



MINUTES

Tuesday, June 16, 2020

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**

Council Chambers
211 Hillcrest Avenue
Marina, California

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

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

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing.

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PARTICIPATION

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AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

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: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (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) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milius-Brown Act representative.*

a. Labor Negotiations

- i. Marina Employee Association
- ii. Marina Professional Fire Fighters Association
- iii. Marina Public Safety Managers Association
- iv. Marina Middle Manager Association
- v. Directors
 - i. Community Development Director
 - ii. Finance Director
 - iii. Fire Chief
 - iv. Police Chief
 - v. Public Works Director
 - vi. Recreation & Cultural Services Director
 - vii. Assistant City Manager

City Negotiators: Layne P. Long, City Manager and Employee Relations Officer

b. Real Property Negotiations

- i. Property: Marina Municipal Airport, South Tarmac, APN 031-112-001, a portion
Negotiating Party: Joby Aero, Inc.
Property Negotiator: City Manager and Eric Frost, Interim Finance Director
Terms: Price and Terms
- ii. Property: 721 Neeson Road, Marina, CA 93933
Negotiating Party: Skydive Monterey Bay
Property Negotiator: City Manager and Eric Frost, Interim Finance Director
Terms: Price and Terms

6:30 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

Robert Rathie, Assistant City Attorney reported out Closed Session: Council met at 5:00pm as indicated with regard the matters listed on the agenda. Labor Negotiations and Real Property Negotiations and received information, provided direction and no reportable action was taken

4. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)5. SPECIAL PRESENTATIONS:

- a Civil Disobedience Day Proclamation
- b Pride Month Proclamation
- c Recreation Announcements

6. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. 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.*

- Nancy Amadeo – Not sure if any council members had the chance to hear the comments from Bench Chair Powell on the economic downturn but apparently, it's going to last a very long time. we should expect an increase in job loss, an increase in businesses going out of business and as a result of that I wanted to share with you that there is a homeless shelter being developed that will serve single woman and families children on the peninsula. At this point we don't have a homeless shelter to serve single woman and families with children on the peninsula. This is a combined effort of CHS and gather for woman. It will provide approximately 30 beds depending upon the ages of the children. It will include supportive services like case management, linkages to income, education, employment and housing plus assessment and referral to substance abuse and mental health services as needed. During and post pandemic housing the homeless provides a strategic response to reducing the spread of the virus. The shelter is more essential now than ever, as you know homelessness is going up not on a small basis.
- Nathaniel Sawyer – Spoke about George Floyd's murder and the local protests. The local protest was to give Marina the opportunity to show solidarity with black communities across the country. Pleased to see Marina and the way local leadership showed support. Specifically, our Mayor Bruce Delgado, Cristina Medina and other leaderships that are there. Chief Tina Nieto who was amazing and spoke very well of her department. The best solution for Marina is to maintain the open mind-ness and willingness listen. Things they have already shown as well as distantly structural racism. Structural racism is in every city and state and no one is more equipped than local government. First, we need a Marina community board of trusted community leaders to help oversee police. This community police force should investigate complaints, make policy recommendations and other duties assigned by the city council. Second, we can support equity in our schools by teaching and honoring the history of African Americans, the Latino's community and Native-American. This should go beyond Black History Month. Black history should be incorporated into the units in specific time periods. This will help create a generation aware of their culture and others. You can't have US history without Black history. We need integrated policies regarding education. My organization fights systemic racism and human trafficking, YWCA of Monterey County. We need to support community programs that provide support to at-risk populations.
- Dominique Wade – Had an idea for a community bookshelf, it's like a community book club to discuss the things that are on the shelf. There are a lot of reading lists out there that pertain to Black Lives Matter and really understanding the issues that we're seeing today and how the history

has affected our current reality. I was thinking at first it would be a good place to acquire resources for our community to borrow from that they might not always have access to. I was thinking of compiling book lists for every race, every age so everyone can have an understanding based on their own reality of the situations, understand what they can do to help further our community as a whole. It's free diversified education for all, so like scullery papers, art books, how-to's, gardening books could be available to the community. It would expand our cultural knowledge. Having the book club offers an opportunity for structured conversation surrounding Black Lives Matter and other further topics. It has immediate and long-term benefits. I noticed that the Friend of the Marina Library has a structure in place to facilitate this but it doesn't really have the ease of search and difficult to see what I want it to do, it doesn't exactly fit in to the idea that I had but it's close. Not sure how a city might be able to implement this in a way that easier to navigate but I was thinking it might be able to be done with the Recreation Department.

- Mike Kennedy – Thank you all for your dedication to our town. Marina's water is in jeopardy of being stolen by CalAm, a private for-profit company that delivers water to our neighboring cities on the peninsula. Citizens for Just Water is a group of residents who are fighting to stop CalAm from installing industrial slant wells on Marina's beach as part of their desalination project. The proposed slant wells will take most of their water not from the bay but from the aquifers below our city. the groundwater is the only water source for Marina and the Ord Communities. There is a good feasible alternative expansion of the Pure Water Monterey Recycled Water Project to provide enough water for the entire area for decades. In August, the California Coastal Commission will decide whether to approve CalAm's project or not. We ask everybody to visit www.citizensforjustwater.org to get informed about the threat to our drinking water. Please click on "sign up for updates" to be added to the email list. In the coming weeks Citizens for Just Water will inform everybody on the list about way to help before the very important Coast Commission meeting in August. Thank you
- Carissa Mann – Comments on the rally that happened the other day which was organized by Nathaniel Sawyer. It was beautiful and inspiring. A couple of things that have been circulating is the Eight Can't Wait and if you haven't heard of it go to the website of www.eightcantwait.org , it is eight ways that the police force can reduce harm to our citizens by 72%. It included banning the chokehold and increasing the accountability for our police. There are also alternatives to policing that we can use for example using mental health experts to respond to calls, addiction experts, specialists that actually are able to help the person more than the officer could. We put a lot of burden on our police force, we can't expect them to be specialists in everything. Need to focus on schools moving forward, we can't just focus on Black History for one month of the years it should be throughout the school year. We need to be studying literature from black and brown authors. We need to raise our children to see the world through a wider lid. We could have a board that would look over the police forces that would include black, brown, LGBTQ people from our community that would work with the city councilmembers and would attend all these meetings with you and be able to speak up for these groups of people within our community.
- Karen Anderson – I would like to propose that future meetings held on behalf of the City of Marina include an acknowledgement that these meetings are held on lands belonging to other people. In the case of us those living and working in city of Marina this is Ohlone Rumsen land. It is important to understand the longstanding history that has brought you to reside on the land, and to seek to understand your place within that history. Land acknowledgements do not exist in a past tense, to historical context; colonialism is a current ongoing process, and we need to build our mindfulness on our present participation. When we talk a bout land, land is part of who we are. It's a mixture of our blood, our past, our current, and our future. We carry our ancestors in us, and they're around us. As you all do. I observed videos of other cities, such as Seattle, which to do

this, and realized this is something we could do at all of our gatherings. We are living on Ohlone Rumsen land.

- Brian McCarthy – Commented on an article which talked about “unbundling” of police department. The “unbundle” frame has really drawn a lot of ridicule and praise from informed communities online. I’ve spoken about community police boards a couple of times over the last year or two and for me to no longer be the sole person speaking before you on this topic is really exciting. We need to come together in ways to unify the voice of the community. So, through the mayor I would like to continue to address our community, folks like Mr. Sawyer and specifically people of color who abundantly are the make up our city, as a city we need to hear your voice and see your presence in those discussions. I would like to discuss more transparency for what the police force actually does today. How can we talk about what we want if we really don’t know what currently is being done? Calls for service information on every single call the police respond to should be available to the public in an easily digested format. I also support things like a reimaged Neighborhood Watch Program. I was really saddened a while back walking the streets of Marina to see dilapidated Neighborhood Watch street sign that looked like it had been neglected for decades. It almost seemed to exactly represent what has become of some of these community programs. We need to ensure more minorities are involved in our leaders of these programs in the future. I could really go on and on with more thoughts, but I think it starts with some kind of ad-hoc group that discusses these issues, not in this forum but in a forum of citizens but I’m going to hope that happens in our future Mr. Mayor.
- Jeff – Wanted to propose the idea of a new city park. It’s been over 20-years since we had a new city park, not to include the ones that are being built out there at the Sea Haven and Dunes areas. Parks are unifying locations and their great venues to bring people together. My idea for this park would include a dog park and the location I have in mind is on Lake Court at the old Marina Public Works Corp Yard and Animal Shelter. I have a vision down there for a dog park, as well as a nature walk with native plants, Monterey Cypress, Coastal Oaks, Monterey Pines and some Redwood trees. The park can start off that way and maybe evolve to something else down the line, but I think it would be an excellent location for a park. A lot of people seem to be walking their dogs down that way so, it would give people an area to congregate and walk with their dogs and hopefully be able to be a little bit more responsible picking up after their pets. There are currently no parks in that entire neighborhood so, this would not only benefit the entire population of the city, but it will directly extremely benefit all of those living west of Del Monte Blvd. and south of the duck pond. I would like to propose that we move forward on such a project. I think right now would be a great time for us to all come together on a project like this. It would be a great unifying force for the city. Thank you for your time.
- Kathleen Founds – Echoed Nathaniel’s suggestion about community action force. Echo the suggestions that students learn anti-racism in schools starting at the elementary level. There could be workshops and then also the content of curriculum as well as culturally relevant reading class. Echo Domonique and the idea about reading as a powerful way to start discussions. Watsonville does a community read. So, all the high school students read a book and the library get a lot of copies of that book, so I think it would be great if we chose an anti-racism book like the new Jim Crowe or How to be an Anti-racist and made it a community like read. So, have all of our elected official read it, have the police force read it, have the schools read it and then have some kind of community discussion. Echo’s Carissa suggestion about the 8 Can’t Wait especially about having social workers work together with the police. Supports Mike Kennedy’s point about CalAm and tie that into issues with racial justice. The CalAm water issue is also a racial justice issue because people of color would be in a way affected if CalAm goes through. What steps can we take as a community to see that Marina is reflected in elected meters? We might want to ask ourselves why we haven’t been on the city council or school board more of a reflection of the diaper city of the

Marina community. I think it's something good for us all. So glad we are addressing this, and I really appreciate the statement the city council made at the beginning and I'm proud of us as a community for how we are responsible.

- Dr. Karen Hussan – Relatively new here but have lived all over the United States and was involved in the march on Saturday and it was absolutely fantastic and what a great community. I met so many wonderful people. I'm excited about the future of Marina and engaging the community. That was just a wonderful step in seeing all the involvement with people in all the interest and I hope it doesn't let up. We here in Pacific Grove will do our part in keeping the ball rolling and moving to a brighter future.
- Alex Pittaro – Wanted to reiterate a lot of what people said. I know that there were a lot of great ideas regarding community oversight and ensuring that we can not just be a community that is diverse but a community that is actively anti-racist. There's no one easy solution to any of that obviously but having community oversight is a first step and I definitely do concur with all of the ideas regarding integrating more social work into policing, changing the nature of it so that often times when non-violent offenses in this community happen that our first response is to not just send police with the intent of arresting folks but just my hopes and expressing here that this leadership of this community really just doesn't let this be a passing fad, that this isn't just going to end through the summer and that it will be aware of other reform happening in other counties across the country and will actively learn from them and find the ways in which we can best improve the lives of the folks in this community on a long-term basis. Thank you
- Alex Vasquez – Spoke about the proposal he submitted to the city regarding promoting and taping Marina events, announcement of social events and development project updates, etc... and having them play on Access Monterey Peninsula Channel 25.
- Council Member Berkley – International Campaign for Compassionate Cities Movement on July 1, 2020 at 6:00PM where we will be discussing values within our community including racism through different sectors of our community. If anybody is interested in attending the meeting you can send an email to: compassionateMarina@gmail.com; Marina Democratic Club hosting a three part series June 19th Policing; Building Trust on Communities of color. The first session will be on Understanding our Police Department. The second session will be on Understanding the roll of Civilian Oversight; and the third session will be on What would work best for Marina.
- Mayor Pro-Tem Morton – announced that there are 2 more FORA meetings on June 19th and 1:00pm on Zoom and June 26th – the one good thing that has come is the FORA bond issuance where the FORA Board has agreed to sell bonds that will be funded by what we call tax increment. This went to market on June 10th and from that the City of Marina is expecting to realize Fourteen Million, Three Hundred Forty-Three Thousand, Seven Hundred Fifty dollars (\$14,343,750.00). these are funds that are not coming out of Marina's funds, these are funds coming from another source that will allow us to take down the blighted buildings.
- Mayor Delgado – Thanked everyone who attended and spoke at the rally/march at Vince DiMaggio Park last Saturday. It was an amazing experience to bring home everything going on around the world in a peaceful way to our community. The citizens that have talked tonight in public comment about the citizen police boards, it sounds like it's a wonderful idea that's been implemented in many places over time and the time definitely seems ripe for us to move forward on those publicly suggested ideas such as reviving neighborhood watch and getting minority involvement, making the police call public record. Thank you to 8Can't Wait ideas and to Alex for suggesting that the social work could be integrated, and I think that's something the city should look into. The dog park, thank you for mentioning that. We have plans for Glorya Jean Tate Park, but your other ideas might be well suited for Lake Court as well. Love the idea and city council would not object to the future city council meetings mentioning they were on land formerly

occupied by Ohlone Rumsen Tribe members. Thanks to Terry Siegrist and the Marina Foundation for providing food distribution for the past 19 weeks.

- Council Member O’Connell – Wanted to inform the public that due to strong efforts of Mayor Pro-Tem Morton FORA is going to be reimbursing the city approximately \$106,000,00 which is mainly the result of pulling out the source of the funds and securing the fact that those funds which otherwise might have not been there will be there. The final vote on that will be coming up this week. I wanted to that her because I’ve worked with her on the FORA Board for many years and I’m constantly impressed with the fact that she is protecting the city as much as possible. Thank you.

7. 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. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*

8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*

a. ACCOUNTS PAYABLE:

- (1) Accounts Payable Check Numbers 95172-95284, totaling \$384,165.58
Accounts Payable Successor Agency EFT totaling \$47.50

b. MINUTES:

- (1) April 25, 2017, Special Joint City Council-Planning Commission Meeting

c. CLAIMS AGAINST THE CITY:

- (1) Rejection of Claim - staff recommends that the City Council reject the following claim and direct sending appropriate notice of rejection to claimant: Mark A. Feldman, Esq. of Feldman & Associates on behalf of Resources Environmental, Inc. (REI) for an amount exceeding \$2,287,596.09 for a claim received on March 27, 2020.

d. AWARD OF BID: None

e. CALL FOR BIDS:

- (1) City Council consider adopting **Resolution No. 2020-66**, approving advertising and call for bids for the 2020 Reservation Road Pavement Rehabilitation Project.

f. ADOPTION OF RESOLUTIONS:

- (1) City Council consider adopting **Resolution No. 2020-67**, certifying City of Marina compliance with State law (Proposition 218) with respect to special assessment for Cypress Cove II Landscape Maintenance Assessment District for FY 2020-21.
- (2) City Council consider adopting **Resolution No. 2020-68**, certifying City of Marina compliance with State law (Proposition 218) with respect to special assessment for Seabreeze Landscape Maintenance Assessment District for FY 2020-21.
- (3) City Council consider adopting **Resolution No. 2020-69**, certifying City of Marina compliance with State law (Proposition 218) with respect to special assessment for Monterey Bay Estates Landscape Maintenance Assessment District for FY 2020-21.
- (4) City Council consider adopting **Resolution No. 2020-70**, confirming levy of a special tax for the City of Marina Community Facilities District No. 2007-2 (Locke Paddon) for Fiscal Year 2020-2021 as authorized by Ordinance No. 2007-09, and; consider adopting **Resolution No. 2020-71**, certifying City of Marina compliance with State law (Proposition 218) with respect to levying of special taxes for the City of Marina Community Facilities District No. 2007-2 for Fiscal Year 2020-2021 as authorized by Ordinance No. 2007-09.

g. APPROVAL OF AGREEMENTS

- (1) City Council consider adopting **Resolution No. 2020-72**, authorizing application for and acceptance of a Federal Aviation Administration (FAA) 2020 CARES Act Grant for the Airport, and; authorizing City Manager to execute the application and grant agreement.

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

j. REPORTS: (RECEIVE AND FILE):

- (1) Monterey-Salinas Transit Public Participation Plan Public Comment Period.

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING): None

m. APPROVE APPOINTMENTS: None

Brian McCarthy – Questions on 8f(4) – Wanted to confirm that this has nothing to do with Locke Paddon Community Park but rather the neighborhood called Locke Paddon? Why does this not go through the same Prop 218 process that the Landscape District go through? Wanted to acknowledge the importance of this CFD because it is on one of our main intersections, so I think a robust discussion should happen about this. At times the landscape isn't being kept up.

Council Member O'Connell pulled Agenda Item 8f(4)

Mayor Delgado requested to pull agenda item 8f(3) for a separate vote due to Mayor Pro-Tem Morton resides in that Landscape District.

Nancy Amadeo – Had a question for 8f(1). At the last council meeting where the landscaping districts were discussed Monterey Bay Estates suggested that they could replace trees with oaks and if they could do it themselves. It sounded like a wonderful idea and it seemed to get council approval and I wanted to know if Cypress Cove II could get the support from the community and maybe from the Marina Tree and Garden Club or other organizations, if we would be allowed to do the same thing along Abdy and Beach? That’s where the cypress trees have been a huge problem.

DELGADO/MORTON: TO APPROVE THE CONSENT AGENDA MINUS 8f(3) AND 8f(4). 5-0-0-0 Motion Passes by Roll Call Vote

8f(3)

DELGADO/BERKLEY: TO APPROVE AGENDA ITEM 8f(3), CERTIFYING CITY OF MARINA COMPLIANCE WITH STATE LAW (PROPOSITION 218) WITH RESPECT TO SPECIAL ASSESSMENT FOR MONTEREY BAY ESTATES LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FY 2020-21. 4-0-0-0 Motion Passes by Roll Call Vote

8f(4)

Council Member O’Connell: Page 2, Analysis, third paragraph down says, “*that cost allocation charges adopted in July 2018*”. I went back and through the council agenda and did not see that the council adopted it. Are you using the word “adopted” meaning that the city has determined that’s the amount? The second sentence says, “*staff has presented this cost figure to the city council during the last assessment process for future consideration*”. Are you saying the council actually adopted the amount of \$5,234.94? It says in the same paragraph that, “*the District had not paid cost allocation charges in prior years*”. Is that a flaw of theirs or was that something we should have done, and we just didn’t do? The last sentence in that paragraph makes reference to being extended at \$5,234.94 over a four-year period. If you go to Exhibit B under 20/21 you did divide it by 4 but for FY 21/22 you’ve double that amount. Are we not spreading this out over four-years? What is the status of the defaulted parcel? You’re seeking to have the levy go from \$488 to \$785 per parcel? Do you really think that nearly a \$300 jump in one year is necessary? Landscape maintenance contracts are going up each of the following, is that part of the existing agreement with this landscape maintenance company? What is cost allocation charges? Why was this not assessed for 2019-2020? In past years that this district has been in existence, this is an approximate amount that the city has been putting out and not getting reimbursed for or not placing this on the parcel owners?

DELGADO/BERKLEY: TO APPROVE RESOLUTION NO. 2020-70, CONFIRMING LEVY OF A SPECIAL TAX FOR THE CITY OF MARINA COMMUNITY FACILITIES DISTRICT NO. 2007-2 (LOCKE PADDON) FOR FISCAL YEAR 2020-2021 AS AUTHORIZED BY ORDINANCE NO. 2007-09, AND; CONSIDER ADOPTING RESOLUTION NO. 2020-71, CERTIFYING CITY OF MARINA COMPLIANCE WITH STATE LAW (PROPOSITION 218) WITH RESPECT TO LEVYING OF SPECIAL TAXES FOR THE CITY OF MARINA COMMUNITY FACILITIES DISTRICT NO. 2007-2 FOR FISCAL YEAR 2020-2021 AS AUTHORIZED BY ORDINANCE NO. 2007-09. 5-0-0-0 Motion Passes by Roll Call Vote

9. PUBLIC HEARINGS:

- a. City Council of the City of Marina Open a Public Hearing, Take any Testimony from the Public and Consider Planning Commission Recommendation to adopt Resolutions 1) Accepting Addendum to Final Environmental Assessment and Environmental Impact Report for the 1995 Airport Master Plan (EIR SCH No. 94093005); 2) Approving Specific Plan for the Marina Municipal Airport Business and Industrial Park/UC MBEST Center; and, 3) Finding the Specific Plan Consistent with the Fort Ord Base Reuse Plan and Regional Urban Design Guidelines.

Council Question: Notice in the two documents there is a Figure 1.4.2 that shows South Campus, North Campus and West Campus and understand that they are not a part of this and what we're talking about is North Campus but the west, south and east, what is the vision for those and what documents controls the activities there? All those three areas have their documents to be at the same status that this would be after these documents were approved for the North Campus that we're talking about tonight; Why aren't those other three, West, South and East included in tonight and what's their status? What will be sold and what will be leased? Does the University have the ability to sell or lease as they wish or does this document ties your hands in that regard? Is the document consistent with that you/UC have full discretion to lease or sell whatever part of this UC property as you desire? Do we have a definition section in either the EIR Addendum or the Specific Plan? What would the process be for adding definition to reduce future confusion to that 129 list of definitions? On page 228, Landscaping Standards, the point about 65% of the total individual landscape shall be landscaped and the Regional Urban Guidelines you mentioned talk about considering 80%, what is the magic to 65% and is there reluctance to increase that on the part of UC or the City to 80% such as recommended by the guidelines? Is there a strong logic or reason that Catalina Ironwood is included in the list of three native trees that could be used? On page 229, Section 2.4.5.5, can other species be used that aren't on that list or must they be listed here to be used? Concerns about what UC would be developing on their portion of the property within the specific plan would be at the discretion of the developer and that remains true, correct? If property is sold, does this specific plan put in enough safeguards that should the UC or the developer developing their property that the uses would be compatible or complementary with what the city's intentions are on the adjoining property? Housing is not allowed in this plan, correct? If there is in fact a reduction in water of the 6600acre-feet of water, would the UC also bare a proportionate share in decrease in water availability for this project as would the City of Marina and the other land-use jurisdictions? The FORA CDF is expiring July 1, who's roads, who's responsible for maintenance of the roads within this project? How and what is the mechanism for the City of Marina to impose and collect impact fees throughout this specific plan? Does this plan address the Multi-modal Corridor that comes in at Imjin and Reservation Road and was intended to ensure that this area was accessible by all of the transportation mechanisms, such as buses? Regional Urban Design Guidelines as specifically included in this plan, those would then be mandatory imposition of them, correct? Does this specific plan make RUDG mandatory? Table 2.3.1-Permitted Uses, Non-motorized outdoor recreation is allowed, such as FORTAG, that does not materially alter the landscape – Does FORTAG materially alter the landscape or degrade the environmental quality? Does FORTAG fit as a use-type allowed in open space as shown on Table 2.3.1? So, FORTAG is irrelevant as far as the open space those four areas? Proposed development of non-aviation uses on the tarmac – is there a specific development of non-aviation uses that we're referring too here? Tribal Consultation Element – it says it will take between 2-3 months for carrying out the amendments to the General Plan, can you explain this? Is a 2-month extension in additions to moving this forward or just an addressed time component of how long this will take? Subdivision - you say: *“for some reason the UC/MBEST site was developed with roads and infrastructure without going through a subdivision process, this issue is currently being remedied”*, what is being remedied?

Mayor Delgado opened public hearing for public comments:

- Brian McCarthy – Wanted to briefly touch on something to the extent that it may relate to the EIR portion of this presentation. That is dealing with the ground itself and possible the groundwater beneath this site. This is something your planning commission did not discuss. As I understand that limited areas within the site may have been tested for hazardous chemicals at one point in the past and I also understand that since that testing took place there have been new hazardous chemicals identified and testing methodologies discovered as well. Specifically, two chemicals P-faus and P-fous which are chemicals that are largely associated with airport sites and firefighting foam. Tonight, I'm really planting a seed and asking questions of myself. Is there value to knowing what the groundwater looks like in the entirety of this space? Is such knowledge even possible? How much effort and resources going into testing groundwater is enough? If toxic chemical were spilled in one far corner of this site would their presence necessarily be identified in the current or past testing methodologies on this site? The fact that trace amounts are relative today toxic chemicals were just recently discovered in well-29 just close to the airport site really could be indicative of exactly how much we don't know about the prior use of this land. Not only in spaces that have been determined as likely hazardous chemical sites but also and especially at those sites that the government agencies did not fully investigate because for whatever reason they discontinued investigations. Asked city staff to keep these questions in mind as we continue to look at impacts of this use and impacts of previous use of this land. I think we will continue to discover new things about is as we recently discovered I well-29.
- Kathy Biala – We really did spend a lot of time on this in the Planning Commission and I'm pleased to say we covered many of the things covered tonight. I want to go back to the landscape plan. So, at the time we just added in just the 80% native from the RUDG because it seemed like it was only referring to the right-of-way and so we put that in the recommendations. But really the city has right now, we have RUDG and I explained to the Planning Commission how it was developed and that included Bruce, Karen Wolfe, the Elkhorn Slough Native Nursery owner, as well as a consultant in landscaping for the RUDG. Now we have this Airport Landscape Plan and then the Downtown Vitalization Plan also have an addendum for landscaping and so this is what we talked about and it was said that we really need to a consolidated landscape plan for all of Marina that includes maybe variations for different subcultures but if we have the leeway, and I certainly have no expertise to even know which of these three documents is the most appropriate, nut if there was fortunately we have someone like you Bruce that could say now given everything of these three plans, which of them is the most appropriate and could we mandate one of them?
- Nancy Amadeo – Biggest concern when talking about landscaping at the Airport is not how much of it is native or how much of it is non-native. Biggest concern is the attraction of birds. I mentioned this at the Planning Commission meeting. I was very concerned about the cypress trees and where they would be located because they do damage hardscape but more importantly, they attract large birds, which is the last thing you need close to an airport. When you're considering the planting plan which will come forward when it's developed. These are the things that says it's allowed to be used at the airport and you can amend that however you like but that it is always a consideration of whether or not those plants are going to attract a lot of birds. Native plants do, it's one of the things we like about natives but it's one of the things you don't want around an airport. They are a cause of accidents and we just need to be aware of that as we go forward with this project, that it's location and proximity to aircraft is essential in picking out the plants that are used. Keep that in mind.

Mayor Delgado closed the public hearing

DELGADO/URRUTIA: TO ADOPT RESOLUTION NO. 2020-73, ACCEPTING ADDENDUM TO FINAL ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL IMPACT REPORT FOR THE 1995 AIRPORT MASTER PLAN (EIR SCH NO. 94093005); AND ADOPT RESOLUTION NO. 2020-74, APPROVING SPECIFIC PLAN FOR THE MARINA MUNICIPAL AIRPORT BUSINESS AND INDUSTRIAL PARK/UC MBEST CENTER; AND, 3) FINDING THE SPECIFIC PLAN CONSISTENT WITH THE FORT ORD BASE REUSE PLAN AND REGIONAL URBAN DESIGN GUIDELINES; AND THAT WE DIRECT STAFF TO PREPARE AMENDMENTS TO ENSURE CONSISTENCY BETWEEN THESE DOCUMENTS AND THE CITY OF MARINA'S GENERAL PLAN; WITH THE DIRECTION INCLUDING MODIFICATIONS TO THE DOCUMENTS WHERE STAFF FINDS APPROPRIATE SUCH THAT ON PAGE 228 WE REPLACE 65% NATIVE WITH 80% NATIVE; AND ON PAGE 230 WE ADD VELTGRASS AS A FIFTH INVASIVE PLANT TO THE LIST OF FOUR THAT ARE THERE ALREADY; AND ON THE SAME PAGE AT THE TOP INSTEAD OF SAYING THE USE OF NATIVE PERINEAL GRASSES IN OPEN SPACE IS RECOMMENDED, THAT WE SAY: "THE USE OF NON-NATIVE GRASSES SHALL BE PROHIBITED ALONG THE EDGES OF THE OPEN SPACE" AND DELETE THE WORD RECOMMENDED; AND THEN ON THE DEFINITION PAGE, THAT WE ADD DEFINITIONS FOR: ADEQUATE; LIGHT INDUSTRY, LIGHT MANUFACTURING, MATERIALLY ALTERING LANDSCAPE, NATURAL VEGETATION, VISUALLY COMPATIBLE ; AND REQUEST THAT HAZARDOUS MATERIALS SECTION OF 3.5.1 TO ADDRESS THE GENERAL CONCEPT OF HOW WE ADDRESS EMERGING FUTURE OR CURRENT POLLUTANTS OF CONCERN; AND THAT ON PAGE 2-27, WE MAKE A BROAD STATEMENT UNDER LANDSCAPING REGARDING SELECTION OF A PLANT PALLET TO REDUCE THE CONFLICT BETWEEN BIRDS AND THE AIRPORTS OPERATIONAL NEEDS; AND TO ENSURE THAT THE REGIONAL URBAN DESIGN GUIDELINE ARE APPLICABLE AND NOT DISCRETIONARY. 5-0-0-0 Motion Passes by Roll Call Vote

Morton – Applicable to RUDG to motion

- b. City Council consider opening a noticed public hearing and take any testimony from members of the public; and receive the recommendation of the Planning Commission; and consider adoption of **Resolution 2020-75**, submitting to the voters at the November 3, 2020 General Municipal Election a Measure approving a General Plan Amendment and Local Coastal Program Amendment extending the expiration date of the operative provisions of the 2000 Marina Urban Growth Boundary Initiative to December 31, 2040, substantially in the form attached hereto, subject to final review and approval by the City Attorney; requesting Monterey County Elections to conduct the election and requesting consolidation of the election.

Council Questions: Can this Urban Growth Boundary be amended to state that Marina Station development cannot occur until full buildout of Marina's portion of Fort Ord?

Mayor Delgado opened the public hearing for public comments:

- Nancy Amadeo – Extending the Urban Growth Boundary to the east so that we don't see hopscotched development, there's already been talk for years but somewhere in the current planning process for the city is to annex East Campus housing and I know there's been talk for many years of eventually annexing East Garrison. Both of those are basically housing areas with an associated costs to the city; and now tonight I hear there may be also housing developed to the

east as part of the UC East Campus and it concerns me that the city, without putting in an urban growth boundary to the east that we could find ourselves in a position of supporting a lot more housing without the associated business that creates the revenue for the city to provide for that housing. I was told that it couldn't be part of this, but I would certainly like the council to consider that in the not too distant future if we're going to protect our northern border, we should also protect our eastern border. Thank you

Mayor Delgado closed the public hearing

9:58

Urrutia/Delgado: to extend to 10:05 PM. 5-0-0-0 Motion passes by Roll Call Vote

DELGADO/MORTON: RESOLUTION 2020-75, SUBMITTING TO THE VOTERS AT THE NOVEMBER 3, 2020 GENERAL MUNICIPAL ELECTION A MEASURE APPROVING A GENERAL PLAN AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT EXTENDING THE EXPIRATION DATE OF THE OPERATIVE PROVISIONS OF THE 2000 MARINA URBAN GROWTH BOUNDARY INITIATIVE TO DECEMBER 31, 2040, SUBSTANTIALLY IN THE FORM ATTACHED HERETO, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY; REQUESTING MONTEREY COUNTY ELECTIONS TO CONDUCT THE ELECTION AND REQUESTING CONSOLIDATION OF THE ELECTION. 5-0-0-0 Motion Passes by Roll Call Vote

DELGADO/ O'CONNELL: TO ADJOURN THIS MEETING TO TUESDAY, JUNE 23, 2020 AT 6:00 P.M. 5-0-0-0 Motion Passes by Roll Call Vote

- Nancy Amadeo – I appreciate this, it's very hard going to 11:00 or later. I appreciate that fact that I wasn't to speak the budget issue that we'll be meeting again next Tuesday. Thank you
- Kate Daniels – From the Gathering for Woman Board and wanted to say that I will not be here next Tuesday but someone from our board will come to speak on the budget matter.

~~10. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.~~

~~11. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.~~

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. City Council consider adopting Resolution No. 2020-76, establishing appropriations limit for FY 2020-21.~~
- ~~b. City Council consider adopting fiscal year 2020-21 budget, establishing procedures for amending budget, and authorizing the finance director to make necessary accounting and budgetary entries; and consider adopting Resolution No. 2020-~~

~~authorizing finance director to make certain post year-end accounting adjustments to FY 2019-20 and FY 2020-21 budgets.~~

~~c. COVID-19 Update and Direction from Council~~

~~i. Adopting Resolution No. 2020, revising the loan program for residents and businesses of the city in response to the Covid-19 pandemic, vesting discretion in the City Manager, City Finance Director and City Attorney to make required changes to the program guidelines necessary to implement and administer the program, authorizing the City Manager to execute any agreements and promissory notes necessary to implement the program, and authorizing the Finance Director to make necessary accounting and budgetary entries.~~

~~ii. City Council consider adopting Resolution No. 2020, authorizing an abatement of Business License penalties until October 2020 and offering to waive past penalties for unregistered businesses which register and pay their past due taxes by October 31, 2020.~~

~~iii. Other Impacts~~

~~12. COUNCIL & STAFF INFORMATIONAL REPORTS:~~

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

~~b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.~~

~~c. Proclamation of Local Emergency Update~~

13. ADJOURNMENT: The meeting adjourned to Tuesday, June 23, 2020 at 6:00 p.m.

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor