



MINUTES

Tuesday, January 25, 2022

5:00 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 accordance with California Government Code §54953(e)(1)(A) and (C) and the Proclamation of a State of Emergency issued by Governor Newsom on March 4, 2020, under the provisions of Government Code §8625 related to the COVID-19 (coronavirus) pandemic, consistent with recommendations by State and local health officials regarding social distancing and in order to prevent an imminent risk to the health and safety of attendees as determined in Resolution 2022-02, public participation in City of Marina City Council public meetings shall be electronic only and without a physical location for public participation until the earlier of February 10, 2022, or such time as the City Council may adopt a resolution in accordance with Government Code §54953(e)(3). 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 adopting **Resolution No. 2022-12**, approving a Conditional Airport Use Permit for Joby Aero, Inc. for use of ramp space in the aircraft operations area of the Marina Municipal Airport for aircraft flight testing activities and authorizing the City Manager and the Airport Services Manager to

execute the Conditional Airport Use Permit on behalf of the City subject to final review and approval by the City Attorney. *Continued from January 19, 2022. 5:00-6:00 P.M.*

Council Questions: Is it necessary to amend any of the specifications to identify when aircraft are present, that when aircraft are present, these are the rules when aircraft are not present, these are the rules when aircraft are not present? Revised Map, that dotted line square is the ramp space correct? the yellow lines or the lane that you put in and shows a plane in that lane to the right of the ramp space is where aircraft coming off of the runway, with would come down that lane and prior to tonight, that lane may have been closed during ground testing operations, correct? North of the north edge of the dashed line basically it's to get a shuttle with people in it around to the north of the rap space. And then, south of the taxi way so that they could continue back and forth to their drop zone, correct? How much lift are we going to see and how much flight are we going to see with the testing operations? It's just ground testing, correct? is the purpose of that ground testing usually to proceed, an actual liftoff and some flight testing? Is there cause for alerting, for example, County Communications in case people see things when testing is occurring, or Monterey airport in case there's some catastrophe? Incident Report, does the 72 hours include notification to us? In the event that something did occur, how would we know? What's the chain of communication? Has the fire department has an opportunity to train for something like this? Monthly meetings, is this just for Who can attend the tenant and aviation community or is the public invited?

BERKLEY/BIALA: ADOPT RESOLUTION NO. 2022-12, APPROVING THE CONDITION AIRPORT USE PERMIT FOR JOBY AERO, INC. FOR THE USE OF RAMP SPACE IN THE AIRCRAFT OPERATIONS AREA AT THE MARINA MUNICIPAL AIRPORT FOR AIRCRAFT FLIGHT TESTING ACTIVITIES AND INCORPORATING THE REVISIONS TO THE PERMIT AS PRESENTED; AND AUTHORIZING THE CITY MANAGER AND THE AIRPORT SERVICES MANAGER TO EXECUTE THE CONDITION AIRPORT USE PERMIT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY. 5-0-0-0 Motion Passes by Roll Call Vote

Public Comments:

- Barry Perkins – Expressed gratitude for both the good governance, by the City Council and Joby's willingness to spend the time necessary to meet with the pilot community.
 - Kim Cohan – Thanked Joby and Jeff Crechriou, Layne Long and the City Council for helping us get to a point where we have what I think is a great plan. appreciate the higher level of community involvement that this whole thing is fostered, and also moving forward, it's a much better plan. this is a very satisfactory outcome and looking forward to doing everything we can to helping Joby become a great success at the marina airport.
 - Brian McCarthy – Glad to see the users come together and find solutions in a short amount of time. I support the conditional use permit and the resolution as presented. Commented about forming an airport commission that would help tackle some of these kinds of decisions and issues. If and when an airport commission happens, hopes that it will include you aviators enthusiasts and regular citizens.
- b. City Council discussion regarding unmet city facilities, infrastructure, public safety and staffing needs and funding options to address these needs and provide direction as appropriate.

Council Questions: **Road Repairs & Maintenance Needs:** When you said that we were going to put \$2.3 or \$2.6 million per year to bring everything up to a 70, in what timeframe what was that expected to be finished? So back in 2015 2016, When we established that goal. At that time, were we talking about the 20-year plan? About 5% of our streets, after 20 years would remain in a failed condition, correct? So in 2002 1516 where we started this process of wanting a goal of 72 would take 20 years to get there But it would not include 5% of our streets was actually being worse condition than they are today, because the 20 year plan didn't allocating money to them? Is it true that it's, it's a different program that it's going to happen. The worst streets within a few years and still we got to a 2035 Maybe a little sooner. when we hit the 70? So if there were streets with undulations that weren't supposed to be there because they didn't service function with those be fixed? Has a city ever had a 70% pavement index? the \$3.4 million you're asking for from the general fund, how does the yet to be announced infrastructure monies and the ARPA monies figure into that? So, we're not actually drawing down from our general fund, where we're using funds that were allocated by ARPA, and anticipated by infrastructure? Prioritization, or, which streets come first, was that put up anywhere? Does the network or does the algorithm factor in that this street because it's business related as opposed to purely residential has a greater potential for revenue return, because they recognize anything other than condition? Is there on our website, a list of upcoming road repair projects so the public can track where we're going with this? Follow up with Council Member Burnett's last question, the projected streets, is it looking one year in advance every year, or is it looking further in advance to know what streets are going to be treated when? The link that you're going to provide, in part because will that enable any street resident to see when their street is going to be treated for only one or two years in advance? As far as prioritizing the roads and I was wondering if the algorithm is agile, meaning is it setting a priority now as things change? How does this tie into like the Del Monte exchange or the or the Imjin roadwork and such that will perhaps change traffic flows, is that going to have an impact on how the roads get prioritized? Do we have any other expectations, what are our lobbyists telling us the governor's bill budget, is there anything coming down to the cities for infrastructure? On the federal level the infrastructure bill is in flux, but what kind of projections, do you have for any extra money coming down the pipeline possibly to supplement? What about property taxes, do we see any of that coming back to our general fund? Do the ARPA funds cover for example, traffic lights move traffic along quicker? Would the maintenance of streets, also include the infrastructure for the light? Could you just tell me on the street surfacing what our total needs are, what ARPA you expect to use, what measure x will come out of it and what remains for bonds? **City Facility Needs:** The ladder truck, that would go to the south station near Imjin and California, correct? East Garrison fire station, I've heard could costs around \$7 million define the difference between that and \$17million? The Civic Center could that include when you build the Civic Center could that include, for additional cost of the North fire station? The Senior Center, could the senior center be at the Civic Center as part of the Civic Center? Could the Civic Center include a youth center? Do you think that calling this a civic center that includes x y and z is better than calling it a city hall/police station/community center you said but anyway, calling it a civic center? Why has the youth center not been considered the same level as senior center and teen center upgrades? the council at the last budget meeting, directed that we go we hire a landscape architect arborist, why isn't that on is this is it because we already have funding for it? we are seeing hotels and more multi-story units that are going up Can you explain If there's any fees in place that we collect for that for those purposes, specifically dedicated to our public safety? Some things that have often happened is we're pledged to support one thing, and then it goes into the general fund, is that correct I mean what kind of safeguards might we have for a bond measure to exactly do what we say it's going to do? Is there any other way that we can fund these unfunded liabilities, you know maybe some jurisdictions have a tax on soda or on bread or just a very basic things, is that not even possible? Can we do a two tier in any way for low-income households or any other group category of household? on with and bonds would come out of property tax is there also any way to do some exemptions, based on income or anything like that for that Bond's property tax?

From my calculations of \$36.5 to now \$53.5, and even the bond schedule that went up to \$50 million isn't going to even cover sort of three basics and so you know that's a big change and do you have you have an idea of why it's gotten that that much more? What's the cost to the citizens for a \$50 GO million bond? Do we have a corollary number that it would cost for \$88 million? **Staffing Needs:** The affordable housing lease grants management position, why is it here when we were very clear that the money from the Dunes In-lieu of workforce housing, was to be allocated specifically for this position. When we look at a city our size, and you're showing us these positions that are needed. Can you give us a little bit of perspective, you know like when we look at salary schedules for example, for our bargaining groups we're looking at cities that are profitable, is what you're asking or what you're telling us is that usually a city our size has this, or is this very specific needs to our city? whether we're on a higher end or not is a problem finding people with what are hiring needs are and how difficult it is, is there a factor of that in here, in terms of some sort of signing bonuses or those kinds of things? What's the status of hiring Director of Business Development/Communications? Would the new person the Community and PR Analysts be doing outreach for economic? In terms of recruiting and the salaries do we offer some other housing assistance or perks or something like that for the new recruits? On this unmet current staffing needs after this list you don't really say your recommendations about how you think we can finances, you, do you have a particular recommendation? **Future Revenues – Ongoing, On-Time:** Lisa and Christina we're talking about taking the \$150,000 for affordable housing, out of this, and taking that instead. Here, taking it from the \$1.8 million of affordable housing dollars, now did that you'd have to take out \$150,000 every year to keep this person employed Correct? So we as a council, we decided to go with one time funds, \$1.8 million of them to fund this on a recurring basis we have to decide how many years do we want to fund this person? You hope to get about \$2 to \$3 million into our general fund for affordable housing to be to begin at the Dunes is that still accurate? Can we hire certain position with the understanding that future funding is needed after a certain time period? Can we hire anyone that's not US citizen? Hampton Inn, how soon do you think we'll start getting Hampton Inn hotel tax money? How much do you expect it would be per year, once they're up and running fully? The UUT, the estimated cost per household that's just a straight tax there's no progressive analysis done on this you're graduating it based on income right? Is it so dismal to run a bond of over \$50 million, and have it be on property tax versus and promoting a UUT that has exceptions to it, so that they're different? Is that is that not a good thing or can it be done? Can be having assurances city manager that we will do this with the most transparency and citizen involvement and or assurances? **General Obligation Bond:** If we don't get two-thirds majority, is there another way to get a general obligation bond that's for facilities such as...? Would the GO Bond get passed onto the property owners? In all likelihood, there's, it's possible that the property owner if they own property and have renters will pass it on to the renters, correct? If we proceed with a GO Bond when will this happen, is there a timeframe? Was it stated that we cannot attach a bond to specific facility use? Do council members have the ability to actively advocate for this bond if we decide to do this? For a \$30 million bond, if your house assessed value is \$600,000 conceptual it would cost, someone six times 63, a year, which is about \$378, to bring in bond capacity of \$30 million, correct? For the UUT if a resident pays \$178 per year, instead of \$650 a year, we generate the same amount of money, \$29 million bond capacity am I missing anything to think that we get more bang for our buck from the UUT than the general obligation bond?

Public Comments:

- Chris Johnson, Marina Public Safety Officers Assoc. President – Did not see anything listed for any potential future staffing in law enforcement for the police department and noted open spots in the department. Commented that the SRO is on patrol. Commented on other traffic positions not getting funded or filled due to patrol. Chief talked about potential staffing study and asked if there was any, any traction on that? Noted our staffing and stayed at the same level, pretty much since

its inception, if not, at least since 2008. The city's population is growing but our numbers in officers is not increasing with the city's growth. Will additional staffing be added in the future?

- Brian McCarthy – Advocated for more full-time enforcement officers. Under the impression that there weren't a lot of complaints but glad that citizens are concerned about the aesthetic of the neighborhood and safety. Thanked the city for at least starting to document some of the code enforcement complaints online or via the kind of online database.
- Tommy Bolea – Asked if there was any Biden money involved in any of this to help with police and fire and infrastructure? Commented on cell phone service, doing council chambers and fire stations in phases, prevailing wages for construction of new facilities, POM ladder truck and compromises to move it here. Asked about PERS Retirement estimate and if they have been calculated into all of this? Commented on new homes having sprinkler systems and what the priority is for the fire department to show up. Asked about Proposition 19 and how it would affect the city?
- Steve Russo – Member of the Marina Public Safety Officers Assoc. we were talking about new positions but in order for us to get new positions we have to have a staffing study done so my question is, is whether or not we're going to be doing a staffing study for the police department?

DELGADO/BIALA: WE DIRECT STAFF TO:

1. come back to us, given what they've heard tonight and to consider what other cities have done with their UUT and come back to us in the in the range of 4% to 6% and
2. Look at a smaller GO bond and we probably need the range of 30 million; and maybe private rank the facilities that we could get with that money; and
3. that a city consider what we might do in a, in a much pared down, such as the 7 million for the City Hall fixes for the city hall we have,
 - a. second part of that motion would be for staff to tell us what we would do without these two funding sources so what would we do with these funding sources;
 - b. And what would we do without these funding sources

Restated Motion

Delgado/Biala: that we direct staff

1. to look at UUT for other cities in the range of 4% to 6 % (and, and that would cover some staff needs, such as the 1.6 million, and some facility needs); and
2. we asked staff secondly to look at a \$30 million ballpark GO bond and what that would do for us; and
3. thirdly, what can we do and how much would it cost to do a third option where we don't go for either of these

Mayor Pro-Tem Biala requested a friendly amendment that in both in on all the options that are considered that we really exhaust legal ways to do exceptions for, for people who cannot afford these taxes or bonds.

FINAL MOTION

DELGADO/BIALA: THAT WE GIVE DIRECTION

1. TO LOOK AT WHAT OTHER CITIES ARE DOING WITH THE UTILITY USERS TAX (UUT) BOTH IN THAT PERCENTAGE FROM FOUR TO SIX RANGE (4%-6%); AND

2. LOOK AT A SMALLER GO BOND AROUND THE \$30 MILLION RANGE, AND WE'LL LOOK AT ALL THE OPTIONS ASSOCIATED WITH THAT; AND
3. ALSO TO LOOK AT OUR CITY FACILITIES THAT WE HAVE HERE AND RANK THEM; AND
4. AND ALSO TO LOOK AT, MUCH MORE PARED DOWN COSTS AND SO WE'VE WORKED WITH THE ARCHITECT TO SEE WHAT OPTIONS WE COULD DO TO PARE DOWN THE SIZE OR DOWN THE SQUARE FOOTAGE COST, WHAT WE CAN DO WITHOUT: AND
5. ALSO LOOK AT LEGAL WAYS TO ALLOW PEOPLE WHO ARE LOW INCOME OR LOWER INCOME TO BE EXEMPT FROM EITHER ONE OF THESE.

5. ADJOURNMENT: The meeting adjourned at 9:05 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor