



MINUTES

Tuesday, July 12, 2022,

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 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 2022-48, 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 April 30, 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:
 - a. City Council hold Discussion and Direction Regarding Consideration of Potential General Obligation Bond Measure Options on the November 8, 2022 Ballot

Council Questions: Of the 301 do you do any kind of analysis on the demographics, or the is it that cross-section like by race, age, socioeconomic status? Is there any regard to property? ownership? home ownership? Who selected the 301 participants of the survey? How did you determine whether it

was a renter, or a homeowner? 301 doesn't sound like a lot when you're trying to represent various ethnicities so, and political parties and home ownership, etc. So, you know, you might get 5 Filipino homeowners and 3 Filipino renters? Is that enough to represent Filipinos to know what they're thinking, or republicans? Do you feel I mean, is it statistically significant that you got 95% confidence, etc.? How many of the 301 surveys were done by phone, approximately? What language where the phone and email surveys provided in? Do you find any weakness in these surveys when they're English only? So, if we're going to try to be successful with a bond, to build a fire station, or whatever facility I guess we would be reminding people that what we heard from them was that improving emergency services was critical, and that this is one way, this is one of the best ways we have to do that is, that is that true that we want to try to link those 2? if we go ahead with 75 words onto the ballot that we put the words in, that talk about outcomes? Did your company fashion these questions based on what was spoken at our public meetings? So is there any case in which that the these concrete projects when you identify them like this they seem like they would always have more controversy because You're forcing the evaluator to say, Oh, do I really need you know what a senior center do I really need you know our city hall to be So I mean it's going to just generate less of an impact I would think, than always saying, the broader categories of the objectives is, am I perceiving that correctly? On the Response Time, Medical and Quality of Life - after you've done your analysis did you go back or reflect on the language that's used to categorize you know convincing very convincing? Opposition of Ballots Measure – is this consistent with other jurisdictions, other cities, that kind of the same pattern that you would see in your surveys generally? So, do we need the 50% plus one for this to pass? On the total no questions and strategy that you use in a bond measure like ours, what kind of opposition would typically raise like \$200,000? who would these kinds of people or groups be? So, you gave us a ballpark figure of those who would be opposing, did you give us any figures of how much a city our size to get over that threshold of those numbers that were leaning no, or whatever? Do you have neat idea of what a city our size would have to spend, or and or an independent committee on our behalf, or unions, or anybody else? And some of those estimates would they include just overall in your experience and understanding how bond measure work or messaging messages work polling mid campaign? you gave us the sampling of the tax on the business license tax, which was successful, correct? Did you take a look at any of our unsuccessful campaigns, such as our Utility Users Tax or any that failed give similarities? do we have to just decide the level of bond that we are going to move forward on, or do we have to decide the facilities that go into that bond? It was mentioned during the discussion that it's possible to create a 30-year bond that has just this kind of thing embedded in it, where the collective community growth then pulls down the tax rate correct? When we talk about police, we're thinking about it in as a complex with City Hall and a civic center kind of whatever that civic center is going to turn out to be, that is kind of what we're moving towards correct? If we were to not go for spending on a new facility, how much do we have to sink into these just to make it safe and compliant with ADA? When you 5-7 million, towards which buildings would that money go? Is the planning and Annex an additional cost? So, with the planning/Annex, the City Council, City Hall police, is it roughly 9 to 10 million? We're talking about the cost of the bond and generalities can you at least say what percentage is, cost of the bond? Bond Structuring, so the way that it would translate to our residents is that they would have sort of a tiered or incremental increase as opposed to all at once? If the rates are dependent on the total amount of properties, and as Marina grows and more properties coming on board and therefor the rates can go down, correct? Should the city try for a smaller bond this year and then go for a larger one the following year? City liability on city response times, Is it safe to say that we have no liabilities if something should happen and we knew upfront that we don't have the facilities we don't have the ladder truck? How soon could we do a special election if that was the direction we wanted to go in? So, if we were to, regardless of this coming November, or to do a special election, is it possible, Lane, for us to send out a couple of rounds of mailers in multiple languages explaining to the voters why we Would like to do this? On the different tiers of the annual or monthly, could they choose to decide if they wanted to pay it in one

lump sum annually or if they wanted to pay it out monthly? Is there a way to include a hardship waiver if people cannot afford a bond measure? would it be feasible to set up for the city to set up some kind of a loan or payment plan for people if they can't afford it?

Public Comments:

- Denise Turley – Hi! Thank you. So, first, just general comment. Fortunately, in this scenario, you ain't going to have the labor unions against you, because, hello, police and firefighters, they want a better place to work and live in, so that should definitely be on your side. Any chance that you would give a very fast thumbnail sketch of what you get at the lower amount of money versus the higher amount of money, although the needs are there, and they are great? And then just a bit of background. So, you are you are obviously more renters vote than...so that one question where you asked about protecting people and holding or increased values to Marina homeowners, I will tell you that if you ask most renters, they don't give a rat's fat about homeowners, they're renters. so, I can see that that's a 2-edge sword, because you're subliminally trying to say, "hey homeowners, this will help you vote for that" anyway. So those are my those are my comments on that. Anyway, gentlemen, thank you for being here tonight. It's important to have this discussion so that we can make a decision on this matter. Thank you.
- Liz Billingsley – Yeah, I have a question. If you lower the \$60 from 100 to \$60 wouldn't that bring up our the length of the bond issue? How does that work? You said 100 bucks for a 100,000, per house. Okay. So if you lower down to \$60 to 100,000, the taxes, then wouldn't that throw off the bond issue, I mean the bond, the time to pay it back? And then another thing: How much is the bond gonna cost us? Do we pay a taxes on that? I mean, not taxes but fees on that money, or what? Well, that would be it. But I would I still would go with the 60, unless it's gonna cost us more for the bond, you know, to be paid back. But how many people can afford a \$100 per 100,000? In my case it would be over \$500 plus what I'm paying now, that would be an addition. It would come over \$1,000 a year. And we have too, many senior citizens and widows in this city that I don't think they could really afford that. I'm honest with you guys you know, but I would love to see all these things come to fruition, you know, and be built, and all of that. But that that telling you it's going to be a hard group to hold. Thank you, and you all have a nice evening,
- Les Martin – Yeah. This this measure I totally supported. the point. The last lady made about the cost is a very important point. I mean the homes hereat the dunes or over at sea Haven they're starting at a 1 million dollars now, so those people are going to multiply that \$70 a month times 10, just to start. I already pay over \$10,000 a year in property tax that'll make it closer to 11. I still would support it because I think the needs are so important. I don't understand totally the mechanics of how many years are we going to be paying for this bond? The kind of question the last lady was just asking about, I think, and some of those similar kinds of questions. For what term are we going do that? And then also I assume that you had a specific list of project that total \$50 million, like \$10 million for a fire station, \$5million for police station. Now, I'm just wondering or was your vision that you're going to have \$50 million dollars for you guys to decide how to use down the road on these different visions, on these different problems? Another question I had on that is, how did you see this money getting spent? All at once for \$50 million dollars? I kind of say to myself, why am I paying for every facility that needs to be replaced over the last 50 years when we didn't do anything for the past 50 years and now we're going to come in with some major tax payment each month, because we have to do everything at once, or should we go for one of the lower rate bonds and then do something now and then plan to do something again later on? So, I don't know. I think you need definitely need to target something that's going to get a get approved. I would support it. I'd just like to know more details. Are these, you know the cost of these facilities are they really laid out? You got a really detailed plan or no you haven't done even preliminary infinite planning yet? So again, good luck on it's very good discussion tonight.

Excellent brief. I would have thought you wanted to say, I want a fire station for this much but listen to your brief well, maybe that's not the best strategy. But I do think the undecided are going to make you win or lose, and that's going to require the good PR campaign that was discussed about earlier. So, thank you for this time to review your plan and give some input in. Thank you

- Alex Stewart – I just wanted to say that. yeah, I'm one of the people that thinks that the city is going in the right direction. It's interesting listening to this meeting tonight, because it seems like the poll firm and the and the methods that being used, you know, kind of like manipulation when you guys use language. I said, I, you know when people that likes the direction the city's going talking about the polling. It seems like the methods that the pollsters used, I don't like some of the languages that you guys use about trying to, it almost sounds like manipulation, you know, trying to sell this thing, you know, by turning up the heat through motion and raising the level of concern it sounds like scare tactics kind of, you know, to changing the language. But when it comes down to the bottom line, yeah, we need a lot of things, but it also comes down to money. Somebody like me who you know I work for 40 years in commercial printing class, but it was a trade job they didn't have any pension to retirement. I live off social security. All of our homes are closing in on being \$1-million-dollar homes and a \$1,000 a year for bond would be 5% of my income and that doesn't sound good. I see these new hotels going up, and I'm assuming they're getting a lot of taxes from them. So yeah, the money part would be a hard sell for me. But it was a very good presentation, and thank you
- Jeff Markham – Thank you for the presentation. It's very clear. I think there's a lot of positives in it. for me that the perceived need is very clear. I think the trust in city governance is clear, but it seems very premature to me. I think this initiative is destined to fail unless there's a lot of money put in to try getting it to pass. So, the better thing, in my opinion, would be to do this to continue the conversation about what is needed and to fold it into the longer general plan update that's coming up very soon, and those are my comments. Thank you.
- Mark Sweeney – Thank you, Mayor, Council, members, members of the public. I'm the president of the Marina Professional Firefighters Association. I'll briefly speak on the needs of the city for a new fire station or new stations. First let me affirm much of what I will touch on is available on the city's website including in tonight's agenda in addition to the presentation made tonight. In it are small portions of the hard data collected during an outside study which, without a motion or hyperbole addressed the city's needs. Ideally fire stations are in centralized locations within the city. If you picture the hub of a wagon wheel with overlapping extremities, current Marina fire stations are not ideally located. One is to the far west side of the city, and one is to the far East side. Station. 2 which the proposed bond measure would go towards replacing is an antiquated and is and located at the far east side of the city on a remote part of a former army Airfield and was never intended to serve the city at the time it was built. We've used it as a stop gap to be able to house a second staffed fire engine, provide better service to the east side of town, and to increase the number of personnel responding to fires and other emergencies, although it remains understaffed. Fire engine access to the roadway from Station 2 is currently delayed by FAA required fencing and gates, which we have to wait to open. The station was originally built for army aviation, crash, rescue purposes, and absolutely no consideration was given, for obvious reasons, to the service to the city of Marina and its citizens. A fire service adage that second save minutes and minutes save lives is at play every time an emergency call is responded to from our current Station. 2. We are in a conundrum where a fully staffed second station is badly needed by the city, but the current Station, 2 location is coming up desperately short. The department is used, what was available, and has been fiscally responsible beyond what should be expected by the city by the citizens of Marina. The time has come to give our growing city the emergency services it deserves from its fire department. Our members are highly trained professionals, ready to answer the call, but we can only help after we arrive. Our response is hindered straight out of the gate

when we do it from a far from ideal location. For the city and its citizens, we encourage you to support any movement towards improved fire department response through a desperately needed replacement fire station. While a bond measure may be worded in a particular way, as discussed during this meeting, to sell the bond to the voters the statistics of the fire department response times don't lie and aren't manipulated. It is a plain and simple fact that our service needs improvement, and the citizens deserve it. While you may have never needed to call 911 for help, and we hope you never do the seconds and minutes saved by your fire department responding from a properly located and designed fire station may save the lives of you, your loved ones or at the least your valuables. Members of your fire department will be at the National Night Out event on August second, and the Fire Department Open House on October eleventh, that was August, the second and October the eleventh, both of the Public Safety Building on Palm Avenue, near Del Monte Boulevard. I encourage you to speak to us. Your firefighters are always happy to discuss ways we can better serve the needs of your city. Thank you for your time

- Pat – Hi! my name is Pat. I think that the bucket is that we're being asked to vote on is too big. I think that all the needs are real but I think that it's kind of daunting for people to be paying for it all at once at this time with the inflation going up, the bond rates going up. I think that we should break it down to 3 needs lists. I think it should go with the fire station the City Center and the Recreational part. I think that people would find that a lot easier to swallow. I also think we need to be real clear with how the assessment is going to be made. Is the assessment going to be made on your tax bill? Or do they rather reassess your house and that's to be really clear? Some of the seniors, as somebody pointed out our limit on a \$1,000 a month in social security. And this is going to be a big hit if it comes, whatever it is. So, I think those points have to be addressed and be addressed clearly. Thank you
- Brian McCarthy – Hello! Can you hear me? I thank you, Mayor, Members of the Council. First congratulations on the survey the results, I think really appeared to reflect pretty well on the job that you and Staff are doing, and you know, assuming that's truly representative, I think you and staff should really be proud of yourselves. It. It also seems to reflect that people understand the city kind of has great needs. And you know I guess I could break apart a lot of the comments that were made prior to most of which I actually very much agree with. You know, I do think there needs to be more. information that's disseminated. But I do want to talk a little bit about this idea of a \$50 million versus a \$30 million, and for me personally I would support the higher level and maybe not necessarily the lower level, because I don't wanna see the city go back to voters when more money is required. I join late so sorry if this was already discussed but as I talked to people one of the questions, I heard is is it possible to word the measure or have 2 valid measures? You know one that says, should the 50-level fail would you, support a 30-level so I guess that's a question for the Council and those are those are my comments. Like I said the needs are great and I think the \$50 million is warranted and I hope that that's on the ballot for the voters to decide. Thank you
- Tommy Bolea – The survey results, can they be reviewed? I guess that's the first question. Can this bond money, if it does pass will it take care of new development other than government buildings like hotels, litigation matters that kind of thing? I'm just gonna go right to the question. Fires not a want it's a need so, let's don't let's don't move around that bush. What I've seen just riding around on my bicycle I documented quite a few things. So, if this does pass. I see multi-city agents, fire agencies on one fire, will, if this passes, and we have all the stuff in place what you guys want as far as our stations will the multi-agency go away? I guess that's an important question or would they still be there as a secondary source in case of a major fire or an earthquake? I notice we also in quality of life we brought up the cell service. I'm assuming is fire and police on cell service. I guess I need to know that you can either say yes, or no, or whatever on that, because that's based on that signal problem that we. Have one space, one point you're perfect another point you're totally

out of signal. And I guess there's more renters than owners, I guess landowners so, we documented that. So, were the landlord surveyed or renter surveyed in this survey? I guess that's kind of, because I think in all what's gonna happen, I think rents are gonna go up. If we pass it to the landlord, because they're the landowner and then when of course they're gonna have to raise the rent so I think that's gonna be detrimental on fixed income. But I would think that this that this whole bond thing should be on needs not wants. I know you want a new city building, but hey, you're growing exponentially and now you've created this balloon and I'm afraid what I see we have multi cities helping out with fires, again is that gonna go away or they're still there as a secondary, but we're gonna have additional staff and fire building? Because what I've seen so far, I mean I think that's real important. As far as quality of life no, no real senior center, no riding a horse to the beach, I mean I know we're talking about it but I wanna see all this stuff in my lifetime. It sounds like you wanna do all this but it's gonna be in for something that's gonna be in 20 to 25 years from now. So, you wanna tax me for something that's gonna happen later. I know some of the stuff you want is gonna happen right away but no senior center? Better food stores my god, you go to Watsonville and they have Safeway, Nob-Hill staff alike. I mean you go to Prunedale they have a Safeway. You go to Moss Landing, and you can ride your horse to the beach. I mean I see more things when I leave Marina. I come back like a tsunami warning system, I don't see that. Bridges that are not earthquake reinforced, I see that. I mean I could go on but at this point we're just gonna have to close it. Good evening.

- Liesbeth Visscher – Good evening, everybody. Instead of calling it scare techniques I would like to call it information. If residents are aware that response times for fire and for medical emergencies are longer than recommended, I think it would convince them to vote yes. I've said it before, if you'd ever needed to wait for a fire engine or an ambulance to arrive you would wish that they were around the corner from you, that they were really close by. Please provide as much information as possible, like the duration of the bonds, estimated cost to build an extra fire station, etc. And just like Brian, I've wondered whether the 2 different amounts could be put on the ballots, to see, you know if the higher one doesn't make it maybe the lower one would. And regarding rentals, landlords can deduct the expenses. I don't think it will cause a very large rent increase, but it would offer better services to tenants and homeowners. Thank you all very much for working on this. Have a good evening.
- John Laroco – Great presentation, great comments from the public. I live in Sea Haven, so I understand that the fees, the dues I think, in order to get something like this past it has to be 1) discussed and not thrown out there quickly. Lot of promotion on it, an understanding of timelines, where the money is going, how long it's, going to take for something to get built. Can there be a stepped approach where, say we it's a 50 million or whatever. but you step up the taxes as you're using the money? Also, I think it's seriously hard to swallow for new residents specifically in the Dunes and Sea Haven area where you're talking about \$10,000 to \$14,000 a year that we're already paying. The question is, where is that additional funds from the new houses going to? Right that but that can potentially offset this. Because we're coming in with \$12,000 already a year and you're tacking on another \$1,500 to 2 grand a year. What happened to the first 12 grand? That's all I mean, I support this I think we should go forward, but I think we need to do it strategically, so that it doesn't get a vote of a no. That's all.
- Peter Le – Yes, good evening, yeah. and the member of City Council. I submit my comment in also in writing, and I send them to your email address. Now let get back to the proposed generation obligation bond and tax measure. The Deployment Analysis of Marina Fire Department that the City Council accepted in June 2021 states that 2, not 1, new fire stations are needed for the city. See Recommendation G as shown on Marina City Manager report. One for the southern areas of Marina that is located in the vicinity of Imjin Parkway and California Avenue at an estimated cost of 17 million dollars. The second new fire station for the northern areas of Marina that is located

on Del Monte Blvd in the vicinity of Vince DiMaggio Park at an estimated cost of 16 million dollars. At a previous City Council meeting Marina City Manager discussed these 2 new fire stations when he discussed the project costs and options for funding the proposed projects. But now the city only considers one new fire station for the southern Marina areas and eliminates consideration for the second new fire station serving the northern Marina areas in the proposed General Obligation bond. The city has not provided any oral or written explanation, or justification on the deletion of the second new fire station near Vince DiMaggio Park. Marina City Manager only said City would build this second new fire station when City has money in the future which could be 20 or 30 years from now. The mentioned Deployment Analysis of Marina Fire Department confirms that City of Marina has not provided equal fire protection service to the northern Marina areas for the last 47 years i.e. since 1975. Marina City Manager stated that the new fire station near Imjin Parkway will be the headquarter of the fire department. Since most fire personnel and equipment will move from the existing fire station on Palm Avenue to the new fire station near Imjin Parkway, the fire response time and the availability of a full fire crew from this new fire station to the northern Marina areas will be longer than currently exists. Marina City Council now asks Marina voters living in the northern areas to pay for the new fire station located near Imjin Parkway in south Marina that not only these residents don't receive equal benefits from this new fire station but also their existing fire protection service will be reduced and suffer longer response time. In approving only one new fire station near Imjin Parkway this City Council considers residents living in the southern areas as first-class citizens. And the rest of my comment is in my email, and I asked it. The man. The Council member read my comment. Thank you very much.

- Grace Silva-Santella – Thank you very much for the presentation tonight. I know that You've been spending a number of months discussing this, so I appreciate hearing the results of the survey. Of all my friends here, in Marina I know only of one person who actually did receive the survey, they received it as an email. So, here's just a couple of comments I have in what I heard tonight. If 80% of the calls to the fire department is medical related, could we not be looking at small substations that would address medical calls and not be looking at such a large brand-new fire station? Though I can certainly appreciate that a station positioned that the Marine Airport is not serving any of Marina's needs, certainly not the east side of Marina needs. I think that we need to do, if this Council hopes to pass this bond by a two-thirds voter approval, you're going to need to do a much better job of defining the community center. And I, as a 64-year-old married to a 71-year-old I would stay away from calling a facility a senior center, and instead be looking at verbiage like an active adult center. 100% of the money that will be raised in the taxation on this bond measure will be going back to the city. I think it's really important that this is something that you emphasize as a council, as you go out to push this measure. Unlike much of what's on our property taxes not a lot of it goes back to the city of Marina. This will go back to the city of Marina, 100% of it. I think you need to anticipate a possible backlash from our newest homeowners here in Marina, who will be paying substantially more for this bond than those of us who have lived in Marina for many, many years. Perhaps that won't happen and perhaps the newer homeowners will see the value of these improvements more than the older homeowners. Some months back it was my understanding that this bond measure was going to include funds to complete the sports complex and the aquatic center that are located on Second Avenue, is that no longer being considered? And then finally, I would have to say, I'm terribly disappointed that the respondents of 301 did not put up at 80%. the need to address mold, and asbestos in our City Hall. And I will tell the staff that's listening in right now I certainly do believe you need much improved facility, but I am very disappointed that we have postponed taking care of that problem for 40 plus years. Thank you very much.

BERKLEY/BIALA: THAT WE APPROVE PUTTING A BALLOT MEASURE FOR A \$50 MILLION DOLLARS BOND ON THE NOVEMBER 2022 BALLOT; AND THAT AS PART OF THAT ESTABLISHING, SHOULD THE BALLOT MEASURE PASS, AN OVERSIGHT COMMITTEE MADE UP OF AN EQUAL NUMBER OF PROPERTY OWNERS AND RENTERS TO OVERSEE THE ALLOCATION OF THE FUNDS AND THE PROCESS, ADDITIONALLY THE MONIES WOULD GO TOWARDS FIRE STATION, CIVIC CENTER, SUCH CITY HALL WITH A NEW POLICE STATION, AND THAT WE ALSO HEAR IN OUR NEXT COUNCIL MEETING A DISCUSSION, OR POSSIBLY WHAT THE OPTIONS ARE FOR PROVIDING SOME KIND OF FINANCIAL ASSISTANCE OR RESIDENTIAL LOAN PROGRAM, SHOULD THERE BE A NEED. 5-0-0-0 Motion Passes by Roll Call Vote

5. ADJOURNMENT: The meeting adjourned at 9:48 P.M.

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor