MINUTES

Tuesday, November 19, 2024 **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

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

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS:

4. CLOSED SESSION: **None**

5. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand) Cub Scouts Pack 135

City Council voted unanimously to rearrange the agenda to hear agenda item 13a after the special presentation by Los Arboles Middle School.

6. SPECIAL PRESENTATIONS:

   a. Special Mural presentation by Los Arboles Middle School - Leland Hansen, Principal

7. COUNCIL AND STAFF ANNOUNCEMENTS: None

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.*

- Carol Eng – Commented on the recent opening of California Ave between Imjin Pkwy and 9th Street and the traffic now passing through it and the current speed limit. Commented on Las Animas Concrete trucks and their lease with the city.
- Mike Moeller – Commented on Tatum's Treehouse in Carmel Valley and volunteering there. Asked about Marina's Tatum's Treehouse and its timeline.
- Karl – Thanked Police and Fire for all they do. Also, commented on Las Animas and asked if there were any regulations prohibiting these trucks going through major thoroughfares and residential streets? Commented on MCWD buildings along California Ave and asked if there was a plan for removing that or modernizing it, and where that falls in the schedule?
- Denise Turley – Commented on Las Animas damaging her vehicle due to wet cement coming out of the unsecured shute on the truck.
- Marie Weiner – Concerned that the city would have a special meeting about Las Animas on the Tuesday before Thanksgiving. Stated the University had a opposition to the Las Animas lease and they are going to be closed for their fall break during that time period.

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 105689-105766, totaling $2,280,250.38

b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*

(1) November 6, 2024, Regular City Council Meeting

c. CLAIMS AGAINST THE CITY: *(Not a Project under CEQA per Article 20, Section 15378)*

(1) Staff recommends that the City Council reject the following claim and direct sending appropriate notice of rejection to claimant: Gabriela Garcia for a claim received on October 30, 2024.

d. AWARD OF BID: None

e. CALL FOR BIDS:

(1) Adopting **Resolution No. 2024-128**, approval to advertise and call for bids for the construction of the Glorya Jean Tate Park Improvements Phase 2 Project.

f. ADOPTION OF RESOLUTIONS: *(Not a Project under CEQA per Article 20, Section 15378)*

(1) Adopting **Resolution No. 2024-129**, authorizing funding for the two vacant firefighter positions at a fully burdened of $270,000 annually.

g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*

(1) Adopting **Resolution No. 2024-130**, authorizing the City Manager to enter into an agreement with EMC Planning Group, Inc. to prepare plans, environmental review documents, and permit applications for the improvements to the amenities and coastal trail at Fort Ord Dunes State Park, not to exceed $800,000.00, subject to review and approval by the City Attorney.

(2) Adopting **Resolution No. 2024-131**, approve agreements with: (1) Motorola for integrated suite of advanced surveillance and operational technologies; (2) Pergrine Integration for data connectivity for seamless evidence sharing, reporting and operational efficiency; and (3) Axon Taser for upgrades to secure advanced taser functionality within an integrated data ecosystem; waive the competitive bidding process pursuant to section 3.16.040 of the municipal code.

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

j. REPORTS: (RECEIVE AND FILE):

(1) Monterey-Salians Transit November 4, 2024, Board Meeting Highlights

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING):

(1) Read by title only and adopting **Ordinance No. 2024-11**, authorizing the levy of special taxes within the City of Marina Community Facilities District No. 2024-1 (The Dunes West Side Services) (the "District") pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the Mello-Roos Community Facilities Act of 1982 ("Act") and Chapter 3.35 of the City of Marina Municipal Code.

m. APPROVE APPOINTMENTS: None

Mayor Pro Tem Visscher recused herself from voting on agenda item 10l(1)

MCCARTHY/BIALA: TO APPROVE THE CONSENT AGENDA MINUS 10l(1). 5-0-0-0 Motion Passes

DELGADO/MCADAMS: TO APPROVE AGENDA ITEM 10l(1). 4-0-0-0 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.*

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. Council to provide staff direction for continuing the rehabilitation of the Aquatic and Sports Center (Capital Project Number QLF 2004) including: updated design and programming features; proposed project phasing; funding options and other alternatives.

Public Comments:

- Maria Bellmore – Kinesiology faculty at CSUMB and there are many benefits this project could bring. Advocated for doing this project all at once to save on costs. Stated CSUMB has a service-learning program and internship program that the City can partner with to help bring down staffing costs.
- Brian Shields – Carpenters Local 646 Field Rep. Asked that the bid package for this project include local hire, prevailing wage, apprenticeship. Spoke about Daly City, Jefferson Union High School District, adopted very good pre-qualification language around a project of theirs and would like to forward those over and hopefully have them become a part of the talking points of this this project.
- Emily Schmidt – CSUMB Water Polo coach and spoke about the size of the University's pool and the activities they include in their program. This pool would offer so much to our community. Asked if possibly the size of the city pool could be increased to 27 meters it would make a huge difference in the way the pool is used.

- Alberto – Spoke about labor standards and having language in there that talks about who pays for healthcare for the workers. Asked that council make sure to add some pre-qualification language, apprenticeship, local hire, and healthcare.
- Allison Hunt – Monterey Bay Roller Derby, we'd love to host bouts and provide opportunities for youth roller derby with this space. Excited to see what’s being proposed.
- John Lural – Monterey Bay United Water Polo Club, excited and very enthusiastic about providing opportunities for aquatics here in Monterey Peninsula and specifically Marina. would love to hold more events in the aquatic community here in Marina, bringing in tournaments, bringing in visitors and thinks a pool would very much fit inside the mission statement of Marina.
- Chris Barlow – Otter Bay Water Pool Foundation, here to speak in support of the project. Explained the services provided by Otter Bay Pool Foundation. Emphasize the importance of developing this project, to focus on athletics and competition and maintaining the vision of the center.
- Michael Lang – Monterey Bay Pickleball Club, thanked the city for being forward-thinking in terms of pickleball with all the projects going on. Stated pickleball is not only the fastest growing sport in America but a wonderful opportunity for people of all ages to compete on the same surface at the same time and the only place on the peninsula that would have indoor courts. Stated having a walking path around the courts might create a safety problem.
- Barbara Lang – Likes the idea of doing this project in one phase, it’s more efficient and less costs. Asked about the stripping of the multi-use courts and the scheduling of times for pickleball play.
- Gabe Gardina – Excited to see the pool opening again. Asked if anyone had approached the Clint Eastwood Foundation to have it named after him to alleviate costs.
- Grace Silva-Santella – Spoke in support of pickleball and adjusting the scheduling time. Project should be done all at once. You have spent 20 years with a deep analysis, a lot of public input and public outreach with Marina residents. Looks forward to becoming a member of this facility.
- Erica Graham – Runs the Athletic Booster Club at Marina High School. This amazing news for us, we don't have a swim center/pool. Concerned that putting all of the money into this specific project and not into the fields in our community. Disappointed to see the removal of the field out of the adjoining dunes project kids and adults were looking forward to using them.
- Darius Rike – Supports this project and it should be completed in one phase. The more recreation opportunities we have in the community of different types, the better. For kids, for adults.
- May – Spoke in favor of completing the project but also wanted the Council to look around and prioritize work that needs to be done on existing city structures.
- Denise Turley – Asked if there would be sufficient parking for the sports center and about ADA accessories to help with getting into and out of the pool.
- V. Rodriguez – Supports the project it's great for our community. If we're going to build something here in the city of Marina, it should be done right, our children need this and have been wanting. Commented on membership fees and making sure not to exclude low-income families.
- Karl – Commented about helping o raise money through EV charging stations.

MCADAMS/MCCARTHY: THAT WE ALLOW (1) STAFF AND THE DESIGN TEAM WILL FINALIZE AN UPDATED AGREEMENT WITH COAR TO BE PRESENTED AT A FUTURE CITY COUNCIL MEETING FOR AUTHORIZATION TO PROCEED; (2) PROCEED WITH DESIGN OF PHASE 1 AND PHASE 2 FOR THE AQUATIC CENTER, SPORTS CENTER, CONNECTOR BUILDING, AND ASSOCIATED SITEWORK; (3) COORDINATE WITH CONCURRENT DUNES CITY PARK PROJECT TO ENSURE A COHESIVE DESIGN AND COORDINATED SITE/UTILITY WORK; (4) UPDATE THE FINANCIAL OPERATING MODEL AS THE PROJECT DEVELOPS AND THE OPERATIONS APPROACH EVOLVES. 5-0-0-0 Motion Passes

b. City Council to receive a presentation from the City's consultant, Raimi+Associates (R+A), on the draft "Final" Preferred Alternative Land Use Map (Map) and Land Use policies; and provide direction to staff allowing for the in-depth analysis of growth projections, water needs, and potential traffic and circulation impacts to begin as part of the preparation of the draft Environmental Impact Report (EIR) for the GP2045.

Public Comments:

- Fred Watson – Commented on the San Gilia near Imjin Road and Imjin Parkway and noted under state law, any development in known San Gilia areas must be avoided or mitigated. The land use map should be modified to incorporate a plan for how impacts to San Gilia and maritime chaparral will be avoided or mitigated. City is missing the full extent of how much maritime chaparral and San Gilia is in this landscape that will legally constrain the city.
- Denise Turley – Asked who the correct person is to contact to provide input or comments on this matter.
- Terry Tallen – Noted that it's essential that the properties surrounding/adjacent to Walmart be included in the general plan update with a medium to high-density residential overlay increasing owns rights to also build residential on the site along the lines with the site plans we previously submitted. Other stakeholders of the vacant parcels have been carrying the properties for 2 decades. Stated the Dunes has destroyed retail in North Marina.
- Rob Riedel – In-laws have owned the vacant property on the north side of Marina Shopping Center for the past 2 decades. We strongly support strongly support Mr. Tallen's proposal to allow for residential improvement on his site, it's clearly the highest and best use of this parcel.

c. Adopting Resolution No. 2024-, accepting Hilltop Park except the landscape area; and accepting the Landscape area subject to entering into an Improvement and Long-Term Maintenance Agreement; and approving an Improvement and Long-Term Maintenance Agreement defining Developers obligations during the maintenance period and finding the action is exempt from CEQA pursuant to Section 15061(B)(3) of the CEQA guidelines. **(30-Minutes)** ***Continued to December 3, 2024***

d. Adopting Resolution No. 2024-, approving the purchase of a cloud-based public works citizen relationship management (CRM) software platform from CivicPlus, and approving the purchase of an asset management/work order software system from Cityworks, with implementation services provided through Centricity. **(15-Minutes)** ***Continued to December 3, 2024***

14. COUNCIL & STAFF INFORMATIONAL REPORTS:

    a. Monterey County Mayor's Association [Mayor Bruce Delgado]

    b. Council reports on meetings and conferences attended (Gov't Code Section 53232).

15. ADJOURNMENT: The meeting adjourned at 10:55 P.M.

____

Anita Sharp, Deputy City Clerk

ATTEST:

____

Bruce C. Delgado, Mayor