

RESOLUTION NO. 2024-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA, DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY DEMAND THE CONSTRUCTION OF CERTAIN MUNICIPAL IMPROVEMENTS AND MAKING FINDINGS RELATING THERETO

RESOLVED, by the City Council (the “Council”) of the City of Marina (the “City”) as follows:

WHEREAS, when Marina first became a city in 1975, a few temporary, portable buildings were set up to operate as the City Hall offices. The plan was to replace them in about six months. But, nearly 50 years later those temporary portable buildings are still being used to house City services, despite the fact that they are deteriorating, are not accessible for residents with disabilities, are undersized, unsafe, and structurally unsound. The current facilities pose safety risks and are inadequate to meet the needs of Marina’s residents;

WHEREAS, the population of the City has grown substantially since the public safety building was built for combined police and fire services in 1993. The current building is too small to accommodate the modern technology and life-saving equipment, such as rescue equipment and a ladder truck, to keep the City safe;

WHEREAS, more than 80 percent of all 9-1-1 calls to the Marina Fire Department are medical emergencies, such as heart attacks, strokes, and car accidents. Seconds matter in a life-threatening situation, but because aging fire stations are located far from many Marina residents, response times for some areas of the City are close to 10 minutes, much slower than the 5-minute national standard;

WHEREAS, the City’s aging fire, police station and emergency response center are not up to earthquake safety standards. If these stations collapse in an earthquake, first responders may not be able to get to residents in need.

WHEREAS, the City lacks the indoor recreation centers that are common in nearby communities, and has an existing unusable recreation and aquatic center transferred to the city from the Army in 1999, that if renovated would provide year-round recreation, swimming, and other safe activities for children, teens, families, and seniors;

WHEREAS, the City only has one, undersized, deteriorating community space, which is not up to earthquake and fire safety standards, has a leaky roof, yet this space is packed every day by the City’s daycare, pre-school, before and after school programs, and other youth programs; senior programs, community exercise classes, and community events.

WHEREAS, assessment of the buildings conducted by outside consultants show repairing these buildings would cost nearly as much as replacing them, and even then, the restored facilities would be undersized and inadequate for Marina’s population.

WHEREAS, Council has determined that the public interest and necessity demand construction and completion by the City of police, fire and community facilities and has determined that asking City voters for the authority to issue bonds to finance such projects;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marina, California that:

Section 1. Findings and Determinations.

(a) Based upon professional staff and consultant study and evaluation, the Council finds that the public interest and necessity demand the construction and completion by the City of Marina police, fire and community facilities.

(b) The estimated cost of the municipal improvements set forth in Section 1(a) is up to \$80,000,000, which will be provided through a general obligation bond. The construction and completion of the municipal improvements requires an expenditure greater than available in the City's current budget and will require the issuance of a bond therefore, and such issuance is necessary and convenient to carry out the objects, purposes and powers of the City.

(c) Passing a bond measure will allow the City to have the facilities and staff needed for a community its size. This measure would provide a place for the City's growing number of seniors to take fitness classes, stay active and healthy, and for youth and adults to exercise and play indoor sports without traveling to other cities and would provide a swim facility for City residents, including the Marina High School swim team. It is a good investment in our community's long-term health and quality of life. The measure would allow the City to provide a safe community space adequate for our residents' needs. The measure would allow for additional facility space for staffing and the life-saving equipment we currently lack to meet more of our population's needs and respond to multiple emergencies at the same time. The measure would locate an additional fire station where it is most needed and allow firefighters on duty each day to respond faster to emergencies throughout the city when seconds count. The measure will ensure that emergency services remain operational and reliable in a major earthquake.

Section 2. Fiscal Accountability. The expenditure of bond proceeds to construct the proposed improvements will be subject to strict financial accountability requirements, including review of all expenditures of bond proceeds by a citizens' oversight committee, and annual reports. The citizens' oversight committee, composed of citizens appointed by the Council, will ensure the bond proceeds are spent for their authorized purposes, and will submit a written report to the Council and the public on the bond expenditures.

Section 3. No Administrators' Salaries. Proceeds from the sale of the bonds authorized by the City's measure shall be used only to construct, repair and replace the public improvements specified in the measure, and not for any other purpose, including administrators' salaries or other operating expenses. By law, all funds can only be spent on municipal improvements.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 2nd day of July 2024 by the following vote:

AYES, COUNCIL MEMBERS: McAdams, McCarthy, Biala, Visscher, Delgado

NOES, COUNCIL MEMEBRS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita, Sharp, Deputy City Clerk

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 2, 2024

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO, 2024-,
DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY
DEMAND THE CONSTRUCTION OF CERTAIN MUNICIPAL
IMPROVEMENTS AND MAKING FINDINGS RELATING THERETO**

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting Resolution No. 2024-, determining that the public interest and necessity demand the construction of certain municipal improvements and making findings relating thereto

BACKGROUND:

When Marina first became a city in 1975, a few temporary, portable buildings were set up to operate as the City Hall offices. The plan was to replace them in about six months. But, nearly 50 years later those temporary portable buildings are still being used to house City services, despite the fact that they are deteriorating, are not accessible for residents with disabilities, are undersized, unsafe, and structurally unsound. The current facilities pose safety risks and are inadequate to meet the needs of Marina's residents.

The population of the City has grown substantially since the public safety building was built for combined police and fire services in 1993. Today, the City has full-service Fire and Police Departments. The current building is too small to accommodate the modern technology and life-saving equipment, such as rescue equipment and a ladder truck, to keep the City safe.

Moreover, more than 80 percent of all 9-1-1 calls to the Marina Fire Department are medical emergencies, such as heart attacks, strokes, and car accidents. Seconds matter in a life-threatening situation, but because aging fire stations are located far from many Marina residents, response times for some areas of the City are close to 10 minutes, much slower than the 5-minute national standard. The City's aging fire, police station and emergency response center are not up to earthquake safety standards. If these stations collapse in an earthquake, first responders may not be able to get to residents in need.

Additionally, the City lacks the indoor recreation centers that are common in nearby communities, and has an existing unusable recreation and aquatic center transferred to the City from the Army in 1999, that if renovated would provide year-round recreation, swimming, and other safe activities for children, teens, families, and seniors.

The City only has one, undersized, deteriorating community space, which is not up to earthquake and fire safety standards, has a leaky roof, yet this space is packed every day by the City's daycare, pre-school, before and after school programs, and other youth programs; senior programs, community exercise classes, and community events.

Assessment of the buildings conducted by outside consultants show repairing these buildings could cost nearly as much as replacing them, and even then, the restored facilities would be undersized and inadequate for Marina's population.

ANALYSIS:

It has been determined that the public interest and necessity demand construction and completion by the City of police, fire, and community facilities and has determined to place a bond measure on the November 5, 2024, ballot, asking City voters for the authority to issue bonds to finance such municipal improvement projects. The estimated cost of the municipal improvements is up to \$80,000,000.

Pursuant to Section 43607 of the California Government Code, proceedings for such bond measure are initiated when Council passes a resolution, by a two-thirds vote of all its members determining, that the public interest or necessity demands the acquisition, construction, or completion of any municipal improvement.

Pursuant to Section 43608, at any subsequent meeting, by a two-thirds vote of all its members, the Council must pass an ordinance ordering the submission of the proposition of incurring a bonded debt for the purpose set forth in said resolution to the qualified voters of the city at an election held for that purpose. Assuming approval by the Council of the resolution of necessity, such ordinance will be brought before the Council for adoption on August 7, 2024.

FISCAL IMPACT:

If the authorization is received from the voters at the November 5, 2024, election, all costs of the projects will be funded from the proceeds of bonds sold by the City and all debt service requirements of the bonds will be paid by City property owners by an ad valorem tax added to the tax roll.

CONCLUSION:

This request is submitted for City Council consideration and action.

Respectfully submitted,

Layne Long
City Manager
City of Marina

Reviewed

René Alejandro Ortega
City Attorney
City of Marina