



MINUTE

Tuesday, July 26, 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 2022-94, 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 March 31, 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 ACTIONS:
 - a. City Council adopting a Resolution determining that the public interest and necessity demand the acquisition of a ladder truck and construction of certain municipal improvements, and their financing through the issuance of General Obligation Bonds and making findings relating thereto; and

Introduce and hold a first reading of an Ordinance ordering the submission of a proposition incurring bonded indebtedness to the qualified voters of the City of Marina at the general municipal election to be held on November 8, 2022, for the purpose of financing the acquisition of a ladder truck and the construction of certain municipal improvement projects.

Council Questions: Is there any harm or downside to putting something on the measure now and then doing a special election to in the fall? what are the pluses and minuses of trying and seeing versus and having to do it again? If we were to put it on the November election it would cost about 70,000 or \$75,000, right? As to the consultants that you've spoken with since our last council meeting if anything was discussed regarding equity? Last time we had a public hearing on the bond measure Layne, you said that the ladder truck was determined not to be able to be on a bond measure and its very much part of your staff report so could you explain the change, please? If we open in California which of our current 2 stations would close? Why can't developer facility public impact fees from new development be used for fire stations, community centers etc. instead of requiring a bond? How are we doing on our response time for the northern neighborhoods, such as Cosky and Cardoza? Why should the northernmost residence pay for a bond, open up the station on California in June if they're still going to have substandard response time? Why didn't the developers pay for the fire station if we need at Imjin and California and in the future why doesn't the developer pay for a new fire station out near Marina Station? What is the correct time on street maintenance? If we were to put the bond on the ballot this November or next year, or whenever we do it and we're very fortunate in passes with 67% of the vote or higher, how long before residents would start okay let's say \$65 a year, or per \$100,000 their assessed property value? If we saw this coming with the development happening years ago were these needs ever forecasted and why is it now that we're in the situation? What percentage of our property tax goes to the state for education? What you painted is a picture that we do not have the economic drivers to support our services, is that what you're saying? Having worked at other cities have there been instances, or do you know of any instances of cities, say outside of Silicon Valley or San Francisco that can support itself alone with its property taxes? Is what we're asking an anomaly or is this a trend and necessary for most cities our size? If a bond measure passes, we get \$65 from every property owner, where every \$100,000 assessed value how much of that would go back to the city versus the State or the county? Is the city looking at any of the state's surplus or grants? We already know the entitled Development Agreements, and probably Marina Station is going to be coming up soon, so that we have the Dune Sea Haven and Marina Station, we know, unless there's some kind of force majeure or something bad that really happens, we can sort of predict, based on the agreement when the new developments are going to come to bear can we not predict, based on that a general assessment of how, how much those that property tax rate is going to decrease? The ladder truck, since it's on the bond measure That's not that shouldn't take like 2 3 years like with the building a station, for example, can we purchase that like right away if we have this bond approved as opposed to waiting 2 or 3 years, is it possible to get that need met? Where would we house the truck? If we put this on the ballot now, our hands are tied to the degree or this type of outreach we can do; can you tell us what we can do? If we were to go to the November ballot, 2022 would we have a consulting agency to help us or not? What is the first day that mail-in ballots start being cast? If we were to put ourselves in this position where we had 2 months to get everything done, how would that impact your ability to work on other large projects that you're working on? If we engage with these consultants, and you are sure that they have said, if it's for a March election, that they will be on board with us at this moment is that correct? If we said yes, we would like to do this in March, when do they start engaging?

Public Comments:

- John Laroco – First 1.5 million deficit spending congratulations first to the board for getting that down and running at an operating cost that's sustainable. What are our operating costs? Are we on a positive cash flow on that? Have We stopped city land sales to pay the bills? How many measures are the city homeowners currently paying for? Does the city participate in the events around the Monterey Bay

area, such as car shows? Commented on current property taxes and asked what comes back to the city. Asked about an amortization payment schedule over a 30-year period for the bond. Asked about the city's reserve accounts.

- Richardo Orbegosa – Commented about putting money into old buildings doesn't really get us anything long term. In favor of this even if it does increase our overall property values in terms of you know the better-quality city and it will also bring in groups like kids and seniors. Asked is there time for this to be well written, to work out legal kinks, to work out rebuttals, to work out design flaws in the language?
- Les Martin – Great Discussion, and these requirements are extremely important. There's so much you can do with modernizing the building from your current revenue, but to get things up to modern code is really hard. Absolutely need these facilities. Expects 21st century facilities for my city. Issuing a bond for this long-term construction of these kind of projects is perfectly appropriate, not a sales tax. The sales tax should be funding the maintenance of these facilities in the future. Spoke to neighbors in the Dunes area and they will support this if it means a fire station just up the street.
- Dr. Catina Smith – Thinks this bond measure for the cost of what we're going to be paying for it is phenomenal if you think about folks wanting to make their home here in Marina. It's an investment in that home. Spoke about the draw it will have from other communities into Marina. Commented on current city facility and looking forward to seeing the city with a senior center, a place where people could get together to have live performances with bands to have a place that has a nice display of the culture we have here in town. to have green spaces. Thank you for being so thoughtful about what it is that you're putting forward, and I hope we can get this on the ballot soon.
- Mike Owen – Wants the Council to appreciate that 39% in opposition not be surprised that they coalesce into a formal opposition and present an argument on the ballot measure. Commented on the outreach and guidance to the voters to educate them on this. Believes the city is shooting themselves in the foot if they're rushed to put this on the November ballot. Asked if this proposed ballot measure passes what's going to happen to the existing buildings? Commented on the photos Mayor Pro Tem Biala presented.
- Pat Mahoney – In support of the bond measure but noted that there will be a strain on the residents who are on limited income. Will there be a deferment program for those who are low-income?
- Liesbeth Visscher – good to hear more about Marina's history. Helped to get three measures on the ballot for the 2018 election and learned how important it is to educate the residents. Hopes the city will consider special fees or waving fees for residents who cannot afford this extra tax. Commented on the photos showed by Mayor ProTem Biala. Hopes that the bonds will be placed on the ballot this November and is to help again.
- Linda Sanders – Noted that this is not the right time for a bond measure of this nature. There are many very positive things in your bond, but the transparency just isn't there. Commented on inflation and seniors on fixed income. Spoke about the rise of construction costs over the last 50-years. No information has been given of the proposed buildings to fall under this bond.
- John Sanders – Suggested Locke Paddon as an excellent site, there are many very positive things in your bond, but the transparency just isn't there. Noted that there have not been any public dialogue or meetings to get input about this bond measure. Stated that the information in the packet is vague, misleading, and omitted the public facilities impact fee. Commented on the public survey and that it does not substitute for public engagement.
- Tommy Bolea – Commented on the public survey and it only being in English. Asked if copies of the survey were available to the public. Asked the following questions: if the bond does not pass what is Plan B? Does a fire truck have to always roll out on medical calls? Are there statistics from our police and fire in gaining funding from the county or state? Can Ad-hoc meetings be done to talk about raising

taxes? What was the cost of the survey? What does Marina have in existing funds? Can we buy the existing ladder truck? Opposes the bond measure.

- Grace Silva-Santella – Thanked City Manager for his presentation, helped with a lot of questions she had. Worked on the bond measure that helped secure and construct the Marina Library. Spoke about who started raising the funds to purchase the land and the citizens who came together and organized the movement to pass Measure R by almost 80% voter approval to build the library. Spoke about the FPPC new stringent rules on what cities can do to inform residents and what a vote to move this forward would do. Thinks council should follow the lead of the residents, who worked very hard and over a long period of time to get our library built and that each Council members should appoint maybe 2 citizens to spend some time with the staff, to look at different options. Asked if do a special election, what percentage is \$80,000 of a 50-million-dollar bond? Council should organize a citizens group to look at this thoroughly, move forward, but don't move forward before that.
- Karen Andersen – Previously we had been talking about an average of \$105 per \$100,000 of assessed valuation, the current paperwork it's looking more like \$62, \$61.34 cents per \$100,000 of assessed value, so, I'm wondering in what cases is it higher or lower?
- Peter Le – Asked how the city will finance the construction of the second fire station? Can the Council explain to me and the residents and living in the North parts of Marina, how can we benefit from the new station on Imjin and California? How can you justify us paying the taxes for that construction? Can the city manager explain how the assessment tax rate goes from \$105 go to \$75, and now \$61.00; what are the fact that it's lower these tax rates? what's the rough estimate of the interest the city would pay for the 50-million-dollar bonds?
- Mark Sweeney – Answered some of the public's questions relating to the Marina Fire Department and its responses to calls; questions related to fire station one moving, which is not part of this bond. Spoke about Marina Fire Station 2, which is located out at the Marina Airport and is at the far extreme outside edge of the city's boundary and needs to be moved to. better serve the community. Encourage anyone from the public to come by the fire stations and ask us these questions; ask us what we do on a day-to-day basis, why we respond to certain calls, and how this will benefit the community.

DELGADO/BIALA: THAT WE DO NOT PUT THIS ON THE NOVEMBER 2022 BALLOT, BUT WE GIVE DIRECTION TO STAFF TO COME BACK TO US WITH THE NEXT STEPS THAT THEY DEEM APPROPRIATE, AS WE CONSIDER POTENTIALLY DOING THIS IN THE NEAR FUTURE INSTEAD OF NOVEMBER 2022. 5-0-0-0 Motion Passes by Roll Call Vote

5. ADJOURNMENT: The meeting adjourned at 9:58 P.M.

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor