

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

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Regular Meeting – February 4, 2020  
5:30 P.M.  
CITY COUNCIL CHAMBERS

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

The invocation was led by Reverend Robert Yarbrough. He also mentioned that Mr. & Mrs. Meadows unexpectedly lost their son Bill. He was 47 years old, and a memorial will be held in his memory in two weeks.

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

Present: Mayor Mary Ann Carbone  
Vice Mayor Blackwelder  
Council Member Hawthorne  
Council Member Sofer  
Council Member Cruz

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

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

The Mayor announced that her certificates of attendance at several governmental trainings were available to the public.

City Attorney Norgaard reported on her activities to include the sale of the Lift Station property, South of Tioga development agreement, Quimby Act, Community Facilities District, and the coastal development permit for the new wells.

The City Manager remarked that work will occur at the bike path and that Ashley Furniture will be moving into a portion of the vacant building next to Marshalls in a portion of the former Orchard Supply Hardware building. He also provided dates for the upcoming Budget/Personnel Committee meeting on February 13<sup>th</sup> and the Arts Committee Meeting on February 20<sup>th</sup>.

The Mayor commented on Council member conflicts for several items on the agenda.

## AGENDA ITEM 5, PUBLIC COMMENT

5:36 P.M. Floor opened for Public Comment.

There was no comment from the Public.

5: 36 P.M. Floor closed to Public Comment.

## AGENDA ITEM 6, CONSENT CALENDAR

The Mayor pulled item 6C due to a possible conflict of interest. The item will be considered under agenda item 7.

- A. **There was no discussion of the January 21, 2020 Sand City Council Meeting Minutes.**
- B. **There was no discussion of the City/Successor Agency Monthly Financial Report, October 2019.**
- C. **Approval of City RESOLUTION Determining Sand City Municipal Code Chapter 17.68 Parkland Dedication and In-Lieu Fee Requirements and Credits for the South of Tioga Development Project. This item was pulled from the consent calendar and considered under Agenda Item 7.**

Motion to approve Consent Calendar items 6A & 6B was made by Council Member Hawthorne, seconded by Council Member Blackwelder. AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

## AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

*{Council Member Cruz stepped down from the dais due to a possible conflict of interest by residing within 500' of the subject property}*

The Mayor announced that a revised resolution was provided to Staff along with a handout from DBO development.

### **Item 6C- RESOLUTION Determining Sand City Municipal Code Chapter 17.68 Parkland Dedication and In-Lieu Fee Requirements and Credits for the South of Tioga Development Project**

City Planner Pooler reported that at the January 21, 2020 City Council meeting, presentations were made in regard to the parkland dedication in-lieu fee requirements for the South of Tioga development project. The Council deliberated and directed Staff to include Parcel R2's sky-deck and interior clubhouse and gym, the outdoor recreational courtyard of the proposed hotel on Parcel H1, the public easement for the City' entry sign/posting board at the

California Avenue and Tioga Avenue intersection, the cost of constructing the residential courtyard areas, in addition to City staff's recommended credits, as credits to the parkland dedication and in-lieu fee, but to not deduct from the calculation the Development's affordable housing units and habitat preserve area. The City Attorney informed staff that a formal resolution would be prudent to reflect the City Council's consensus and direction. There are minor adjustments to the resolution provided as a handout. The developer would like the letter attached to the resolution as Exhibit A. Mr. Pooler read the changes of the last paragraph in the revised resolution.

There was discussion regarding adding the letter and the figures into the resolution. The City Attorney provided optional language to the revised resolution to incorporate the reference to the tables as an attachment to the letter. Mr. Pooler requested that Table 1 of the letter be included. City Attorney Norgaard suggested that it should be referenced, not incorporated into the resolution.

5:45 P.M. Floor opened for Public Comment.

Matt Nohr representing DBO Development commented that the letter represents what was discussed at the January 21, 2020 council meeting, documents what was agreed upon, and that nothing has changed. He agrees with the City Attorney's recommendation to reference the letter as part of the resolution.

There was discussion regarding the square footage, calculation of fees, and submittal of in-lieu fee payment. Mr. Pooler suggested that the calculation of fees be simultaneously presented to the Council with the development agreement.

5:51 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** with revisions determining Sand City Municipal Code Chapter 17.68 Parkland Dedication and In-Lieu Fee Requirements and Credits for the South of Tioga Development Project was made by Council Member Blackwelder, seconded by Council Member Hawthorne. AYES: Council Members Blackwelder, Carbone, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: Council Member Cruz. Motion carried.

*{Council Member Cruz returned to the dais}*

## **AGENDA ITEM 8, PRESENTATION**

- A. Presentation of Certificates by Mayor Mary Ann Carbone and Stephen Vagnini to Volunteers/Supporters of the 2019 West End Celebration {10 minutes}**

West End Celebration coordinator Stephen Vagnini commented that he