



SPECIAL MEETING

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

TUESDAY, DECEMBER 6, 2022

2:30 PM

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

Special Meeting - Tuesday, December 6, 2022
2:30 PM

THIS MEETING WILL BE HELD VIRTUALLY AND IN PERSON, IS COMPLIANT WITH ASSEMBLY BILL ("AB") 361, SIGNED INTO LAW ON SEPTEMBER 16, 2021, WHICH AMENDS GOVERNMENT CODE SECTION 54953 TO PROVIDE AUTHORITY FOR PUBLIC AGENCIES TO HOLD VIRTUAL MEETINGS DURING A PROCLAIMED STATE OF EMERGENCY AND REMAIN IN COMPLIANCE WITH THE BROWN ACT (GOV. CODE §§ 54950 ET SEQ.).

TO PARTICIPATE IN THE ZOOM COUNCIL MEETING LIVE:

<https://us02web.zoom.us/j/4614728829>

Meeting ID: 461 472 8829

To participate telephonically by calling the number below:

(669) 900-6833

Meeting ID: 461 472 8829#

If prompted to enter a participant ID, press #

TO PARTICIPATE IN PERSON:

City Hall Council Chambers

1 Pendergrass Way

Sand City, CA

How to submit written Public Comments:

If any member of the public would like to provide written comments at the meeting, please do as set forth below.

Written: All comments received before 8:00 am the day of the meeting will be posted on the City's website as "Correspondence" under the relevant agenda item and provided to the City Council members at the meeting. Please email your comments to: connie@sandcityca.org.

Read Aloud During the Meeting: Email your comments to connie@sandcityca.org. When the Mayor opens the public comment period for the relevant agenda item; please indicate the agenda item and title in your email subject line. If you want your comment read aloud, prominently write "Read Aloud at Meeting" at the top of the email and your comments will be read into the record (not to exceed three minutes at staff's cadence).

DURING EACH MEETING, members of the public may participate by calling and speaking live during the designated time(s), subject to time limits that may be imposed pursuant to the Brown Act at the number provided above. Please use the "raise your hand" option on Zoom, and the City Clerk will call on your name.

1. ROLL CALL

2. COMMUNICATIONS

Members of the public may address the City Council/Successor Agency on matters not appearing on the City Council/Successor Agency Agenda at this time for up to three minutes. In order that the City Clerk may later identify the speaker in the minutes of the meeting, it is helpful if speakers state their names. Public comments regarding items on the scheduled agenda will be heard at the time the item is being considered by the City Council/Successor Agency.

The City Council Chambers podium is equipped with a portable microphone for anyone unable to come to the podium. If you need assistance, please advise the City Clerk as to which item you would like to comment on and the microphone will be brought to you.

3. NEW BUSINESS

- 3A. Consideration and Direction regarding Sand City's Five (5) Year Capital Improvement Plan for Fiscal Years 2023-2028
[Sand City Capital Improvement Plan 5YR.pdf](#)

4. ADJOURNMENT

The current agenda is available in PDF format on our website at:
www.sandcity.org

If you have a request for a disability-related modification or accommodation, including auxiliary aids or services, which will allow you to participate in a Sand City public meeting, please call the City Clerk at (831) 394-3054 extension 220, or give your written request to the City Clerk at 1 Pendergrass Way, Sand City, CA 93955 at least 48 hours prior to the scheduled meeting to allow the City Clerk time to arrange for the requested modification or accommodation.

**AGENDA ITEM
3A.**

**Consideration and Direction regarding
Sand City's Five (5) Year Capital
Improvement Plan for Fiscal Years 2023-
2028**

CITY OF SAND CITY
PLANNING PROGRAM
FY 23-24 to FY 27-28

A	B	C	D	F	L					N
					Fiscal Years					
No.	Project Title	Project Description	Estimated Total Cost (5yrs)	Grant Funding Amount if any (Est.)	2023/24	2024/25 3%	2025/2026 6%	2025/2026 9%	2026/2027 --12%	Notes
1	Housing Element	Mandated update of housing element	\$260,000.00	\$130,000	\$142,800	\$117,200				Contract approved by Council; will partially be in amended budget for FY 22-23; LEAP and REAP grants awarded for \$130,000
2	General Plan Update	Update general plan. Last updated in 2002. Most cities update every 15 years.	\$750,000		\$0	\$357,000	\$375,000	\$0		Based on EMC proposal.
3	East Dunes Habitat Specific Plan (SP) and Habitat Conservation Plan (HCP)	Create and adopt a SP and habitat conservation plan to address habitat issue in east dunes area.	\$260,000				\$130,000	\$130,000		Estimated costs provided by City Planner.
4	East Dunes residential design guidelines for 25-foot wide lots	Can be part of SP/HCP above	\$100,000				\$75,000	\$25,000		City Planner provided estimate.
5	Ongoing zoning code update (including CEQA)		\$45,000				\$15,000	\$15,000	\$15,000	City Planner provided estimate.
6	Habitat Preserves at Commercial Shopping Center	Rehabilitation of existing habitat preserve areas behind the Edgewater Shopping Center.	\$75,000	\$65,000	\$65,000	\$15,000	\$15,000	\$15,000	\$15,000	Funds to supplement fund provided by DBO30; Initial start up costs TBD; rough estimate of annual cost; plan still in development.
	Total		\$1,490,000	\$195,000	\$207,800	\$489,200	\$610,000	\$170,000	\$15,000	

CITY OF SAND CITY
NON-DISCRETIONARY/MAJOR MAINTENANCE/PARTIALLY APPROVED PROJECTS
FY 23-24 to FY 27-28

A	B	C	D	F	L					N
					Fiscal Years					
No.	Project Title	Project Description	Estimated Total Cost (5yrs)	Grant Funding Amount if any (Est.)	2023/24	2024/25 3%	2025/2026 6%	2025/2026 9%	2026/2027 --12%	Notes
	Transportation									
1	West End Stormwater Improvement Project - Contra Costa St.	Green Street/Complete Street Reconstruction of major collector	\$3,039,202	\$2,735,202	\$1,500,000	\$1,539,202				City's match is \$304,000 the rest is fully funded. Prop. 1 .
2	West End Stormwater Improvement Project - Catalina St.	Green Street/Complete Street Reconstruction of minor collector	\$1,097,400	\$1,097,400	\$500,000	\$597,000				Fully funded from grants. Prop 1.
3	Contra Costa Street Improvements	Street reconstruction from Redwood Ave. to north end at Bay Avenue for portion of street not included in the West End Stormwater Improvement Project.	\$550,000		\$225,000	\$225,000				Note the cost to City over FY23-24 and 24-25 will be \$804,000 (City match plus redwood extension). While the redwood extension is discretionary, in prior CIP's Council has prioritized this item, therefore included here to view in context. Estimated costs provided by City Engineer
	Subtotal - Transportation		\$4,686,602.00	\$3,832,602	\$2,225,000	\$2,361,202	\$0	\$0	\$0	
	Information Technology (IT) Equipment and Software									
4	Record management system for PD report writing, data management, analytics and mandated reporting		\$200,000.00						\$200,000	Range based on which system City chooses; within 5 years, current records management system expected to be obsolete; will need to purchase new system and transfer data; projected cost provided by Chief of Police; an annual fee will also be required.
	Subtotal - IT Equip. and Software		\$200,000						\$200,000	
	Total		\$9,573,204.00	\$3,832,602	\$4,450,000	\$4,722,404			\$200,000	

CITY OF SAND CITY
5-YEAR CAPITAL IMPROVEMENT PROGRAM
FY 23-24 to FY 27-28

A	B	C	D	F	L					N
					Fiscal Years					
No.	Project Title	Project Description	Estimated Total Cost (5yrs)	Grant Funding Amount if any (Est.)	2023/24	2024/25 3%	2025/2026 6%	2025/2026 9%	2026/2027 -12%	Notes
	Government Facilities									
1	Public Works Building	Construct new 2-story steel building to house equipment, frame offices on 2nd floor, and provide paved parking area at existing PW corporation yard	\$750,000						\$840,000	Estimated costs provided by PD/PWD. Creating PW building will free up Carrol building for development
2	Art Park Improvement: purchase of picnic tables		\$25,000							Picnic tables for use at city art park events.
3	Fencing in community garden		\$5,000							Provide fence around beds to protect from poaching.
4	Art park electrical and Conex upgrade		\$30,000							Includes ADA ramps and decking for Conex use; separators to create individual spaces; electrical upgrade for Conex and art park.
	Subtotal - Government Facilities		\$750,000.00		\$0	\$0	\$0	\$0	\$840,000	
	Transportation									
5	Implement Pavement Management Program (PMP)		\$1,500,000		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	Estimates based implementing NCE recommendation to spend \$300,000/year (minus outside funding sources) to bring streets up to PCI of 70 (good).
6	City wide pavement , ADA and crosswalk improvement study	Assessment to evaluate where to apply funding under PMP	\$15,000							Estimate provided by City Engineer
7	Contra Costa Street Undergrounding	Project will underground existing overhead utilities along an approximately 4.5 block corridor and portions of intersecting streets.	\$2,860,000		\$1,430,000	\$1,430,000				Estimate provided by City Engineer.
8	Catalina Street undergrounding	Project will underground existing overhead utilities along an approximately 4.5 block corridor and portions of intersecting streets.	\$2,400,000		\$1,200,000	\$1,200,000				Estimate provided by City Engineer.
9	Joint Contra Costa and Catalina street undergrounding including interconnecting pieces.		\$8,560,000							This cost is for completing the whole project at once and including interconnecting portions. Estimate provided by City Engineer.
10	Pendergrass way and City Hall improvement project	Street and parking lot rehabilitation; parking lot around city hall; refurbish bathrooms around city hall.	\$900,000							This is Pendergrass way section removed from prior bid; plus what was previously known as Phase 2 of calabrese park improvement project. Rough Estimate provided by City Engineer.
	Subtotal - Transportation				\$2,930,000	\$2,930,000	\$300,000	\$300,000	\$300,000	
	Parks									
11	Contra costa street at Olympia Ave/ parcel landscaping.	Landscape improvements, water connection and meter.to serve parcel and city monument on Contra Costa St/Olympia	\$35,000							Estimated costs provided by City Engineer.

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					Fiscal Years					
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12	Memorial/Lookout Area Improvements	Improve area along upper ridge/bike trail, install fencing/safety barrier near cliff edge, install bike rack	\$25,000		\$0				\$25,000	Estimated costs provided by PD/PWD.
	Subtotal - Parks				\$0	\$0	\$0	\$0	\$25,000	
	Special Projects									
13	Develop concept for use of Carroll property	Possibly for artist housing and/or workspaces; use of art park Conex.	\$20,000	\$418,000						Develop a concept/plan for use of property; Potential purchase of adjoining property would require funding based on appraised value; Dependent upon the public works building being completed to move equipment into. Possible uses include: artists workspaces; community center; affordable housing. Use dependent upon PW building being erected to move PW equipment. Cost dependent upon use. PHLA funding of 418,000 plus similar annual amount next 5 years if used for affordable housing.
14	Private Property Facade Enhancement Program	Assistance to business and property owners for exterior facade improvements.	\$100,000		\$25,000	\$25,000	\$25,000	\$25,000		Estimate from City planner
15	Private Property landscape enhancement program	Assistance to private property owners to improve landscaping within view of city ROW.	\$40,000		\$10,000	\$10,000	\$10,000	\$10,000		Estimate from city planner
16	Land Banking for East Dunes Habitat Mitigation	Purchase land in habitat to create a mitigation bank	\$124,000		\$100,000	\$6,000	\$6,000	\$6,000	\$6,000	Figures a very rough estimate from City Planner.
17	Parking: Implement improvement projects of Sustainable Transportation plan and Parking plan	To include -- TAMC ROW- Orange extension w/ public parking; TAMC ROW Class 1 bike trail	TBD							Cost TBD by City Engineer. Establish City subcommittee to review and recommend action on specific parking plan and transportation plan items; add those to the CIP as they are approved and cost determined.
18	Parking: SCMC Amendments related to parking		\$50,000		\$25,000	\$25,000				Amendments to Muni code related to parking including CEQA; in lieu fees; residential parking permit program.
19	Parking: Parking Garage	Construct a multi-story parking garage to provide public parking in the downtown area.	\$2,500,000		\$0					Estimated costs \$25,000 per spot/100 spots. To be considered as part of the parking plan; could potentially be a funded public private partnership.
20	Public Art-- Mural festival	Fund the creation of murals within the City; continue mural festival.	\$78,500							Estimate based on cost to City of we murals 2022.
21	Coastal pedestrian trail (Tioga to west bay.	Will require creation of preliminary project plans; CDP (appealable); project plans; bid; construction.	TBD							Planning department/EMC to develop initial plan to evaluate cost.
	Subtotal - Special Projects				\$35,000	\$35,000	\$35,000	\$35,000	\$0	
	Information Technology (IT) Equipment and Software									
22	Cameras - ALPR Flock system		\$130,000.00		\$30,000.00	\$25,000	\$25,000	\$25,000	\$25,000	\$30,000 first year; 25,000 annually thereafter.
23	Transfer City hall to cloud based system		TBD							
	Subtotal - IT Equip. and Software									
	Vehicles and Equipment									
24	Patrol Vehicles	Patrol cars including upfit charges	\$350,000	\$140,000	\$70,000	\$75,000				vehicle including all upfit charges; 3 vehicles in FY 22-23 budget.
25	Public works pick up truck	Replace existing Toyota with uplift for emergency lighting equipment	\$45,000				\$45,000			Estimated costs provided by PD/PWD.

A	B	C	D	F	L					N
					Fiscal Years					
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	Subtotal - Vehicles and Equipment				\$70,000	\$75,000	\$45,000	\$0	\$0	
	Grand Total by Fiscal Years -				\$3,035,000	\$3,040,000	\$380,000	\$335,000	\$1,165,000	