police Department Report, July 2008.
- D. There was no discussion of the Fort Ord Reuse Authority (FORA) Report for August 2008.
- E. There was no discussion of the Quarterly HdL Sales Tax Update Report.
- F. There was no discussion of the City/Redevelopment Agency Treasury Report for June 2008.
- G. There was no discussion of the Preliminary Acceptance of League of California Cities Annual Conference Resolutions & Support of Proposed Actions.
- H. There was no discussion of the report from League of California Cities and their fiscal consultant regarding potential State Budget Take-Away from Local Government Revenue sources.
- I. There was no discussion of City **RESOLUTION** Approving a 90-Day Time Extension of Conditional Use Permit 481 for Monterey Bay Plumbing to continue their contractor operation as an interim use within an existing building at 856 Tioga Avenue.
- J. There was no discussion of City **RESOLUTION** Recognizing and Honoring Mr. Tom Greer, Recipient of the Alliance of Monterey County Chamber of Commerce 2008 Economic Development Leadership Award.
- K. There was no discussion on the donation to the American Diabetes Association for \$300.00.

Motion to approve the Consent Calendar was made by Council Member Blackwelder, seconded by Council Member Hubler. AYES: Council Members Blackwelder, Carbone, Hubler, Morris and Pendergrass. NOES: None. ABSTAINED: None. ABSENT: None. Motion Carried.

AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

No Items were pulled from the Consent Calendar

AGENDA ITEM 7, PUBLIC HEARINGS

- A. The City Administrator explained to the Council that this is a required public hearing as part of the grant program; and the purpose is to give the citizens an opportunity to make their comments known regarding what types of eligible activities they would like the City to apply for grant funding under the Community Development Block Grant (CDBG) program. A separate public hearing will be held to discuss and approve each proposed application the City makes prior to submitting it to the State. Community Development staff is currently considering three different types of application: 1) a PTA grant for the completion of the housing element update for \$35,000; 2) a PTA grant

for Parking Facility Design work for \$70,000; and 3) a PTA grant for Design Plans for on-street parking along Ortiz Avenue for \$35,000.

7:12 P.M. Floor Opened for Public Comment

Todd Kruper, (Business Owner), He hopes the Council will continue looking into the acquisition of property on Ortiz for a future parking structure.

7:13 P.M. Floor Closed to Public Comment

AGENDA ITEM 8, OLD BUSINESS

A. Todd Kruper gave the Council an update on the 2008 West End Event. He reviewed the number of vendors, booths, sponsors, artists. The ABC licenses are in place. Advertising has been increased to reach from Big Sur to Santa Cruz this year. There have been a few add-on's this year that may increase the cost of the event, which are additional T-shirts ordered that will be sold, and two additional porta potties for the Saturday night event. The Mayor and Council complemented Mr. Kruper on the maps that have been provided and the organization of this year's event.

B. The City Administrator presented for consideration the real property acquisition and donation agreement between Granite Construction Company and the City of Sand City regarding the Granite Construction Coastal Site. A draft conveyance agreement between Granite Land Company and the City was included in the agenda packet. If approved it would transfer the coastal property owned by Granite Construction to the City of Sand City contingent upon issuance of a "closure letter" from the Monterey County Environmental Health Department.

There are still some lingering concerns on who would be responsible for cleaning up the site. Currently, this piece of property is slated for overflow parking in the King development and it would be part of his responsibility to help clean up. The draft agreement has gone back to Granite for their review. There is no action needed tonight. The proposed conveyance agreement and the negative declaration should be on the agenda for the September 16, 2008 Council meeting.

C. The City Engineer updated the Council on the desalination project. Currently the concrete masonry walls are going up. MGE has completed the pipeline work from the wells to the desalination plant. They are currently on another project but will continue by the end of the month to install the pipeline from the plant, down Shasta and Catalina to the connection point on Olympia. Directed Technologies Drilling, (DTD) is assembling Trucking and is preparing to begin transporting it's equipment down to Sand City immediately after Labor Day. The Sand City street repavement program using the Proposition 1B funds will be coming to the next Council meeting, ready to go out to bid. The Council requested that the Chief begin preparing for the holiday season, and scheduling officers to help with traffic control at the shopping centers during that time.

AGENDA ITEM 9, NEW BUSINESS

- A. The City Administrator reviewed the final draft of the coastal regional sediment management plan for southern Monterey Bay, sponsored by the Association of Monterey Bay Area Governments, (AMBAG) with the City Council. Michael Morris stated there is a lot of good statistical information in this report. The recommended structure is for AMBAG, as a Joint Powers Authority, to be responsible for adopting and updating the Coastal RSM Plan, and implementing regional sediment management in southern Monterey Bay. The Mayor told the Council that AMBAG did not accept this plan last week, and there are several concerns. It allows for the dune erosion to continue without human intervention between Sand City and the Salinas River. Six of the eight critical erosion areas are located between Sand City and Wharf II. The plan did not recognize the building envelopes permitted in our Local Coastal Plan. Extension to a longer planning horizon (100 years) would increase the number of critical erosion areas of concern to include portions of Highway 1 and other regional wastewater facilities as well as private development. The Council directed the City Administrator to write a letter addressing the Council's concerns with the draft report and submit to AMBAG before their next meeting.
- B. The City Clerk asked the Council for RSVP's to the 2008 Legislative Briefings in November and the Going Green Program being offered in September.

AGENDA ITEM 10, CLOSED SESSION

{Agency Board Members Blackwelder and Hubler stepped down off the dais due to a possible conflict of interest by residing within 500 feet of the proposed project}

- 8:28 P.M. Agency Board adjourned to Closed Session to confer with real property negotiator in accordance with Section §54956.8 of the Ralph M. Brown Act regarding real property negotiator, Steve Matarazzo, Executive Director regarding the acquisition of specific properties located at 525, 537, and 539 Ortiz Avenue, and 512 Redwood Avenue (APN 011-196-004, 013, 019, & 020) Carroll Property
- 8:45 P.M. Agency Board Re-adjourned to Open Session to report any action taken at the conclusion of Closed Session in accordance with §54957.1 of the Ralph M. Brown Act. The City Administrator was instructed to send a letter and continue with the negotiations on the property.

AGENDA ITEM 11, ADJOURNMENT Motion to adjourn the City Council meeting was made by Council Member Morris, seconded by Council Member Carbone to the next regularly scheduled Council meeting on September 16th, 2008 at 7:00 p.m., due to the September 2nd Council meeting being cancelled. There was unanimous consensus of the Council to adjourn the meeting at 8:46 p.m.

