



DRAFT

Agenda Item: **10b(1)**
City Council Meeting of
March 19, 2024

MINUTES

Tuesday, March 5, 2024

5:00 P.M. Closed Session
6:00 P.M. Welcome Reception
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**

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

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

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

PARTICIPATION

You may participate in the City Council meeting in person or in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only.

The most effective method of communication with the City Council is by sending an email to marina@cityofmarina.org. Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

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: Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair
Liesbeth Visscher, Mayor/Chair Bruce C. Delgado

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS: None received.

4. CLOSED SESSION:

- a. Real Property Negotiation (Govt. Code Section 54956.8)
 - i. Property: Public Safety Building, Marina Airport and Preston Park Concessions.
Negotiating Party: Cuzio Internet
Negotiator(s): City Manager
Terms: Price and Terms

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

City Attorney reported out Closed Session: Council met in closed session and no action was taken.

SWEARING-IN: New Council Member, Jennifer McAdams.

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: Jennifer McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado

5. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)

6. SPECIAL PRESENTATIONS:

- a. Proclamations
 - i. American Red Cross Month
 - ii. Andres Rosas
- b. Presentations
 - i. Dr. Vanya Quiñones, President of Cal State Monterey Bay - University Updates
 - ii. Monterey County Convention and Visitor Bureau-Annual Update

7. COUNCIL AND STAFF ANNOUNCEMENTS:

- Andrea Willer, Announced in connection with the Sea Otter Classic coming April 20th there will be an event taking place on April 13, 2024 from 11:00am to 3:00pm at the Marina Pump Track. There will be professional riders coming out to do some demonstrations to do some clinics, we will have a DJ and food trucks.

8. PUBLIC COMMENT: *Any member of the public may comment on any matter within the City Council's jurisdiction that is not on the agenda. This is the appropriate place to comment on items on the Consent Agenda. Action will not be taken on items not on the agenda. Comments are limited to a maximum of three (3) minutes. General public comment may be limited to thirty (30) minutes and/or continued to the end of the agenda. 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. Whenever possible, written correspondence should be submitted to the Council in advance of the meeting, to provide adequate time for its consideration.*

None received.

9. 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 and non-controversial. 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 City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, the Council may remove an item from the Consent Agenda for individual consideration. If an item is pulled for discussion, it will be placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
10. CONSENT AGENDA: *These items are considered to be routine and non-controversial. All items under the Consent Agenda may be approved by one motion. Prior to such a motion being made, any member of City Council may ask a question or make a comment about an agenda item and staff may provide a response. If discussion or a lengthy explanation is required, Council may remove the item from the Consent Agenda and it will be placed at the end of Other Action Items.*
 - a. ACCOUNTS PAYABLE: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Accounts Payable Check Numbers 104077-104145, totaling \$1,611,532.82.
Accounts Payable Successor Agency Check Number 121, totaling \$1,911.25.
 - b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) February 21, 2024, Regular City Council Meeting
 - (2) February 28, 2024, Special City Council Meeting
 - c. CLAIMS AGAINST THE CITY: None
 - d. AWARD OF BID: None
 - e. CALL FOR BIDS: None
 - f. ADOPTION OF RESOLUTIONS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Adopting **Resolution No. 2024-21**, authorizing the City Manager or City Manager's designee to submit a Pro Housing Designation Program Application to the California Department of Housing and Community Development (HCD). *(This item is exempt from environmental review per §15378 of the CEQA guidelines).*
 - g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Adopting **Resolution No. 2024-22**, approving an amendment to the agreement between The City of Marina and Formation Environmental, LLC. to provide engineering services for the groundwater sustainability planning; and allocating and appropriating \$59,650 from the General Fund. *(This item is exempt from environmental review per §15378 of the CEQA guidelines)*
 - h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None
 - i. MAPS: None
 - j. REPORTS: (RECEIVE AND FILE): None
 - k. FUNDING & BUDGET MATTERS: None
 - l. APPROVE ORDINANCES (WAIVE SECOND READING): None
 - m. APPROVE APPOINTMENTS: None

Council Member McAdams pulled agenda items 10b(1) and 10b(2) so she could recues herself from the vote.

DELGADO/BIALA: TO APPROVE THE CONSENT AGENDA MINUS 10b(1) AND 10b(2). 5-0-0-0 Motion Passes

DELGADO/BIALA: TO APPROVE AGENDA ITEMS 10b(1) AND 10b(2). 4-0-0-1(McAdams) Motion Passes

11. **PUBLIC HEARINGS:** *In the Council's discretion, the applicant/proponent of an item may be given up to ten (10) minutes to speak. All other persons may be given up to three (3) minutes to speak on the matter.*
 - a. Open a public hearing and consider adopting **Resolution No. 2024-23**, approving the 226 Palm Specific Plan which establishes the development standards included in a Conditional Use Permit and Site and Architectural Design Review for a six (6) unit apartment building proposed at 226 Palm Avenue (APN 032-303-046) and find that this project is exempt from environmental review per Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Public Comments: None received.

The council questioned the intent for the 2008 process requiring a specific plan for each development in the downtown area. Asked about the square footage and ADA compliance and parking requirements.

BIALA/VISSCHER: TO APPROVE RESOLUTION NO. 2024-23, APPROVING THE 226 PALM SPECIFIC PLAN WHICH ESTABLISHES THE DEVELOPMENT STANDARDS INCLUDED IN A CONDITIONAL USE PERMIT AND SITE AND ARCHITECTURAL DESIGN REVIEW FOR A SIX (6) UNIT APARTMENT BUILDING PROPOSED AT 226 PALM AVENUE (APN 032-303-046) AND FIND THAT THIS PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PER SECTION 15332 (INFILL DEVELOPMENT PROJECTS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES 5-0-0-0 Motion Passes

12. **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. Members of the public may be given up to three (3) minutes to speak.*
13. **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. Members of the public may be given up to three (3) minutes to speak.*

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. Receive a presentation from the Monterey Salinas Transit (MST) district on the Transit Oriented Development planning study.

Public Comments:

- Jeff Markham – Commented on MST's comprehensive operational analysis final network plan and what they're trying to accomplish, which is moving people in large populated between Salinas and Monterey.

- Denise Turley – Asked if MST could post a single page on their website showing the bus routes and where they connect.

The City Council asked how people/students from the Reindollar, Cardona and Lake Drive area are to access the bus trunks a mile away. Asked about parking at the Marina Transit Exchange and possibly continuing the road to go all the way though.

- b. Discussion of increasing salary for Mayor and Councilmembers.

Public Comments:

- Carmelita Garcia – Continue dialogue and approve the increase starting at \$950.
- Denise Turley – Asked if stipend covers reimbursement costs and is it taxable.
- Jeff Markham – In support of increasing the support of our council people.

The City Council discussed what other surrounding cities have done. Asked if other cities councils participate in health benefits, insurance coverage. Commented that an increase in salary might get more of the public interested in serving as a council member.

Delgado/McAdams: That we increase the city council members, volunteer stipend to \$500 and the mayor volunteer stipend to \$650 and we asked staff to come back with the necessary revised ordinance and we also asked staff that they're comfortable future timeline to come back with some ideas about childcare.

Substitute Motion

BIALA/VISSCHER: TO INCREASE THE SALARIES OF THE COUNCIL MEMBERS TO \$2,000 A MONTH AND \$2,250 PER MONTH FOR THE MAYOR; AND RECOMMEND THAT STAFF RESEARCH THE POSSIBLE OTHER BENEFITS LIKE CHILDCARE REIMBURSEMENT AND MILEAGE REIMBURSEMENT AND ANY OTHER THINGS THAT THEY MIGHT FIND SUCH AS HEALTH CARE BENEFITS; AND 5% AUTOMATIC INCREASE ANNUALLY; AND TRAVEL REIMBURSEMENT PROCESS. 5-0-0-0 Substitute Motion Passes

14. COUNCIL & STAFF INFORMATIONAL REPORTS:

- a. Monterey County Mayor's Association [Mayor Bruce Delgado] – No updates
- b. Council reports on meetings and conferences attended (Gov't Code Section 53232).

Council Member McCarthy,
Mayor Delgado,

15. ADJOURNMENT: The meeting adjourned at 9:15 P.M.

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor