



**CORRECTED
ACTION
MINUTES**

Wednesday, September 3, 2025

**5:00 P.M. Closed Session
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

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

Mayor Delgado requested attending the meeting under the Just Cause provision of AB2449 due to family medical emergency down south. City Attorney determined the “just cause” circumstances were met for this instance.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS: None
4. CLOSED SESSION:
 - a. Conference with Legal Counsel, Anticipated Litigation (Govt. Code §54956.9(d)(4)), 1 potential case. City Council to consider initiation of litigation pursuant to Government Code § 54956.9(d)(4).
 - b. Conference with Legal Counsel, Existing Litigation (Govt. Code § 54956.9(d)(1)) 2 case(s)
 - (1) *Application of California-American Water Company (U210W), Application 21-11-024, California Public Utilities Commission.*

(2) *Museum of Handcar Technology v. TAMC and City of Marina*, 5:24-CV-08598, United States District Court, Northern District of California (San Jose Division).

- c. Real Property Negotiation (Govt. Code Section 54956.8)
 - i. Property: APNs: 032-312-043 (3044 Del Monte Boulevard)
Negotiating Party: Gina Klump, Trustee
Negotiator(s): City Manager
Terms: Price and Terms
 - ii. Property: APNs: Portion of 031-201-005-000 (Hayes Circle); 032-303-039 (3074 Del Monte Boulevard); 032-303-015 (3070 Del Monte Boulevard)
Negotiating David Howell
Negotiator(s): City Manager
Terms: Price and Terms
- d. Labor Negotiations
 - i. UWUA-MEA
 - ii. Marina Professional Fire Fighters Association
 - iii. Marina Public Safety Managers Association
 - iv. Marina Middle Manager Association
 - v. Directors
 - a. Assistant City Manager
 - b. Community Development Director
 - c. Finance Director
 - d. Fire Chief v. Police Chief
 - e. Public Works Director
 - f. Recreation & Cultural Services Director

City Negotiators: Layne P. Long, City Manager and Employee Relations Officer

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

City Attorney reported out Closed Session: Mayor Delgado attended the meeting remotely under the just cause provision of AB2449. There was no reportable action taken in closed session.

- 5. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
- 6. **SPECIAL PRESENTATIONS:**
 - a. The Village Project/Emanyatta Presentation
 - b. Childhood Cancer Awareness Month Proclamation
 - c. Woman's Equality Day Proclamation
 - d. Sun Street Centers National Recovery Month Proclamation
- 7. **COUNCIL AND STAFF ANNOUNCEMENTS:**
 - Andrea Diallo, Recreation Manager, announced the Multi-Cultural Event on September 20th from 11:00am-3:00 pm at Vince DiMaggio Park. Marina's 50th Anniversary will be on October 18th from 12:00-5:00pm on Vista Del Camino. All Inclusive Park Reveal Day Celebration on November 8th from 11:00am-1:00pm at the City Park at the Dunes.

- Guido Persicone, Community Development Director announced on November 11th from 11:00am-4:00pm is the Salute to Veterans Jamboree at the Veterans Transition Center, 220 12th Street, Marina.
- Councilmember McCarthy in terms of the 50th anniversary, we are also hosting a photo contest information on this will be on the 50th Anniversary website soon.
- Mayor Pro Tem Visscher announced that all the marina businesses that have a storefront and a business license. They'll receive a letter from the city that they can participate in a cool coupon book. To celebrate the 50th anniversary. Friday, September 5th, the Marina High School. We'll have the ribbon cutting for their new. Football field around 7:00pm between the two games being played. On Saturday, September 13th, there will be an art festival at the Marina Equestrian Center from 10:00am-4:00pm. On Saturday, October 11th Cars in the Park. at Vince DiMaggio Park.

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.*

- Lisa Kinkade spoke about the Salute to Veterans Jamboree being held on November 11, 2025, from 11:00am-4:00pm at the Veterans Transition Center.
- Marius Bading spoke about the current fee schedule and the fess associated with dog licensing and kennel fee permits. Spoke about the MMC Section 6.04.120 and definitions and how many dogs you can have under a kennel permit.
- Nancy Amadeo expressed how impressed she is with Glorya Jean Tate Park and asked if there is on opening date or a timeframe for opening.
- Grace Silva-Santella spoke about the meeting currently being held by the Monterey Peninsula Regional Parks District Board and the petition with 206 signatures titled, Protect Locke Paddon Park. Preserve Marina's coastal heritage. Provided the council a write-up with a link to the petition.
- Mike Moeller spoke about the adoption of Resolution No. 2024-109, entering into an agreement with EMC Planning to prepare a management plan for Locke Paddon Park. Noted that the EMC Planning Group has not met/completed any of its key tasks.
- Denise Turley spoke about residents exiting Preston Park at the roundabouts. It's a safety issue when entering from a dead start with oncoming speeding traffic. Wanted to know where the bike lanes were.

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 107459-107595, totaling \$5,381,319.03
Accounts Payable Successor Agency EFT 126, totaling \$473.75
 - b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) ~~July 1, 2025, Regular City Council Meeting~~ – ***Pulled by McCarthy, becomes agenda item 13d***
 - (2) August 6, 2025, Regular 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) Adopt position in favor of supporting SB346(Durazo) requiring STR to provide rental listing address to city and provide city audit authority for TOT collected and to publish local license number and TOT certification on STR listing.
 - (2) Adopting **Resolution No. 2025-100**, authorizing the release of a Request for Proposals (RFP) to qualified firms for on-call Traffic Signal and Streetlight Maintenance Services.
 - g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) ~~Adopting Resolution No. 2025, and Resolution No. 2025 (PPSC-NPC), approving an agreement with Fieldman, Rolapp & Associates, Inc. to provide municipal advisory services related to refinancing the Preston Park Loan; and approving an agreement with Stradling, Yocca, Carlson & Rauth, LLP for bond counsel services associated with refinancing the Preston Park Loan, and amending the Fiscal Year 2025-26 Preston Park budget by appropriating \$180,000 to support the municipal advisory and bond counsel agreements.~~ ***Pulled by Councilmember McAdams, becomes agenda item 13e***
 - (2) Adopting **Resolution No. 2025-101**, authorizing a professional services agreement with Yamabe & Horn Engineering, Inc. of Fresno, CA for engineering and land surveying services beginning September 15, 2025

- 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

Councilmember McCarthy requested to pull agenda item 10b(1)

Councilmember McAdams had questions for agenda item 10a, asked about the \$9,000 to A-1 Sweepers and asked about the payment to Keyser Marston Association for \$11,500 for the Auto Dealership. Supports agenda item 10f(1); and requested to pull agenda item 10g(1) for a separate vote.

VISSCHER/MCCARTHY: TO APPROVE THE CONSENT AGENDA MINUS AGEND ITEMS 10b(1) AND 10g(1). Motion Passes by Roll Call Vote

- 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 taking testimony from the public and consider adopting **Resolution No. 2025-102**, dissolving the Cypress Cove II Landscape Maintenance District ("Landscape District") and authorize the Finance Director to make the necessary budgetary and accounting entries.

Public Comments:

- Nancy Amadeo noted there was never anything in the district documents that show an inflationary clause when we first purchased our home. In 2006-2007 our district was turned over to a neighborhood association, at the guidance of the then-city attorney. The neighborhood association wanted to take care of the trees along Cardoza. They never worked on the trees along Beach or along Abdy and we have complained for years about trying to get something done. Now homeowners are going to pay a heavy price to get them in good shape. Spoke about the raises council received and that same money for one year could bring all of those trees up to good standing.

VISSCHER/MCADAMS: TO APPROVE RESOLUTION NO. 2025-102, DISSOLVING THE CYPRESS COVE II LANDSCAPE MAINTENANCE DISTRICT ("LANDSCAPE DISTRICT") AND AUTHORIZE THE FINANCE DIRECTOR TO MAKE THE NECESSARY BUDGETARY AND ACCOUNTING ENTRIES. 4-1(McCarthy)-0-0 Motion Passes by Roll Call Vote

- b. Open public hearing and consider adopting **Resolution No. 2025-103**, amending the City's Master Fee Schedule to reflect the addition of a new fee for minor address changes.

Public Comments: None received

Council asked if any complaints were received regarding fees. Discussion on fees for adding a new address for ADU's and staff time. Fees for multiple ADU's on a single lot.

MCADAMS/VISSCHER: TO APPROVE RESOLUTION NO. 2025-103, AMENDING THE CITY'S MASTER FEE SCHEDULE TO REFLECT THE ADDITION OF A NEW FEE FOR MINOR ADDRESS CHANGES; AND GIVE DIRECTION THAT WE TRY TO ELIMINATE OR REDUCE THE FEES TO GREATEST EXTENT POSSIBLE FOR MULTIPLE ADU'S IN ONE LOCATION. 5-0-0-0 Motion Passes by Roll Call Vote

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. Adopting **Resolution No. 2025-104**, approving an updated design for the Recreation and Aquatics Center; and approving the use of the Construction Manager-At-Risk public works project delivery method for the Recreation and Aquatics Center project; and authorizing the City Manager to issue a Request for Proposals for CMAR services.

Public Comments:

- Daniel Alvarez, NorCal Carpets Union, Local 646, discussed how essential apprenticeship, healthcare benefits, fair wages are for carpenters and for the whole construction industry as a whole as well as the challenges and what most important.
- Jesus Vega incredibly important to have labor standards language for the recreation and Aquatic Center. Expressed concerns when considering the cost of a project, especially as you weigh the decision to include strong labor standards moving forward. This project falls under prevailing wage requirements, which are set by the Department of Industrial Relations.
- Brian Shields Carpenter's Local 646, CMAR is a common process as the dollar value of the project is appropriate, a contractor would be able to meet that and build it out. Spoke about having contractor on board early on, due to arising challenges. Asked for Pre-qualification language for the contractors. Reiterated what prevailing wages mean to a contractor. Asked council to adopt pre-qualification language.
- Tom Moore spoke about apprenticeship programs. In favor of apprenticeship language for this item and to see local people getting paid local wages to work here at home.
- Tony Uzzle spoke about the Carpenters Union advocating for workforce development that allowed veterans like me, women and people of color to earn a livable wage. Spoke about wages and benefits receive are the same wages outlined in the California Department of Industrial Relationship. Provided council with a Research Brief by UC Berkeley Labor Center on Public Cost of Low-Wage Jobs in California's Construction Industry.

- Amber Sanford is here to advocate for the pre-qualification language in the RFP. Spoke about what it's like being in the apprenticeship program and what it would mean to others.
- Denise Turley asked about MST Class B buses having enough room to drop their ramps for deliveries and pickups and to be able to negotiate through the parking lot. Supports the Carpenter's Union request for Fair Labor Standard.

Council discussed the best way to include Labor Standards in the RFP for this item and in future RFP's. How CMAR process works versus without it. Possibly adding photos of the graffiti in the pool room as part of the art and informational signs to connector building. Cost neutrality of the Aquatic Center and energy efficiency. Asked about maximum occupancy and having plenty of parking. Contingency fees,

VISSCHER/BIALA: MOTION TO APPROVE AN UPDATED DESIGN FOR THE RECREATION AND AQUATICS CENTER, AND TO APPROVE THE USE OF THE CONSTRUCTION MANAGER-AT-RISK PUBLIC WORKS PROJECT DELIVERY METHOD FOR THE RECREATION AND AQUATICS CENTER PROJECT, AND REQUEST STAFF TO COME BACK TO THE COUNCIL NO LATER THAN THE SECOND MEETING IN OCTOBER WITH LANGUAGE TO ESTABLISH LABOR STANDARDS FOR THE RECREATION AND AQUATICS CENTER PROJECT TO BE INCLUDED IN THE REQUEST FOR PROPOSALS. 5-0-0-0 Motion Passes by Roll Call Vote

- b. Open a public hearing, take public testimony; and read by title only and introduce Ordinance 2025-, amending the Marina Municipal Code, Title 3, Chapter 3.16 by adding two new sections, 3.16.080 and 3.16.090 - Alternative Project Delivery Method for Public Works Projects.

Public Comments: None received

BIALA/VISSCHER: TO READ BY TITLE ONLY AND INTRODUCE ORDINANCE 2025-, AMENDING THE MARINA MUNICIPAL CODE, TITLE 3, CHAPTER 3.16 BY ADDING TWO NEW SECTIONS, 3.16.080 AND 3.16.090 - ALTERNATIVE PROJECT DELIVERY METHOD FOR PUBLIC WORKS PROJECTS. 5-0-0-0 Motion Passes by Roll Call Vote

- c. Adopting **Resolution No. 2025-105**, authorizing a professional services agreement with WithersRavenel, Inc. for a Citywide Facilities Condition Assessment and Asset Management Capital Lifecycle Modeling beginning September 15, 2025.

Public Comments: None received

Council discussed if this program can be used on other projects such as art projects the MLK Statue, not just buildings.

VISSCHER/BIALA: TO APPROVE RESOLUTION NO. 2025-105, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH WITHERSRAVENEL, INC. FOR A CITYWIDE FACILITIES CONDITION ASSESSMENT AND ASSET MANAGEMENT CAPITAL LIFECYCLE MODELING BEGINNING SEPTEMBER 15, 2025. 5-0-0-0 Motion Passes by Roll Call Vote

- d. July 1, 2025, Regular City Council Meeting – *Pulled by Councilmember McCarthy, was agenda item 10b(1)*

Communication back and forth between council relating to the motion of item 13b.

Majority of the Council confirmed that the minutes reflect the actions taken for the July 1, 2025 meeting and item 13b.

BIALA/VISSCHER: TO ACCEPT THE MINUTES OF JULY 1, 2025. AYES 3- NOES 2(McAdams, McCarthy)-0-0 Motion Passes by Roll Call Vote

- e. Adopting **Resolution No. 2025-106**, and **Resolution No. 2025-03 (PPSC-NPC)**, approving an agreement with Fieldman, Rolapp & Associates, Inc. to provide municipal advisory services related to refinancing the Preston Park Loan; and approving an agreement with Stradling, Yocca, Carlson & Rauth, LLP for bond counsel services associated with refinancing the Preston Park Loan, and amending the Fiscal Year 2025-26 Preston Park budget by appropriating \$180,000 to support the municipal advisory and bond counsel agreements. *Pulled by Councilmember McAdams, was agenda item 10g(1)*

Mayor Pro Tem Visscher stated that no public comments would be allowed for this item.

Council discussed current loan being interest-only and costs of refinancing.

VISSCHER/BIALA: TO APPROVE RESOLUTION NO. 2025-106, AND RESOLUTION NO. 2025-03 (PPSC-NPC), APPROVING AN AGREEMENT WITH FIELDMAN, ROLAPP & ASSOCIATES, INC. TO PROVIDE MUNICIPAL ADVISORY SERVICES RELATED TO REFINANCING THE PRESTON PARK LOAN; AND APPROVING AN AGREEMENT WITH STRADLING, YOCCA, CARLSON & RAUTH, LLP FOR BOND COUNSEL SERVICES ASSOCIATED WITH REFINANCING THE PRESTON PARK LOAN, AND AMENDING THE FISCAL YEAR 2025-26 PRESTON PARK BUDGET BY APPROPRIATING \$180,000 TO SUPPORT THE MUNICIPAL ADVISORY AND BOND COUNSEL AGREEMENTS. 5-0-0-0 Motion Passes by Roll Call Vote

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 10:58 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Liesbeth Visscher, Mayor Pro Tem