



ACTION MINUTES

Tuesday, February 4, 2025

**5:00 P.M. Closed Session
6:30 P.M. Open Session**

**REGULAR MEETING
CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK
SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR
AGENCY OF THE FORMER MARINA REDEVELOPMENT AGENCY AND MARINA
GROUNDWATER SUSTAINABILITY AGENCY**

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

1. **CALL TO ORDER**

2. **ROLL CALL & ESTABLISHMENT OF QUORUM:** (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Jenny McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado

3. **PUBLIC COMMENT ON CLOSED SESSION ITEMS:**

- Marie Weiner commented on the expired lease and permits, opposes lease negotiations for Las Animas.
- Tom Lubowe opposes lease negotiations for Las Animas
- Tom Zahiralis opposes lease negotiations for Las Animas
- Min Chan opposes lease negotiations for Las Animas
- Carol Eng opposes lease negotiations for Las Animas

4. **CLOSED SESSION:**

- a. Conference with Legal Counsel, Existing Litigation (§ 54956.9(d)(1)) 3 cases:

- i. *City of Marina, et. al. v. California Coastal Commission, et al.*, 22-CV-004063, Monterey Superior Court
- ii. *City of Marina, et. al. v. RMC Lonestar, et. al.*, 20-CV-001387, Monterey Superior Court
- iii. Adeeb, Ayman v. City of Marina, 24- CV-004796, Monterey Superior Court
- b. Conference with Legal Counsel: Anticipated Litigation (Govt. Code § 54956.9(d)(2)), 2 potential cases. Based on existing facts and circumstances, there is significant exposure to litigation.
- c. Conference with Legal Counsel: Anticipated Litigation (Govt. Code § 54956.9(d)(3)), 2 potential cases. Based on existing facts and circumstances, the City Council is meeting to decide whether a closed session is authorized pursuant to Govt. Code § 54956.9(d)(2).
- d. Real Property Negotiation (Govt. Code Section 54956.8)
 - i. Property: 499 9th Street, Marina, CA, APN: 860-004-696-000
Negotiating Party: Las Animas Concrete & Building Supply Inc.
Negotiator(s): City Manager
Terms: Price and Terms

7:10 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

City Attorney Ortega reported out Closed Session: no reportable actions were taken. With respect to item 4d, directions were provided to staff and that item will return to closed session in the near future.

5. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
6. **SPECIAL PRESENTATIONS:**
 - a. GIS Program Update
7. **COUNCIL AND STAFF ANNOUNCEMENTS:**
 - Recreation Director Willer – Provided update on Windy Hill Park with rendering of the fencing and restrooms.
 - Council Member McAdams – thanked Chief Hopkins and our interim fire chief at the time, Vega, for their response and participation in the Vistra fire emergency.
 - Mayor Delgado – Asked what the Marina Police Department’s role is on ICE. What's the city's perspective
 - Police Chief Hopkins – Clarified Marina Police Department's role as it relates to immigration and where we play into that. Clarified the immigration enforcement, detention, and deportation are not the responsibility of local police.
 - City Manager Long – Introduced the new Airport Manager, Adarian Lawson. Updated council on Plan B issue as far as our facilities. working with our consultants on looking at some of our sites and looking at our buildings, working on identifying different financing options, different phasing options and coming back with for a different type of bond.

8. **PUBLIC COMMENT:** *Any member of the public may comment on any matter within the City Council's jurisdiction that is not on the agenda. This is the appropriate place to comment on items on the Consent Agenda. Action will not be taken on items not on the agenda. Comments are limited to a maximum of three (3) minutes. General public comment may be limited to thirty (30) minutes and/or continued to the end of the agenda. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council. Whenever possible, written correspondence should be submitted to the Council in advance of the meeting, to provide adequate time for its consideration.*
 - John Sanders commented on his questions that were asked at the January 22nd meeting. Has some concerns about the city not having set priorities for public works repairs.
 - Christine Benson comments on the GIS presentation and asked if building design plans can be layered in with the GIS information and made available to the community. Commented on Measure U and how a voter looks at it.
 - Howard Gustafson commented on the GIS presentation.
 - Grace Silva-Santella spoke about Marina Nonprofit Summit event held at the Marina Library last week.
 - Janelle Hartley informed council in advance about community voices input sessions hosted by EnviroGage.
 - Denise Turley asked what item from Closed Session would be continued to a future meeting.
 - Kathy Imamura welcomed the new airport manager. Spoke about Operation Care and Comfort and what it does for military troops. Asked about the Pledge of Allegiance being recited and the microphones?
9. **CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY:** *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine and non-controversial. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, the Council may remove an item from the Consent Agenda for individual consideration. If an item is pulled for discussion, it will be placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
10. **CONSENT AGENDA:** *These items are considered to be routine and non-controversial. All items under the Consent Agenda may be approved by one motion. Prior to such a motion being made, any member of City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, Council may remove the item from the Consent Agenda and it will be placed at the end of Other Action Items.*
 - a. **ACCOUNTS PAYABLE:** *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Accounts Payable Check Numbers 106143-106236, totaling \$1,110,221.21
Successor Agency Payables, EFT Numbers 113-114, totaling \$2,816.88.
 - b. **MINUTES:** None

c. CLAIMS AGAINST THE CITY:

- (1) Staff recommends that the City Council reject the following claim and direct sending appropriate notice of rejection to claimant: Cassidy Elischer for a claim received on January 21, 2025.
- (2) Staff recommends that the City Council reject the following claim and direct sending appropriate notice of rejection to claimant: Clemente Herrera for a claim received on January 23, 2025.

d. AWARD OF BID: None

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS: None

g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*

- (1) Adopting **Resolution No. 2025-08**, authorizing the City Manager to enter into an agreement with Monterey Peninsula School District to establish the City of Marina as an independent contractor to administer the Expanded Learning Opportunities Program at the Marina Teen Center, subject to review and approval by the City Attorney.
- (2) Adopting **Resolution No. 2025-09**, increasing the amount of the construction contract for the City of Marina Buildings Blight Removal 2024 Project previously awarded to Randazzo Enterprises of Castroville.

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

j. REPORTS: (RECEIVE AND FILE):

- (1) Community Human Services, January 16, 2025, Board Meeting Highlights

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING):

- (1) Read by Title Only and adopting **Ordinance No. 2025-01**, establishing Chapter 12.13, Dog Park Rules and Regulations, in Title 12 of the City of Marina Municipal Code; and finding the proposed ordinance is not a project under CEQA.

m. APPROVE APPOINTMENTS:

- (1) Approve appointment to Planning Commission: Glenn Woodson, Victor Jacobsen and Surinder Rana. 3-seats expiring February 2027 *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
- (2) Approve appointment to Public Works Commission: Stephen Rouland, Jim Felton and Steve Hunt. 3-seats expiring February 2027 *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
- (3) Approve appointment to Recreation and Cultural Services Commission: Christina Rosa, 1-seat expiring February 2026 and Jainesh Singh and Robert Weisskirch, 2-seats expiring February 2027 *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*

- (4) Adopting **Resolution No. 2025-10**, approving the appointment of four (4) community members to the Tree Committee for two-year terms from the date of the City Council action; and find that this action is exempt from Environmental Review Per § 15378 of the CEQA Guidelines.

Councilmember Biala – 10l(1), commented there was no phone number in the ordinance for violations.

Councilmember McAdams – items 10c(1) and 10c(2), asked if this is just a first step. Commented on 10m Appointments

Councilmember McCarthy – Commented on 10m Appointments

Mayor Pro Tem Visscher – Commented on 10m Appointments.

DELGADO/MCADAMS: TO APPROVE THE CONSENT AGENDA. 5-0-0-0

11. PUBLIC HEARINGS: *In the Council's discretion, the applicant/proponent of an item may be given up to ten (10) minutes to speak. All other persons may be given up to three (3) minutes to speak on the matter.*
12. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*
13. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).

- a. Consider introducing Ordinance No. 2025-, amending Ordinances Nos. 90-8, 86-6, 85-3, and 79-12 to revise the compensation for Mayor and Councilmembers. ***Continued from January 22, 2025***

Council received a presentation and a summary of the report from Belinda Varela, Human Resources Director.

Public Comments:

- Howard Gustafson opposes the council being paid for a volunteer position.
- Christine Benson supports increases, but some increases should be based on COLA or roughly 3% or less.
- John Sanders opposes this proposed ordinance. Commented on SB 329. Suggested adopting the state of California's methods for city councils in general law cities.
- Grace Silva-Santella proposed stipend increases are excessive and unreasonable. Urge the council to reconsider these figures and propose stipends and put it on the ballot in 2026.
- Nancy Amadeo suggested \$500 for the mayor and \$400 for council members would be appropriate.

- Brad Imamura asked if the Council had any other compensation for participating on other boards/commission? Oppose proposed increases.
- Cristina Medina Dirksen supports increases for the council.
- Denise Turley – Asked staff to clarify the terms Stipend vs. Salary.
- Mia Nguyen – Proposed stipend is flawed. The city should assess an optional offer subsidized part-time employment health care directly to council members who need it, but separate it from the stipend.
- Hans Ongchua supports raising your stipends to be on par with Seaside.
- Dave Gorman – Asked what guarantees as a public do we have that there won't be another 10 times increase next year and then including more health benefits or travel stipends?
- Monica Leonard, a modest monthly payment is reasonable. If there's enough excess money in the budget for such an increase, then that money should go towards the community?
- Greg Furey suggested going with \$400/\$500 which aligns with comparable cities. Implement automatic annual adjustments based on the CPI, and amend the city charter to require voter approval for any stipend increases beyond the annual CPI adjustment.

Council discussion on comparable cities, PERS for other cities, automatic increases to follow CIP, travel reimbursement policy, Seaside more comparable to Marina, healthcare benefits.

BIALA/MCCARTHY: TO SET SALARY OF \$2,000 FOR COUNCILMEMBERS AND \$2,250 FOR MAYOR; FOLLOW TRAVEL POLICY; AUTOMATIC COLA ADJUSTMENTS TO FOLLOW GENERAL LABOR GROUP (UWUA); ELIGIBLE BENEFITS WITH NO CITY CONTRIBUTION. 4-1(Delgado)-0-0 Motion Passes

- b. Adopting Resolution No. 2025-, authorizing the City Manager to execute a Public Improvement and Reimbursement Agreement for the rehabilitation of the City of Marina Arts Village Project. *Continued from January 22, 2025*

Public Comments:

- Kevin Dayton you have an offer here to fix it up with a roof, siding and doors. Encourage the council to come to a consensus tonight to figure out how to fix the building up.
- Nancy Amadeo encourages the council to move forward, accept the proposal from Shea and do something wonderful for this community.
- Hans Ongchua concerned about the security the location, makes them vulnerable to vandalism, trespassing and possibly other criminal activities. What are the plans for the adjacent properties and their development.
- Glenn Woodson commented on stabilizing the buildings. Concerned about the insurance for this property. Concerned this property will instead become an affluent businesses.
- Jacquie Atchison attended last week's tour and loved the prospect of creating an arts and perhaps innovation center there. Will need to find ways to subsidize it.
- Mike Moeller recommend that you make a deal with Don Hofer and have the bulldozers there on Monday morning to demo the cite and build something else there down the line.

VISSCHER/DELGADO: TO DIRECT STAFF TO GET QUOTES FOR DIFFERENT QUALITIES OF ROOFS FOR ALL FIVE BUILDINGS OR FEWER; AND ANY NECESSARY FIXES FOR THE NECESSARY WALLS, SIDING INCLUDING THE JOINTS, GUTTERS AND DOWNSPOUTS. 3-2(McAdams/Biala)-0-0 Motion Passes

Substitute Motion

McCarthy/Biala: that Go ahead with the program that's in the staff report, that is basically take the offer, split the project the offer from Shea, leaving the foundation in the middle. 2-3(McAdams/Visscher/Delgado)-0-0 Motion Fails

Substitute Motion #2

McAdams/Biala: that we split the cost with Shay to demo the buildings. 2-3(McCarthy/Visscher/Delgado)-0-0 Motion Fails

- c. Receive Traffic Speed Study presentation by Kimley-Horn Engineering and the proposed implementation of Assembly Bill 43 (AB 43) related to speed limit adjustments on City streets; and provide any input.

City Council received the Traffic Speed Study presentation and proposed implementation for AB43.

Public Comments

- Denise Turley asked if there was consideration of the where the FORTAG is. There might not be heavy bicycle traffic right this moment, but it's certainly coming up.

Mayor Delgado – as a cleanup item for tonight the Dog Park Ordinance needed a roll call vote.

DELGADO/MCCARTHY: THAT WE RECONSIDER THAT VOTE. 5-0-0-0 Motion Passes

DELGADO/MCCARTHY: THAT WE ADOPT THE DARK DOG PARK RULES AS RECOMMENDED. 5-0-0-0 Motion Passes by Roll Call Vote

- d. Adopting **Resolution No. 2025-11**, receiving an update on the City Park at Sea Haven design and costs; and approving allocations up to \$1,800,000 from Public Facility Impact Fees to Capital Project # 2016 to complete the approved park design.

Public Comments: None received

MCADAMS/BIALA: TO APPROVE RESOLUTION NO. 2025-11, RECEIVING AN UPDATE ON THE CITY PARK AT SEA HAVEN DESIGN AND COSTS; AND APPROVING ALLOCATIONS UP TO \$1,800,000 FROM PUBLIC FACILITY IMPACT FEES TO CAPITAL PROJECT # 2016 TO COMPLETE THE APPROVED PARK DESIGN. 5-0-0-0 Motion Passes

14. COUNCIL & STAFF INFORMATIONAL REPORTS:

- a. Monterey County Mayor's Association [Mayor Bruce Delgado]

- b. Council reports on meetings and conferences attended (Gov't Code Section 53232).
- 15. ADJOURNMENT: The meeting adjourned at 12:20 A.M.

ATTEST:

Anita Sharp, Deputy City Clerk

Bruce C. Delgado, Mayor