



ACTION MINUTES

Tuesday, September 16, 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 The meeting was called to order at 5:00 pm
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
3. PUBLIC COMMENT ON CLOSED SESSION ITEMS: None
4. CLOSED SESSION:
 - a. Conference with Legal Counsel, Existing Litigation (§ 54956.9(d))
 - i. *Application of California-American Water Company (U210W)*, Application 21-11-024, California Public Utilities Commission.
 - ii. *City of Marina, et. al. v. California Coastal Commission, et al.*, 22-CV-004063, Monterey Superior Court.
 - iii. *City of Marina, et al. v. RMC Lonestar, et. al.*, 20-CV-001387, Monterey Superior Court.
 - c. Public Employee Performance Evaluation, Unrepresented Employee (CA Govt. Code Section 54957(b)) – City Manager

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

City Attorney reported on the Closed Session: On September 9, 2025, the City Council held a Closed Session and provided direction but took no reportable action. Today, Council held Closed Session, provided direction, no reportable actions.

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

6. SPECIAL PRESENTATIONS:

a. Blue Zone Certification – Kendra Howell

b. Friendship City with Izunokuni, Japan Welcome of Yuzuki Yamashita Proclamation

7. COUNCIL AND STAFF ANNOUNCEMENTS:

- Councilmember McAdams wanted to take a moment to recognize National Hispanic American Heritage Month, which is celebrated from September 15th through October 15th which is a time to honor the history, culture, and countless contributions of Hispanic and Latino Americans. Announced that she and Mayor Pro Tem Visscher attended the ribbon cutting ceremony for the new Marina High School Multi-use sports stadium.
- Councilmember Biala announced this Saturday, September 20th is Marina's Multi Cultural Festival at Vince DiMaggio Park from 11:00am-3:00pm
- Mayor Pro Tem Visscher announced on October 11th is the Cars in the Park event at Vince DiMaggio Park from 8:00am-4:00pm. On October 18th Marina will be celebration its 50th anniversary from Noon-5:00pm on Vista Del Camino.
- Mayor Delgado thanked all the staff involved in putting all these events together, the staff works very hard, planning, organizing and putting them on, and cleaning up after. Thank you to the Marina Rotary Foundation for putting on the Cars in the Park Car show on October 11th. Shoutout to Sustainable Marina who, this last Sunday, uh, picked up, uh, approximately 150 pounds of litter, the next events are October 12th and November 9th at Lapis Road. Announced every Thursday, Sustainable Marina volunteers go to Hilltop Park, a new city park pulling weeds, watering local, marina, native wildflowers and planting plants.
- Councilmember McCarthy spoke about the state legislator just wrapped up a pretty busy legislative session email today from Cal Cities recommending that cities' send letters of either support or veto requests to the governor. The Bill would allow transit agencies to build other than transit on land that they own, which would be problematic for the city of Marina.
- City Manager Long announced on September 23, 2025, at 6:00pm there will be a special study session on funding alternatives and strategies and options for constructing new city facilities. On September 30, 2025, at 6:00pm there will be another special study session on the City Council adopted policy in 2010 regarding Marketplace rents for Preston and Abrams Park.
- Consultant City Engineer Edrie De Los Santos provided an update on the 29 streets undergoing repairs. Noted Imjin Parkway is in transition from Phase 3; we didn't have any big issues. We do have a major closure on the roadway this coming Thursday, so please visit the website. You'll see what that closure is, and the time restrictions and the direction of the restrictions. Please visit imjinparkway.com for more information on that. Announced that at the October 7th council meeting there will be presentation on "How to Drive on Two Lane Roundabouts". Announced that at the beginning of October PG&E has a major upgrade of their electrical system on Imjin Parkway that's going to affect customers in Southern Marina,

(Schoonover Park/Fredericks Park) most likely a lot of CSUMB students. Power will be out for most of southern Fort Ord, and the section of the project for about 12 hours. We've been coordinating with PG&E to make sure that all the necessary people are notified, they're working on that map. This will be a nighttime outage.

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.*
- Kathy Biala speaks as ACOM member to say Change.org petition is misleading, inaccurate, and unfairly targets projects that celebrate Marina's diversity and our growing community. The petition titled "Protect Locke Paddon Park: Preserve Marina's Coastal Heritage" has been presented as proof of opposition to development but never says what those projects are. The Asian American Garden is a passive recreational garden. But the LPP already includes a library, parking lot, playground, MLK Jr statue, fruit tree, and community beds that are all "non-native". Singling out the Asian American Garden as "inappropriate" is arbitrary and biased. Also, the petition claims that the park is "deed restricted" which Lot #43 where the Asian American Garden is proposed has no such deed restrictions. Further, the Asian American Garden on Lot #43 has already been formally approved by the City Council, ACOM, C4SM, CSMC and the Sierra Club, Ventana Chapter. The City allocated \$250,000 more than 2 years ago; the Sierra Club has pledged \$100,000. Additionally, the petition questions a conflict of interest for Kathy as a Councilmember who is also on the Sierra Club executive committee and president of ACOM. There is no conflict of interest per the City attorney.
 - Steve Lee showed a map of Locke Paddon Park with overlay of library, MLK Jr. statue, Oak woodland and the proposed Asian American Garden site to call attention to the small 1.5 acres of the proposed Garden footprint in Locke Paddon Park as a whole. Pointed out that Lot #43 has never been a pristine, untouched site using GPS maps over many years. Where the Asian American Garden is proposed, there has been invasive, non-native weeds and visible mowing at the site many times over the years.
 - Jhoie Pasadilla: Last year, on July 2, 2024, the Council also voted to communicate support to the Regional Park District for locating the Garden in Locke Paddon Park...Lot #43 is owned by the District. Since then, there have been nine public meetings—open sessions, closed sessions, and one joint meeting of the Council and Regional Park District—where the Garden and Locke Paddon Park were discussed. ACOM members have faithfully attended every one of them. Despite this thorough process, some opponents now claim the Garden should **not** be built in Locke Paddon Park due to "natural habitat concerns." These objections do not apply to Lot #43 that has long been covered in invasive, non-native weeds. The Garden is a passive recreational project that complements the Oak Woodland walking paths. It could be a cultural gem for Marina, celebrating diversity alongside the Martin Luther King Jr. statue. Opponents have suggested alternative sites, but none are appropriate. Vince DiMaggio Park must be reserved for large community events such as the Car Show, Christmas Tree Lighting, and

Multicultural Festival, as well as being needed for potential civic facilities that Marina's growing population will require. The Cypress Knolls property, another suggested site, may be five years or more from development—while the Garden process has already taken over three years to reach this stage. Claims that the process has been “rushed” or “not transparent” are simply not true. Across California—and in nearly every state in the country—public Japanese or Asian-inspired gardens are treasured.

- Lynne Mao nowhere does the Change.org petition mention the large public library and parking lot and playground that are already built in the park—with support from some of the very people who now oppose the Asian American Garden in the same Locke Paddon Park. Nowhere does it say that the park once housed a radio tower nor admit that this land was never pristine habitat—it was farmland, with farm structures on it, and the two-acre slope proposed for the Asian American Garden has been covered in invasive weeds for over a decade. Marina is unique. Nearly one-third of our population is Asian, Pacific Islander, or of mixed Asian heritage. This is part of our history, shaped by the presence of Fort Ord military, and this history deserves recognition and visibility. The Asian American Garden is not a threat to Locke Paddon Park—it is a chance to celebrate Marina's diversity, honor our community's heritage, and create a legacy project for future generations.
- Juul Vanderspek discussed a recent poll posted by Peter Le on Nextdoor and Facebook. The poll asked: “Where do you prefer the location of the new Asian Friendship Garden be constructed? 1. At Locke Paddon Park or 2. At Vince DiMaggio Park. Although the poll may have been completed—likely because they were unfavorable to its originator—they show clear support for Locke Paddon Park over Vince DiMaggio Park. On Nextdoor and Facebook, consistently 2/3 of people voting, voted for Locke Paddon Park. What is happening in Marina? This debate is not truly about preserving natural habitat—those intents were dissolved long ago when the library, playground and parking lot were built. The hypocrisy of opposers claiming to protect natural habitat yet were some of the very people who promoted the library in the park. Today, Locke Paddon Park is a welcoming, community-centered park that celebrates education, nature, and Marina's unique racial diversity
- May Holland Dungo read the full July 31, 2025, letter of United States Representative, 19th Congressional District, Jimmy Panetta's letter in full support of the Asian American Garden.
- David Brown A recent [Change.org](https://www.change.org) survey circulating on social media urges the City of Marina and the Regional Park District to: “pause all advancement of these projects until a full, transparent review is conducted by relevant oversight bodies (including Fish and Wildlife, Coastal Conservancy, Coastal Commission) and the public has had meaningful opportunities for input. Further, that these entities consider previous development carefully and consider removal of any projects not aligned with these principles.” The survey never identifies which projects it is targeting. Does “potentially inappropriate development” mean the existing library, its parking lot, the children's playground, or the MLK Jr. statue? Does the petition really want to remove these structures on the grounds of “preserving wildlife and coastal habitat”? The [Change.org](https://www.change.org) also demands involvement of Fish and Wildlife, the Coastal Conservancy, and the CA Coastal Commission and this demonstrates a misdirected understanding of the environmental review process that should start with a detailed CEQA review by staff...not involving all the agencies named. If the review has findings then further environmental review follows or if no findings, then a CEQA negative declaration can be made.

- Iris Lachtowani here to support the completion of Marina's Asian American Garden. As a long-time residents of Marine and Seaside, the entire community would benefit from a great icon, such as the garden. Because of the important contributions our Asian community members brought to the history of City of Marina. Thinks there should be no reason not to build this garden. It will only enhance our city and give back through the beauty of a garden. Honoring the Asian American community's significant historical contributions to the ever-changing city of Marina.
- Elpidio Estolas, Lock Paddon Park offers a wonderful opportunity for our community to embrace both cultural celebration and civic enrichment, by establishing an Asian garden there, a living green space that can bridge cultures. historical Silences and enhance our collective well-being. Spoke of the diversity of Marina. Because of this diversity, an Asian garden would be more than a botanical showpiece. It would be a space for inclusion. education, and cross-cultural exchange. Locke Paddon Park is a strategic site for this and centrally located, accessible and already valued as a public space. Integrating an Asian garden there would leverage existing park infrastructure, bring in more foot traffic and encourage stewardship from diverse groups. Lock Paddon Park should proceed.
- Laura Hoover Speaks to all the volunteer work and commitment of environmentalism to lovingly maintain the Oak Woodland and care for native plants. The LPP is a shining example of community rooted infrastructure with library, large parking lot, playground, amphitheater, MLK Jr statue, and Oak Woodland and wetlands that support important bird habitat. LPP is not a pristine, untouched site...it is a community space shaped by human use and vision. Vision from 2005 Master Park Plan has extensive recreational and cultural amenities: volleyball and bocce courts, a pond and stream to lake, pedestrian footbridges, benches, lighting, picnic areas, an informal stage, and landscaped natural areas. Locke-Paddon was always intended to balance habitat with active, diverse uses. The Asian American Garden fits well within this vision. Our choice is not between preservation and progress. Restricting the park to a rigid definition risks stagnation. Like a gemstone with many facets, Locke-Paddon shines brightest when reflecting its full diversity. The Asian American Garden will not compromise the Park's integrity—it will strengthen it, keeping Locke-Paddon vibrant and beloved for generations. I urge you to support the Asian American Garden as an addition to Locke-Paddon Park.
- Denise Turley requested a change to the meeting notes of the September 3, 2025. Under item 13e (regarding the Preston Park Loan), which was pulled from the consent agenda and sent to the action agenda. The notes erroneously state that no public comment was received. When, in fact, Ms. Visscher specifically said in her statement, no comment would be allowed. That's two completely different things. Asked if there is a physical amendment since that item passed to the city budget, would I get a copy of that amendment by email?

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 107673-107729, totaling \$953,078.34.
Accounts Payable Successor Agency Check Number 134, totaling \$3,250.00.
 - b. MINUTES: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) September 9, 2025, Special City Council Meeting
 - ~~(2) September 3, 2025, Regular City Council Meeting~~
 - c. CLAIMS AGAINST THE CITY: None
 - d. AWARD OF BID: None
 - e. CALL FOR BIDS:
 - (1) Adopting **Resolution No. 2025-107**, approving advertising and call for bids for the Imjin Pkwy and 3rd Ave. Intersection Improvement Project.
 - f. ADOPTION OF RESOLUTIONS: None
 - g. APPROVAL OF AGREEMENTS: *(Not a Project under CEQA per Article 20, Section 15378)*
 - (1) Adopting **Resolution No. 2025-108**, authorizing a professional services agreement with Wallace Group of San Luis Obispo, CA for engineering services in an amount not to exceed \$90,000.00 for undergrounding of overhead utilities at the City Park at the Dunes.
 - h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None
 - i. MAPS: None
 - j. REPORTS: (RECEIVE AND FILE):
 - (1) Monterey-Salinas Transit September 8, 2025, Board Meeting Highlights
 - k. FUNDING & BUDGET MATTERS: None
 - l. APPROVE ORDINANCES (WAIVE SECOND READING):
 - (1) Read by Title Only and adopting **Ordinance No. 2025-13**, 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.
 - m. APPROVE APPOINTMENTS: None

Councilmember McCarthy pulled 10b(2) to correct the minutes as suggested by Denise Turley

MCCARTHY/BIALA: TO APPROVE THE CONSENT AGENDA MINUS 10b(2) FOR CORRECTIONS. 5-0-0 Motion Passes

Mayor Delgado announced he needed to leave the meeting early. Departed at 8:00pm

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 public hearing and consider introducing **Ordinance No. 2025-14**, amending Section 17.52.020 of the Marina Municipal Code (MMC) removing the phrase "male and female impersonators" from the Definition of "Adult cabaret" thereby removing this form of personal and cultural expression from uses regulated by the Adult Businesses and Massage Therapists section of the MMC. The proposed Ordinance adoption is exempt from environmental review pursuant to Section and 15061(b)(3) of the CEQA Guidelines."

Mayor Pro Tem opened the public hearing for public comments: None received.

There was no discussion by council on this item

MCCARTY/MCADAMS: TO INTRODUCING ORDINANCE NO. 2025-14, AMENDING SECTION 17.52.020 OF THE MARINA MUNICIPAL CODE (MMC) REMOVING THE PHRASE "MALE AND FEMALE IMPERSONATORS" FROM THE DEFINITION OF "ADULT CABARET" THEREBY REMOVING THIS FORM OF PERSONAL AND CULTURAL EXPRESSION FROM USES REGULATED BY THE ADULT BUSINESSES AND MASSAGE THERAPISTS SECTION OF THE MMC. THE PROPOSED ORDINANCE ADOPTION IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION AND 15061(B)(3) OF THE CEQA GUIDELINES. 4-0-1(Delgado)-0 Motion Passes by Roll Call Vote

- b. Receive informational presentation on a Development Impact Fee Nexus Study; and adopt the Development Impact Fee Nexus Study; and open the public hearing and take any testimony from the public; and consider introducing **Ordinance No. 2025-15**, amending chapter 3.26 of the Marina Municipal Code regarding mitigation fees for new development within the City of Marina.

Mayor Pro Tem opened the public hearing for public comments: None received.

There was no discussion by council on this item

MCCARTHY/BIALA: TO RECEIVE INFORMATIONAL PRESENTATION ON A DEVELOPMENT IMPACT FEE NEXUS STUDY; AND OPEN THE PUBLIC HEARING AND TAKE ANY TESTIMONY FROM THE PUBLIC, AND; CONSIDER INTRODUCING ORDINANCE NO. 2025-15, AMENDING CHAPTER 3.26 OF THE MARINA MUNICIPAL CODE REGARDING MITIGATION FEES FOR NEW DEVELOPMENT WITHIN THE CITY OF MARINA. 4-0-1(Delgado)-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).

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 was adjourned at 8:32 PM

ATTEST:

Anita Sharp, Deputy City Clerk

Liesbeth Visscher, Mayor Pro Tem