



MINUTES

Tuesday, August 10, 2021

6:00 P.M. Open Session

SPECIAL 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. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

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: Cristina Medina Dirksen, David Burnett, Lisa Berkley, Mayor Pro-Tem/Vice Chair Kathy Biala, Mayor/Chair Bruce C. Delgado
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. 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*
 - a. City Council consider receiving presentation on the Fiscal Year 2021-2022 and 2022-2023 Budget and Capital Improvement Program; and provide further direction to staff.
Continued from July 13 & 17, 2021 – Slide 15-16

Council Questions on General Fund Budget Presentation: the 26 streets that were identified as being the worst condition, could you provide a ranking what the PCI says about their condition and how they how they compare to each other? City facilities (City Hall community center council chambers) could explain that vacant office space? Could rent some of the existing office space is a temporary solution to

our current city offices? Administration - when we talk about a bond measure what risks are involved? could we go further and call it an infrastructure bond because that would take care of not only our streets, but possibly some of the new buildings that were talking about? The new infrastructure bill, do we know enough about it to know whether or not they'll be trickle down to us? The policy right now has been through Covid of working from home, is that working for us? Tell me about the policy Prince working from home is it advantageous to allowing us to do some things and clean up? Can you give us a picture of what we're spending, and consulting cost as compared to what we spend in hiring them specifically I'm thinking, you know planning and, and secondly, don't developers pay for staff? Going back to Fire - You said that the new developments do not meet a four-minute response time is that a national standard or is that an insurance standard? Do you know as a result of that, if there's any penalties and punitive action where are people seeing it on their insurance bills? What is the cause and effect of having not that four-minute response time? Do we hold any responsibility if something were to happen outside of that four-minute response time? When do we plan on getting the General Plan completed? So that means our general plan realistically will be done up until the earliest at the end of 2024 is that correct? Other things may be impacted based upon our general plan such as Cypress Knolls or the Sports Center, or the community center teen center is that correct? When we talk about the upgrading of our existing parks and open spaces are, we taking into account that we are in a drought and very likely will be for the foreseeable future? You mentioned the bond and Councilmember Medina Dirksen also mentioned the bond to the parks, can you do you have a guess-estimation of the cost of that bond? Moving then to road, so aside from these 26 roads, that it would cost about \$2.8 million a year once our roads to maintain, is that correct? Facilities overview - can I consider these unfunded facilities overview? So, on the bottom remaining blight that 18 million, I remember we have three tiers, right. So, the first year and the second tier have all been funded so essentially when you say remaining blight are you talking about the tier three? When did our current street planning occur? When did we adopt that and when did we start doing repairs? Right now, there is a dramatic increase in the amount that we are spending for our streets, yes? Of the 26 streets below 25 PCI, does it help at all just to do some band-aid fixes, if we can't get to it right away, or is that just throwing money out? The \$3 million for water city sports center - looking at the funding sources above and, theoretically, is the general fund \$3.4 million available for that theoretically? Theoretically, the land sale revenues in project? Blight Removal Monies - We had 8.5 million reallocated something like \$7.2 but \$1.3 blight removal monies that are remaining theoretically could those go to rehab, the sports center water? If we had a \$36 million bond to cover a lot of our unfunded facilities for police and fire, teen center, Senior Center, Aquatic Center and the Civic Center. If we had a \$36 million bond. Approximately, what would that cost property owners and you know per hundred thousand dollars of assets, do you have any ballpark figure for that? Unmet Needs - has the fire and police departments given you a list of unmet needs in a priority order? Has the Planning Department given us a list that we could see their unmet needs that are prioritized? So, can we kind of assume that they're already in prioritized order the way you presented them in the slide presentation? Is there an update, timeframe and cost associated with the repair of the Los Arboles Sports Complex? How are we doing on the Hayes Circle swap? Do you think will make that prioritize deadline? What is the timeline on median project on Del Monte Blvd. between Reindollar Avenue and the Freeway entrance, which council approved and allocated monies for? The recent study we did for the fire department did it have a table of organization? Recommended Firefighters - if we had three companies how many battalion chiefs would we need? So, do you need one Division Chief per company? What is the difference between a Battalion Chief and a Division Chief? If we had in the future 3 division chiefs would they amongst them be able to do most of the deputy chief and fire marshal chief duties? [FORA Blight Removal Funds - how much of a wiggle room do we have to use the funds on Aquatic Center building to take in down to the foundation? Broadband - can present your thoughts on where the Broadband vision is for that? Should the Police Study be included in our discussions? when do we anticipate doing that police study? Do we have an estimated cost of the study? The police study would include the expansions of the Dunes and Sea Haven, correct? The county addresses East garrison, this is

not a marina police issue, unless it's in a life or death, correct? What happened with the request for the audio visual at the Marina Library? Public Works – Is public works able to keep up the needs at this present junction of what they do? What would become with the extra positions that you're planning for? Would that allow for better care for facilities in terms of like bathrooms? Where do the three parks play in matrix to of future needs and are we properly staffed at this particular moment to address those needs in the future? How does our public works compare to other cities our size? What is the process to get a Utility Users Tax (UUT) going? How much money are we talking about? When would we actually get it if and when we complete the process? On the ARPA funding and bring on a consultant, when is that going to happen and when will the funds be available?

Council Questions on Capital Improvement Program Presentation: Why is the Imjin and third intersection traffic light consider that tier three? Have you received concerns phone calls complaints, emails, etc, about how dangerous this intersection is? Have from the VTC expressing concern for the veterans who are trying to cross and function around that area? On the Unallocated General Fund Tier 1 slide, is this an additional money that needs to be spent? Unallocated General Fund Tier 2 slide, Are the storm drains included in this CIP? Safety of Street – is there not a bill that is being introduced or being introduced to allow the speed limits to be set by the city? Is there anything that we can do to lobby, either supported this bill or any other efforts that have taken control over setting speed limits from the city? The Los Arboles Sports Complex deck, is there an opportunity for grant funding we could apply for? the Martin Luther King sketch statue garden \$250,000 now is that just the high end of this? How did you estimate the cost on this? The police records management system, is this a conservative number? Are there any economies of scale going in with another department or is it very unique to our own? Is there any state funding for this since state mandate? With antiquated equipment, are you doing a lot of workarounds and how much extra cost is that? The Maintenance Records Management System, is this something that would keep on track, current projects and future projects? On-time land sales of \$6.2 million are you recommending that we choose only two of those five parks? If we chose that one under this list does that mean on the next slide where you have parks impacts fees you also have Gloria Jean Tate twice the redesign and then just the pump track Does that mean that we could potentially be putting in \$1.5 million in one and \$200,000 in Gloria Jean tape Park, or if we chose just the pump track and the redesign would that mean that we are sufficiently covered for that so we don't have to choose Glorya Jean Tate on the one-time land sales pot of money? If the conversation was that we want the playground, the pump track how it was already designed, how much money are you thinking that would cost? On Locke Paddon Park, you have it listed as one time land sales and maintenance only at \$100,000, but if we took Locke Paddon Park under the one-time land sales, would we not need this Locke Paddon Park maintenance fee of \$100,000 at least for the first go around for maintenance years? Have we talked to the Regional Park District, about sharing a proposed package of expenses Covered landscaping in the front, monitoring the Martin Luther King, Jr sculptures, general park maintenance and management plan and sharing the funding with us? What's the thought on the Delta in regard to the 2.5 million itemized projects? With the delta of a few million. Would it be appropriate, as a cultural project to use that delta funding for the Martin Luther King Jr project? Was the pump track in a capital improvement program of the past? Do you agree that that Martin Luther King sculpture at Locke Paddon Park is a feature that's not in that existing Park? Was the airport location of the Martin Luther King sculpture considered a park location, was it in a park? If it's not in the existing park how hard would it be, what would be involved in getting into an updated capital improvement project list? Does the existing study, or does existing list and program include a pump track at Glorya Jean? These projects that are in Brian's lists of unallocated general fund tier one, general fund tier two. Are they currently on our 98 approximate project list; and if they're not, would it be hard to add them to that list? What's that Phase Three timing that large sum of approximately \$30 plus million from Dunes Phase Three, what's the best guesstimate of when those funds might be in phase three is implemented?

Public Comments:

- Chad Hutchins – Water City facility or the Marina Sports Complex, it's good to see that being taken as a priority. Sent a petition to the City office supporting keeping the facility open and brought back to what it should be. Hopes that with this two-year budget that, that can be a top tier priority so that facility can be used by the public today or in the you know the current next year or so or so instead of the next 10 years. Commented on Third Avenue, there's been a number of accidents but in the last two years traffic has definitely decreased but believes with the additional homes at the dunes the additional homes that Sea Haven. There's going to be a lot more foot traffic there. We should probably look at doing something sooner rather than later. Good to see the public improvement projects for our parks especially the water city facility as myself and a group of people would love to make use of that facility again. Thank you
- Brian McCarthy – As the public works director mentioned expanding or purchasing what I call a ticketing system that allows citizen to document any concerns or possible work orders I think is incredibly important so, I hope you continue to evaluate that and move on that sooner rather than later. Continue to support increased staff in particular code enforcement. But staff all around the city and the planning department in general. Likes the idea of a long-range planner. I heard some discussion about a utility user tax, I'd be cautious about supporting that out of the gate that tends to affect folks that can least afford paying the extra tax. Commented on the neighborhood speed limits and mitigating the problems. San Jose uses aggressive measures to slow the speeds in their neighborhoods. The city just needs to decide do we want to be, you know, vehicle centric high speed city, or do you want to be a pedestrian friendly, you know, slower vehicle speed type of city. thank you.
- Andrew Vogl – Supports funding the Water City Rink. Asked if the \$1.3 million mentioned in the blight was tied up or could it be used to do community renovations on different projects.
- David Hohmann – I'm the one you know that put on the rally for the rink and been you know creating all the signatures and everything like. Every day I get messages and texts asking what's going on with the rink and, you know, I don't know how to give a straight answer to tell you the truth. Wanted to just want to let Council know that a lot of people on a daily basis are really concerned about the rink; they really want the rank to stay here in the county and in the city of Marina, so would really benefit us. Concerns about the rink size being cut down. Let council know that more signatures are coming, and people want the rink to stay.
- Collin Wrights – Advocating for the hockey rink, it's a valuable community resource and it's worth budgeting for.
- Justin Faulk – Thinks the rink budget wise, it would be cheaper to leave it as a hockey rink then it would be to do a full-scale renovation into other things. It's a unique facility and has the potential to be self-funding if the right kind of multi-use sports things were added, and maybe some concessions. Thank you
- Karen Andersen – Happy that the racism study is being funded. Happy that the MLK Sculpture Garden is in the tier one of the other lists and will help create the city and the library area to become a destination for people wanting to learn more about the civil rights era, and the area we're in currently. Don't put anything too close to being underneath cypress trees they tend to drop their limbs. So, thank you very much
- Larry Moonan – Commented on the Marina Sports facility and the comment made by the City Manager about lost revenue to the surrounding area. We've seen a lot of tournaments and things related to that facility that have hosted a lot of people in town for weekends, or just for the day; and a lot of folks spend money in Marina that would be spent elsewhere otherwise so I think that's a very real variable to consider. As mentioned, that facility could easily be self-sustaining and

running the in the black with some promotion and management. So, don't underestimate the potential there for that to be not only a great facility and a great draw but also a moneymaker for the city over time. Thanks

- Vaughn Moonan – Advocated for making the renovations, and it's just investing money in that place and, you know, making it what it could be. Thank you
- Doug Yount – compliment council for spending as much time while going through these difficult budget sessions, there's a lot of difficult decisions. Encourage council to consider is the expenditure of funds particularly one-time funds towards an economic development type returns, if you will, by spending these funds for example, with blight removal on the former Fort Ord, particularly, and on the large park or other areas Cypress Knolls or the other areas of the Dunes in the southern part of the Dunes project. It helps prepare that property and the surrounding properties for economic development which in turn, provides significant resources to the city to do all the other things that are important that you've listed tonight. Encouraged Council to look at the funding of such priorities and spending particularly on the one-time revenues with that criteria in mind of a return or investment. Thank you

Mayor Delgado's Backup document for motion

Funding sources

\$3.4M unallocated GF

\$5.4M Recovery Act

\$6.2M Land Sales Revenue

\$600K community improvement projects

\$1.3M blight removal

\$16.9M total

Missing from budget -

\$300K for 2 years of landscape architect/arborist

\$0.3M Cypress Knolls planning process

\$1M medians DMB

\$3M Water City/Sports Center

\$1M Windy Hill bathrooms

\$1M dog park and other amenities Gloria Jean

\$1M other parks

\$1M MEC (in addition to \$850K already allocated)

\$5.3M 26 failed streets

\$0.1M DMB demo landscaping project

\$0.05M Los Arboles office safety repairs

\$0.05M AV Library upgrade

\$0.075M MLK Sculpture

\$14.85M total

not included above but already in hand or coming soon to a City near you...

CFD's \$25M in upcoming years

new hotels \$2.3M+ per year

Dunes Phase 3 \$13.5M

\$6.5M FORA escrow bonds

30.5M Impact Fees

Total \$15.8M in 3-5 years AND \$62.5M other outyear funds

DELGADO/MEDINA DIRKSEN:

- 1) **USE EXISTING FUNDS FOR LANGUISHING UNMET AND DESPERATELY NEEDED PROJECTS INCLUDING DOWNTOWN MEDIANS AND PARK IMPROVEMENTS**
- 2) **USE EXISTING FUNDS AS BRIDGE FUNDING TO PAY PRIORITY UNMET STAFF NEEDS**
- 3) **USE COMING FUNDS TO CONTINUE FUNDING STAFF NEEDS**
- 4) **BEGIN DELIBERATION FOR \$36M BOND FOR NEEDED FIRE, POLICE, SENIOR, TEEN, AQUATIC, AND CIVIC FACILITIES**
- 5) **BRING BACK OPTIONS TO CONSIDER SPENDING FROM THE \$16.9M CURRENTLY AVAILABLE FUNDING FOR THE \$14.85M NEEDS LISTED ABOVE MISSING FROM BUDGET AND AS \$\$ FOR A BRIDGE TO MEET CURRENT UNMET STAFFING NEEDS WITH EXPECTATION THAT 3-5 YEARS OUT-FUNDING COULD CONTINUE FUNDING THESE STAFF NEEDS.**
- 6) **TABLE OF PROPOSED EXPANDED ORGANIZATION FROM DEPARTMENTS**
- 7) **FUND LISTED \$6.4M PARK IMPACT FEES**
- 8) **PROPOSE WITH MONTEREY PENINSULA REGIONAL PARK DISTRICT A SHARED FUNDING PACKAGE FOR LOCKE PADDON MLK SCULPTURE, LANDSCAPING DO-OVER, MGT. PLAN, AND \$100K MAINTENANCE IMPROVEMENTS.**

COUNCIL MEMBER BURNETT'S FRIENDLY AMENDMENT:

- 9) **PROVIDE CITY COUNCIL WITH BLIGHT REMOVAL COST FIGURES.**

5-0-0-0 Motion Passes by Roll Call Vote

Substitute Motion

Burnett/Berkley: that we direct staff to review the funding sources and clearly identify those that are unencumbered and can be utilized how we see fit; staff to come up with some hard numbers on filling all of the staff, the vacant staff with some tight timelines; and costs of blight removal.

Withdrawn by maker of the motion.

5. **ADJOURNMENT:** The meeting adjourned at 10:03 pm

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor