AGENDA

THURSDAY OCTOBER 6, 2022 **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 AND MARINA GROUNDWATER SUSTAINABILITY AGENCY

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: https://zoom.us/j/730251556
Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In accordance with California Government Code §54953(e)(1)(A) and (C) and the Proclamation of a State of Emergency issued by Governor Newsom on March 4, 2020, under the provisions of Government Code §8625 related to the COVID-19 (coronavirus) pandemic, consistent with recommendations by State and local health officials regarding social distancing and in order to prevent an imminent risk to the health and safety of attendees as determined in Resolution 2022-110, public participation in City of Marina City Council public meetings shall be electronic only and without a physical location for public participation until the earlier of May 31, 2022, or such time as the City Council may adopt a resolution in accordance with Government Code §54953(e)(3). This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at https://accessmediaproductions.org/

PARTICIPATION

You may participate in the City Council meeting 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. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__ " (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." 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.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

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)

   Cristina Medina Dirksen, David Burnett, Lisa Berkley, Mayor Pro-Tem/Vice Chair Kathy Biala, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (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) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

   a. Conference with Legal Counsel, Anticipated Litigation, Significant exposure to litigation pursuant to § 54956.9(b): 1 case

   b. Conference with Legal Counsel – Existing Litigation pursuant to paragraph (10 of Subdivision (d) of Govt. Code Section 54956.9: Marina Aviation, LLC Phil Lewis V. FAA et al. Petition for Review, United States Court of Appeals for the 9th Circuit, Case No. 22-70173

   c. Conference with Labor Negotiators §54957.6
      i. Marina Employee Association

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

   c. Real Property Negotiation
      i. Property: Commercial property at southeast corner of Del Monte Blvd. and Palm Avenue (APN 032-303-038) and residential property at Hayes Circle and 3rd Avenue (APN 032-303-039, a portion)
      Negotiating Party: George Powell
      Negotiator(s): City Manager
      Terms: Price and Terms
      ii. Property: City of Marina Corporation Yard, 2660 5th Avenue, Marina, CA
      Negotiating Party: California State University Monterey Bay
      Negotiator(s): City Manager
      Terms: Price and Terms

iii. Property: 761 Neeson Road, Building 524, APN: 031-111-0206-000
Negotiating Dish Wireless, LLC
Negotiator(s): City Manager
Terms: Price and Terms

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

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

5. SPECIAL PRESENTATIONS:

   a. Monterey-Salinas Transit Van Pool Presentation

   b. Red Ribbon Week Proclamation

   c. Breast Cancer Awareness Month Proclamation

6. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR**:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. 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.*

7. 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. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*

8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*

   a. ACCOUNTS PAYABLE:

      (1) Accounts Payable Check Numbers 100827-100915, totaling $823,409.67
      Accounts Payable for the Successor Agency Check Numbers 92-93, totaling $4,505.00

   b. MINUTES:

      (1) September 7, 2022, Regular City Council Meeting

      (2) September 20, 2022, Regular City Council Meeting

   c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID: None

e. CALL FOR BIDS:

(1) City Council consider adopting Resolution No. 2022-, approving advertising and call for bids for the City of Marina Municipal Improvements On-Call Contract 2022.

f. ADOPTION OF RESOLUTIONS: None

g. APPROVAL OF AGREEMENTS:

(1) City Council consider adopting Resolution No. 2022- awarding a construction contract for the California Avenue Pedestrian Crossing Installation Project to Monterey Peninsula Engineering of Marina, CA for the total bid in the amount of $404,148.00; and allocating and appropriating additional funding in the amount of $120,000 from the Public Facilities Impact Fee Intersection Fund to project HSR2005 for a total project funding of $565,000; and authorizing the City Manager to execute contract documents, subject to final review and approval by the City Attorney; and authorizing the City Manager or his designee to expend up to an additional 10% of the contract amount for potential construction contingencies and to execute all construction change orders on behalf of the City; and authorizing the Finance Director to make necessary accounting and budgetary entries.

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

9. PUBLIC HEARINGS:

a. City Council Open a public hearing, take public testimony, and consider adopting resolution 2022-, determining that the proposed Tentative Map amendment is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan (now the Dunes on Monterey Bay), approving an amendment to the Tentative Subdivision Map originally approved in 2005 (Resolution 2005-131) as amended (Resolution No. 2008-209), and approving Tree Removal Permits for Phase 2 West and Phase 3 Residential of the Specific Plan, as unanimously recommended by the Planning Commission of the City of Marina.

b. City Council open a public hearing, take testimony from the public and read by title only and approve first reading of Ordinance No. 2022-, amending Marina Municipal Code, Title 5 to modify Section 5.32.090 to allow the assignment of a second cardroom permit in the Marina Municipal Code. ***Continued from September 7, 2022. This item to be continued to October 18, 2022***

10. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

11. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

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. City Council consider adopting Resolution No. 2022-, receiving update presentation for the Sports Center, Aquatic Center, Connector Building and outdoor Sports Pavilion (City of Marina Sports Complex) and associated site work; approving expanded architectural and professional services for the Aquatic Center, and Connector building; advancing architectural building and site design to 100% level, preparing bidding documents and architectural support services during construction; approving COAR's proposal of $858,500 for the expanded architectural and professional services.

b. City Council consider adopting Resolution No. 2022, approving Amendment No. 2 to the On-Call Architectural Services agreement between the City of Marina and Jeff Katz Architecture (JKA) changing the name of the firm from Jeff Katz Architecture (JKA) to COAR Design Group and increasing the annual contract limit amount to $2,000,000 for fiscal year 2022-2023; and authorizing the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

c. City Council consider adopting Resolution No. 2022-, receiving a presentation on the Sea Haven Park playground; and approve the allocation and appropriation of $650,000 from the Park Impact Fee Fund for enhanced playground features which are beyond the developers funding commitment for the park and previously allocated Park Impact Fee funds; and Authorize the City Manager or his designee to execute a purchase and sales agreement for the playground equipment and installation; and authorize the Finance Director to make necessary accounting and budgetary entries.

12. COUNCIL & STAFF INFORMATIONAL REPORTS:

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

b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.

13. ADJOURNMENT:

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 6:30 p.m., Friday, September 30, 2022.

_____

ANITA SHARP, DEPUTY CITY CLERK

City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.

City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.

Agenda items and staff reports are public record and are available for public review on the City's website (www.ciytofmarina.org), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.

Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review on the City's website: https://www.cityofmarina.org/DocumentCenter/Index/1854.

Members of the public may receive the City Council, Airport Commission and Successor Agency of the Former Redevelopment Agency Agenda at a cost of $55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at marina@cityofmarina.org

*ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. to request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@cityofmarina.org. requests must be made at least **48 hours** in advance of the meeting.*

Upcoming 2022 Meetings of the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Community Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency and Marina Groundwater Sustainability Agency
Regular Meetings: 5:00 p.m. Closed Session;
6:30 p.m. Regular Open Sessions

Tuesday, October 18, 2022

Tuesday, November 1, 2022
Tuesday, November 15, 2022

Tuesday, December 6, 2022
Tuesday, December 20, 2022

** Regular Meeting rescheduled due to Religious Holiday

NOTE: Regular Meeting dates may be rescheduled by City Council only.

CITY HALL 2022 HOLIDAYS
(City Hall Closed)

Veterans Day ----------Friday, November 11, 2022
Thanksgiving Day ---------- Thursday, November 24, 2022
Thanksgiving Break ----------Friday, November 25, 2022
Winter Break ----------Friday, December 23, 2022-Friday, December 30, 2022

2022 COMMISSION DATES

Upcoming 2022 Meetings of Planning Commission
2nd and 4th Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

October 13, 2022	November 10, 2022
October 27, 2022	December 18, 2022

Agenda Item: 5a

MST VANPOOL PROGRAM

IN PARTNERSHIP WITH

COMMUTE ENTERPRISE

PRESENTED BY CRISTY SUGABO, MOBILITY SERVICES MANAGER

MST Vanpool



Mobility option

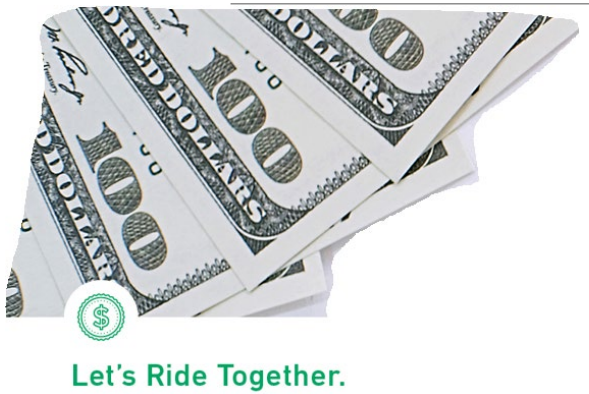


Innovative and sustainable shared mobility



New Incentive to reduce the high cost to commuting

MST Vanpool



MST is offering monthly subsidy of $450.00

- Lessen financial burden to participants
- Subsidy per van/van group per month
- Encourage participation

Existing Commute Enterprise Vanpools within the County

- There are currently 29 vanpools in the County
- Commute Enterprise will transition participant to MST's program
- MST to capture ridership data for National Transit Data (NTD) reporting

Employers can also support their employees

- By contributing to the vanpool cost
- Attractive option for their workforce



MST Vanpool

Customized to participants needs

- Vanpool can accommodate four or more vanpoolers
- Remaining cost is split among participants
- Each rider paying set fee per month
- Choose qualifying vanpool vehicle
  - Accessible vehicles is available
  - Choose to upgrade with optional features



Commute with Enterprise Support

- Personal use allowed (may not exceed allowable miles)
- 24-hour roadside assistance
- Liability insurance
- Scheduled maintenance
- Complete clean starter kits



MST Vanpool

How to participate

- MST will make the connection
  - Two ways to apply for vanpool
    - Visit www.mst.org
    - Call customers service at 1-888-678-2871
- Commute Enterprise Representative will process the enrollment



MST Vanpool

" Keeping our communities connected by way of directly operated bus service or through partnerships and programs like vanpools supports our vision for healthy community, and access to opportunities for everyone by reducing their cost of Mobility "

- MST General Manager/CEO, Carl Sedoryk

MST Vanpool

Questions



Proclamation

Red Ribbon Week
October 23-31, 2022

WHEREAS, drug and alcohol abuse in America annually create staggering societal costs and prevents millions of people from reaching their full potential at school, on the job and in their communities, and;

WHEREAS, the Department of Health and Human Services estimates that approximately fourteen million Americans use illegal drugs, and seventeen million Americans are alcoholics or abusers of alcohol, and;

WHEREAS, the rate of abuse of drugs and alcohol by our Nation's youth is cause for alarm. Currently, three million young people between the ages of fourteen and seventeen have an alcohol problem, and more than half of America's school-age children have tried illegal drugs by the time they have finished high school, and;

WHEREAS, that is the reason we must clearly communicate to America's youth that drug and alcohol abuse is dangerous and harmful to both their health and their future, and;

WHEREAS, the City of Marina with the support of the Youth Services Officer Program and the Recreation and Cultural Services Department will celebrate Red Ribbon Week by hosting an activity at each of the Marina schools and recreation programs during Red Ribbon Week. These activities will be designed to be presented in a fun and safe environment in celebration of Red Ribbon Week and to bring forth its message to the youth of the city, and;

WHEREAS, City of Marina will kick off another one-year campaign of education and engagement with our youth to create a drug and alcohol-free environment within the city for our young people.

***NOW, THEREFORE BE IT RESOLVED**, that I Bruce Delgado and the City Council of the City of Marina, hereby proclaim October 23-31, 2022 as Red Ribbon Week and encourage all citizens to participate in drug free activities.*

Dated this 6th day of October 2022

CITY OF MARINA INCORPORATED NOVEMBER 13, 1975 CALIFORNIA

Bruce C. Delgado, Mayor

Proclamation

BREAST CANCER AWARENESS MONTH
OCTOBER 2022

WHEREAS, breast cancer is among the top three incidents of cancer in our communities; and

WHEREAS, one in eight women in the United States will develop breast cancer in her lifetime. Although significantly less common, men are also susceptible to developing breast cancer; and

WHEREAS, three major factors that influence a person's risk of developing breast cancer are gender, age, and changes in certain breast cancer genes. Researchers have found females over 50 years old are the most susceptible to developing the disease; and

WHEREAS, while these factors are beyond one's control, the Marina Community can help reduce their risk of breast cancer by maintaining a healthy body weight, exercising regularly, getting enough sleep, controlling stress, abstaining from alcohol, and avoiding exposure to carcinogens and excessive radiation; and

WHEREAS, regular breast cancer screening including mammograms, clinical breast exams, and breast self-exams, also play an important role in breast cancer prevention and detection; and

WHEREAS, while there is currently no cure for breast cancer, researchers, organizations, and individuals are dedicating their time, energy, and resources to developing a cure to prevent future health issues and unnecessary loss of life from this devastating disease; and

WHEREAS, this council encourages all Marina residents to learn the facts about breast cancer and take the necessary preventative measures and support those individuals and their families who are currently battling breast cancer, and honor those who have lost the fight; and

WHEREAS, this October, we take time to recognize the hard-working community members, organizations, and health care providers working toward a cure, and we honor all breast cancer survivors and the victims for their strength, grace, and perseverance.

NOW THEREFORE BE IT RESOLVED, I, Bruce C. Delgado, Mayor of the City of Marina, do hereby proclaim October 2022 as Breast Cancer Awareness Month in the City of Marina.

Dated this 6th day of October 2022

CITY OF MARINA INCORPORATED NOVEMBER 13, 1975 CALIFORNIA

Bruce C. Delgado, Mayor

Marina, CA LIVE

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking

Batch Date: 09/23/2022

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking					
Check	09/23/2022	100827 Accounts Payable	2NDNATURE Software Inc.		8,499.00
	Invoice	Date	Description		Amount
	18-832-11	05/31/2022	Marina Retention Ponds		8,499.00
Check	09/23/2022	100828 Accounts Payable	Ace Hardware		100.44
	Invoice	Date	Description		Amount
	083068	09/18/2022	Car wax for engines at station 2		50.21
	083050	09/15/2022	AA Batteries for both stations		50.23
Check	09/23/2022	100829 Accounts Payable	Ace Hardware		127.93
	Invoice	Date	Description		Amount
	082915	08/30/2022	chair holder		58.03
	082849	08/23/2022	smoke alarm		69.90
Check	09/23/2022	100830 Accounts Payable	Ace Hardware		31.66
	Invoice	Date	Description		Amount
	083049	09/15/2022	Janitor Sink		7.64
	082994	09/09/2022	Lily's Office		6.56
	083061	09/16/2022	Park and Rec		17.46
Check	09/23/2022	100831 Accounts Payable	Allstar Fire Equipment Inc.		1,351.91
	Invoice	Date	Description		Amount
	242564	09/14/2022	Red Head Universal Spanner Set		1,129.20
	242563	09/14/2022	Fire Hooks, Rubbish Hook, 6' round with Alum D-Grip		222.71
Check	09/23/2022	100832 Accounts Payable	Ana Maria Cordero		100.00
	Invoice	Date	Description		Amount
	22005	09/16/2022	City of Marina - K. Ruelas		100.00
Check	09/23/2022	100833 Accounts Payable	Andersen's Lock & Safe, Inc.		448.65
	Invoice	Date	Description		Amount
	42543	09/13/2022	Teen Center Shed		115.65
	42545	09/14/2022	City Hall		101.50
	42367	09/15/2022	City Hall		130.00
	42548	09/16/2022	Preston Park		101.50

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Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/23/2022	100834	Accounts Payable	AT & T		242.83
	Invoice		Date	Description		Amount
	Aug-Sep 520 5		09/13/2022	AT&T 831-582-9957 520 5		242.83
Check	09/23/2022	100835	Accounts Payable	AT & T		652.76
	Invoice		Date	Description		Amount
	000018775315		09/13/2022	BAN #9391023434		167.08
	000018775278		09/13/2022	CALNET3-9391023436 (239-461-6578)		70.54
	000018787501		09/15/2022	CALNET3-9391023435 (237-267-6922)		184.16
	000018787470		09/15/2022	CALNET3-9391023482 (884-0985)		24.87
	000018787472		09/15/2022	CALNET3-9391023485 (884-2573)		25.80
	000018787477		09/15/2022	CALNET3-9391023490 (884-9568)		46.38
	00001787478		09/15/2022	CALNET3-9391023491 (884-9654)		85.87
	000018787466		09/15/2022	BAN #9391023478		48.06
Check	09/23/2022	100836	Accounts Payable	Avaya, Inc.		12.49
	Invoice		Date	Description		Amount
	2734605651		09/04/2022	Acct #0100828859		12.49
Check	09/23/2022	100837	Accounts Payable	Bear Electrical Solutions, Inc.		950.00
	Invoice		Date	Description		Amount
	16600		08/28/2022	City Traffic Signal		950.00
Check	09/23/2022	100838	Accounts Payable	Bound Tree Medical		65.44
	Invoice		Date	Description		Amount
	84680655		09/12/2022	Acct #113790		65.44
Check	09/23/2022	100839	Accounts Payable	Branch's Janitorial		2,059.47
	Invoice		Date	Description		Amount
	228461		08/25/2022	Custodial Services for August 2022		2,059.47
Check	09/23/2022	100840	Accounts Payable	Bruce Leleua		200.00
	Invoice		Date	Description		Amount
	09-10-22 vd		09/10/2022	Deposit Refund - Vince DiMaggio		200.00
Check	09/23/2022	100841	Accounts Payable	California Department of Forestry and Fire Pr.		4,057.15

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking
Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice		Date	Description		Amount
	0000001471288		09/16/2022	Salinas East		2,042.46
	0000001471297		09/16/2022	Salinas East		2,014.69
Check	09/23/2022	100842	Accounts Payable	California Department of Justice		145.00
	Invoice		Date	Description		Amount
	601239		09/06/2022	Cust #110312		145.00
Check	09/23/2022	100843	Accounts Payable	Cintas Corporation		222.12
	Invoice		Date	Description		Amount
	4131667840		09/16/2022	Cust# 833-711-5963		50.94
	4131667884		09/16/2022	Acct# 16670750 - Mat Service 09/16/22		69.30
	4126201347		07/22/2022	Cust# 833-711-5963		50.94
	4123485952		06/24/2022	Cust# 833-711-5963		50.94
Check	09/23/2022	100844	Accounts Payable	Community Hospital of the Monterey Peninsula		54.00
	Invoice		Date	Description		Amount
	09-08-22		09/08/2022	Guarantor #12252 - Aug 2022		54.00
Check	09/23/2022	100845	Accounts Payable	Copware		965.00
	Invoice		Date	Description		Amount
	86103		09/01/2022	Subscription #MSF11355		965.00
Check	09/23/2022	100846	Accounts Payable	CSG Consultants		16,553.00
	Invoice		Date	Description		Amount
	46202		09/09/2022	Hampton Inn (120 Reservation Road)		1,452.00
	46203		09/09/2022	Sea Haven Phase 4 Map/Plan Review		338.00
	46204		09/09/2022	Seacrest Apartments 3108 Seacrest Ave		792.00
	46206		09/09/2022	Via Del Mar Subdivision (3220 Abdy Way)		1,299.00
	46207		09/09/2022	Sea Haven Phase 4 Rough Grading		7,260.00
	46208		09/09/2022	Home2Suites by Hilton		792.00
	46209		09/09/2022	Via Del Mar		396.00
	46210		09/09/2022	Quick Quack Carwash		4,224.00
Check	09/23/2022	100847	Accounts Payable	Cypress Coast Ford Lincoln		102.45
	Invoice		Date	Description		Amount

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking
Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	367419		09/15/2022	Fire Dept		102.45
Check	09/23/2022	100848	Accounts Payable	Emergency Vehicle Specialists		1,980.15
	Invoice		Date	Description		Amount
	14324		09/20/2022	USB Hub -Whelen Low Profile Opticom Emitter		1,980.15
Check	09/23/2022	100849	Accounts Payable	Epic Aviation		42,271.01
	Invoice		Date	Description		Amount
	7607179		09/14/2022	AVGAS 100LL		42,271.01
Check	09/23/2022	100850	Accounts Payable	FedEx		77.59
	Invoice		Date	Description		Amount
	7-871-56820		09/02/2022	Acct #3995-9218-6		77.59
Check	09/23/2022	100851	Accounts Payable	First Alarm		928.14
	Invoice		Date	Description		Amount
	707702		09/15/2022	Alarm Monitoring - Corp Yard - Oct-Dec 2022		333.87
	707704		09/15/2022	Alarm Monitoring- Building 527 741 Neeson Rd- Oct-Dec 2022		355.62
	707703		09/15/2022	Alarm Monitoring - Building 524 761 Neeson Road - Oct-Dec 2022		113.67
	704332		09/15/2022	Acct#100081595 - Monitoring Services at Station 2		124.98
Check	09/23/2022	100852	Accounts Payable	First American Title Company		400.00
	Invoice		Date	Description		Amount
	12814-12814290		08/26/2022	Preliminary Report APN 031-101-039		400.00
Check	09/23/2022	100853	Accounts Payable	Formation Environmental, LLC		8,383.75
	Invoice		Date	Description		Amount
	7185		09/16/2022	Groundwater Sustainability Plan		8,383.75
Check	09/23/2022	100854	Accounts Payable	Hinderliter, de Llamas & Associates		7,494.49
	Invoice		Date	Description		Amount
	July 2022		08/23/2022	July 2022 BL Admin Fee		7,494.49
Check	09/23/2022	100855	Accounts Payable	IDN-Wilco		154.16
	Invoice		Date	Description		Amount
	9929905-00		09/13/2022	City Padlocks		154.16
Check	09/23/2022	100856	Accounts Payable	IntelliSite, LLC		852.00

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking
Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice		Date	Description		Amount
	2149		09/19/2022	1 year NetCloud Mobile Essential Plan		852.00
Check	09/23/2022	100857	Accounts Payable	Kimley-Horn & Associates		10,288.00
	Invoice		Date	Description		Amount
	22280839		08/31/2022	Marina LRSP		1,510.50
	22280840		08/31/2022	2021 Dev Impact Fee		3,475.50
	22280842		08/31/2022	Marina HSIP Cycle 11		5,302.00
Check	09/23/2022	100858	Accounts Payable	Language Line, LLC		195.39
	Invoice		Date	Description		Amount
	10612798		08/31/2022	Acct #9020101064		195.39
Check	09/23/2022	100859	Accounts Payable	Marina Backflow Co.		390.00
	Invoice		Date	Description		Amount
	2328		09/14/2022	Back Flows		390.00
Check	09/23/2022	100860	Accounts Payable	Marina Coast Water District		6,059.63
	Invoice		Date	Description		Amount
	000056043 083122		08/31/2022	761 Neeson Road/Airport		207.21
	000056044 083122		08/31/2022	781 Neeson Road/Airport		150.82
	000056051 083122		08/31/2022	721 Neeson Road/Airport		280.73
	000056092 083122		08/31/2022	741 Neeson Road/Airport		1,211.84
	000056096 083122		08/31/2022	3271 Imjin Road/Airport		107.88
	000056097 083122		08/31/2022	3200 Imjin Road/Airport		494.82
	000056087 090922		09/09/2022	Crescent Ave/Costa Del Mar Irrigation		27.26
	000056030 090922		09/09/2022	Crescent Ave/Reser Rd/Ramada Inn		36.77
	000056084 090922		09/09/2022	Crescent/Shuler/Irrigation		27.26
	000056085 090922		09/09/2022	Crescent/Whitney Irrigation		27.26
	000056032 090922		09/09/2022	Crescent Ave/Costa Del Mar East Side		60.52
	000056015 090922		09/09/2022	Corner of Cardoza & Dolphin Circle		60.52
	000056034 090922		09/09/2022	3240 De Forest Road		531.48
	000056014 090922		09/09/2022	3200 Del Monte Blvd		1,992.05
	000056086 090922		09/09/2022	Crescent Ave/Sirena Del Mar Irrigation		27.26
	000056011 090922		09/09/2022	3254 Abdy Way (Tate-Park Irrigation)		89.02

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking
Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	000056098 090922		09/09/2022	3254 Abdy Way (Tate Park-Building)		50.60
	000056008 090922		09/09/2022	Reservation & Del Monte		27.26
	000056049 083122		08/31/2022	Imjin Rd (Irrigation/Backflow Accts)		199.34
	08-31-22		08/31/2022	Acct# 000056041 - 3260 Imjin Road		323.60
	08-31-22 PD		08/31/2022	Acct #014874000		126.13
Check	09/23/2022	100861	Accounts Payable	Maynard Group Inc.		688.28
	Invoice		Date	Description		Amount
	300259		09/14/2022	Acct # CIT900		688.28
Check	09/23/2022	100862	Accounts Payable	Monterey County Department of Health		2,000.00
	Invoice		Date	Description		Amount
	MRN-PD FY 22-23		08/24/2022	Retainer Invoice		2,000.00
Check	09/23/2022	100863	Accounts Payable	Monterey Regional Waste Management District		92.40
	Invoice		Date	Description		Amount
	3678243		09/15/2022	Cypress Knolls		34.30
	3678167		09/15/2022	Cypress Knolls		58.10
Check	09/23/2022	100864	Accounts Payable	Office Depot		232.25
	Invoice		Date	Description		Amount
	264864125001		09/02/2022	Office Supplies		198.39
	264198265001		09/07/2022	Cheryl Stamp		33.86
Check	09/23/2022	100865	Accounts Payable	Pacific Gas & Electric		22,915.99
	Invoice		Date	Description		Amount
	Aug-Sep 720-0		09/11/2022	PG&E - 0167505720-0		867.61
	Aug-Sep 562-0		09/12/2022	PG&E - 4758891562-0		978.44
	Aug-Sep 085-2		09/11/2022	PG&E - 5434906085-2		104.60
	Aug-Sep 148-6		09/09/2022	PG&E - 5593414148-6		239.78
	Aug-Sep 943-2		09/09/2022	PG&E - 6150212943-2		81.46
	Aug-Sep 347-0		09/15/2022	PG&E - 6258961347-0		861.00
	Aug-Sep 202-3		09/15/2022	PG&E - 6594070202-3		112.81
	Aug-Sep 582-7		09/09/2022	PG&E - 8161432582-7		145.32
	Aug-Sep 353-7		09/09/2022	PG&E - 9930567353-7		53.14

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking
Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Aug-Sep 103-6		09/09/2022	8030427103-6		5,236.26
	451-7Sept22		09/09/2022	8600650451-7 3271 Imjin Rd		266.62
	103-6.Aug22-Adj		08/12/2022	8030427103-6 (Gas Correction difference) 3200 Imjin Rd		3,581.50
	608-2.Sept22		09/11/2022	7383993608-2 3260 Imjin Rd Bldg 514		878.12
	767.2.Sept22		09/11/2022	2652040767-2 751 Neeson Rd Bldg 526		14.46
	098-7.Sept22		09/11/2022	6800558098-7 761 Neeson Rd Bldg 524		7,664.19
	694-1.Sept22		09/11/2022	7269284694-1 721 Neeson Rd Bldg 533		1,098.57
	Aug-Sep 827-8		09/19/2022	PG&E - 0423929827-8		133.62
	Aug-Sep 210-0		09/20/2022	PG&E - 3242976210-0		173.68
	Aug-Sep 851-0		09/15/2022	PG&E - 3440977851-0		176.44
	Aug-Sep 535-3		09/14/2022	PG&E - 6161832535-3		248.37
Check	09/23/2022	100866	Accounts Payable	Quill Corporation		1,331.72
	Invoice		Date	Description		Amount
	27342402		08/26/2022	Acct # 7474999		337.54
	27315790		08/25/2022	Acct # 7474999		449.74
	27342610		08/26/2022	Acct # 7474999		500.76
	27344863		08/26/2022	Acct # 7474999		43.68
Check	09/23/2022	100867	Accounts Payable	Rafael Huerta		100.00
	Invoice		Date	Description		Amount
	08-20-22 vd		08/20/2022	Rental Refund		100.00
Check	09/23/2022	100868	Accounts Payable	Raul Aguilar		250.00
	Invoice		Date	Description		Amount
	08-27-22 vd		08/27/2022	Rental Refund - Vince DiMaggio		250.00
Check	09/23/2022	100869	Accounts Payable	Sierra Springs & Alhambra		94.35
	Invoice		Date	Description		Amount
	14225799 091322		09/13/2022	209 Cypress Ave Annex		94.35
Check	09/23/2022	100870	Accounts Payable	Tri County Fire Protection		161.77
	Invoice		Date	Description		Amount
	SY105423		09/07/2022	VD Park		161.77
Check	09/23/2022	100871	Accounts Payable	Verizon Wireless		776.15
	Invoice		Date	Description		Amount

AP Check Register 9.23.2022

Bank Account: 905 - Chase - Checking
Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	9915450354		09/20/2022	Monthly Verizon Bill-308174766		776.15
Check	09/23/2022	100872	Accounts Payable	Marina Employees Association		135.00
	Invoice		Date	Description		Amount
	09-16-22		09/16/2022	24 - MEA Dues		135.00
Check	09/23/2022	100873	Accounts Payable	Marina Professional Fire Fighters Association		300.00
	Invoice		Date	Description		Amount
	09-16-22		09/16/2022	35 - MPFFA Dues		300.00
Check	09/23/2022	100874	Accounts Payable	Rachel Smith		784.56
	Invoice		Date	Description		Amount
	Sep 19 2022 Trav		09/21/2022	Training 9/19-20/2022		784.56
EFT	09/23/2022	2567	Accounts Payable	HdL Coren & Cone	122003396 / 0004155262	2,025.00
	Invoice		Date	Description		Amount
	SIN019972		07/18/2022	Contract Services Property Tax: July - September 2022		2,025.00
EFT	09/23/2022	2568	Accounts Payable	Marina Police Association-MPOA	322271627 / 901587928	240.00
	Invoice		Date	Description		Amount
	09-16-22		09/16/2022	23 - MPOA Dues		240.00
EFT	09/23/2022	2569	Accounts Payable	Police Officers Association - POA	322271627 / 901589106	1,296.00
	Invoice		Date	Description		Amount
	09-16-22		09/16/2022	25 - POA Dues		1,296.00
905 Chase - Checking Totals:				Transactions: 51		$149,839.08

Checks:	48	$146,278.08
EFTs:	3	$3,561.00

Payment Register

From Payment Date: 9/30/2022 - To Payment Date: 9/30/2022

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
905 - Chase - Checking									
Check									
100875	09/30/2022	Open			Accounts Payable	Ace Hardware	$191.05		
	Invoice		Date	Description			Amount		
	083057		09/16/2022	Airport			$99.37		
	083128		09/27/2022	Shop			$67.67		
	083114		09/26/2022	PD Bathroom			$24.01		
100876	09/30/2022	Open			Accounts Payable	Amaris Harris	$250.00		
	Invoice		Date	Description			Amount		
	09-17-22 vd		09/17/2022	Rental Refund - Vince DiMaggio			$250.00		
100877	09/30/2022	Open			Accounts Payable	Andersen's Lock & Safe, Inc.	$1,053.95		
	Invoice		Date	Description			Amount		
	41791		09/21/2022	208 Palm Ave PD			$1,053.95		
100879	09/30/2022	Open			Accounts Payable	Bound Tree Medical	$3,349.75		
	Invoice		Date	Description			Amount		
	84674940		09/07/2022	Medical Supplies - Gloves, bandages & other misc items			$3,080.41		
	84674941		09/07/2022	Medical Supplies - Hand sanitizers & disinfectant sprayer			$102.03		
	84676865		09/08/2022	Medical Supplies - Test strips, glucose meter and microdot			$167.31		
100880	09/30/2022	Open			Accounts Payable	Branch's Janitorial	$2,886.35		
	Invoice		Date	Description			Amount		
	228475		09/23/2022	Custodial Services for September 2022			$2,886.35		
100881	09/30/2022	Open			Accounts Payable	Bureau Veritas North America, Inc.	$382.44		
	Invoice		Date	Description			Amount		
	RI 22054202		09/14/2022	Bureau Veritas - Commercial Plan Review			$382.44		
100882	09/30/2022	Open			Accounts Payable	Chavan & Associates LLP	$9,500.00		
	Invoice		Date	Description			Amount		
	C&A-17569		09/22/2022	FY21-22 City Audit			$9,500.00		
100883	09/30/2022	Open			Accounts Payable	Petty Cash	$1,880.05		
	Invoice		Date	Description			Amount		
	Petty Cash 9/22		09/23/2022	Replenish Petty Cash 9/22			$1,880.05		
100884	09/30/2022	Open			Accounts Payable	Comcast	$176.29		
	Invoice		Date	Description			Amount		
	08-14-22		08/14/2022	Teen Center Cable Fees			$176.29		
100885	09/30/2022	Open			Accounts Payable	Don Chapin Company, Inc.	$35,857.11		
	Invoice		Date	Description			Amount		
	72757		09/22/2022	Streetlight Replacement			$35,857.11		
100886	09/30/2022	Open			Accounts Payable	East Bay Tire Co.	$410.63		
	Invoice		Date	Description			Amount		
	1871471		09/21/2022	Back Hoe			$410.63		
100887	09/30/2022	Open			Accounts Payable	Fastenal Company	$961.91		
	Invoice		Date	Description			Amount		
	CASAL155184		09/12/2022	PD			$301.07		
	CASAL155225		09/14/2022	Premixed			$660.84		

Payment Register

From Payment Date: 9/30/2022 - To Payment Date: 9/30/2022

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
100888	09/30/2022	Open			Accounts Payable	First Alarm	$1,086.72		
	Invoice		Date	Description			Amount		
	703918		09/15/2022	Alarm Monitoring - Council Chambers - Oct-Dec 2022			$118.02		
	703919		09/15/2022	Burglar Alarm Monitoring - 209 Cypress Ave - Oct-Dec 2022			$131.43		
	703977		09/15/2022	Alarm Monitoring - 304 Hillcrest Ave - Oct-Dec 2022			$640.26		
	707701		09/15/2022	Fire Alarm Monitoring - 209 Cypress Avenue - Oct-Dec 2022			$197.01		
100889	09/30/2022	Open			Accounts Payable	Home Depot Credit Service	$129.79		
	Invoice		Date	Description			Amount		
	09-13-22		09/13/2022	PW Credit Purchases 6035 3225 0395 9813			$129.79		
100890	09/30/2022	Open			Accounts Payable	Jeff Katz Architectural Corp.	$14,762.50		
	Invoice		Date	Description			Amount		
	21258		08/31/2022	Marina Aquatic and Sports Center Design Phase			$14,762.50		
100891	09/30/2022	Open			Accounts Payable	Keyser Marston Associates	$14,816.15		
	Invoice		Date	Description			Amount		
	0037017		07/08/2022	Keyser Marston Associates - Marina Station through 6/30/22			$14,738.05		
	0037068		08/04/2022	Keyser Marston - Marina Station through 7/31/22			$78.10		
100892	09/30/2022	Open			Accounts Payable	Kimley-Horn & Associates	$1,102.00		
	Invoice		Date	Description			Amount		
	097789008-08022		08/31/2022	Imjin Parkway PS&E			$1,102.00		
100893	09/30/2022	Open			Accounts Payable	La Sirenita Tree Service	$2,300.00		
	Invoice		Date	Description			Amount		
	9-20-22		09/20/2022	Reindollar Perc Pond			$2,300.00		
100894	09/30/2022	Open			Accounts Payable	Mandell Municipal Counseling	$203.00		
	Invoice		Date	Description			Amount		
	09-07-22		09/07/2022	Professional Services - Revenue Advice - Cannabis - August 2022			$203.00		
100895	09/30/2022	Open			Accounts Payable	Marina Coast Water District	$194.95		
	Invoice		Date	Description			Amount		
	000056007 091522		09/15/2022	Caif Ave/North of 3rd			$89.02		
	000056025 091522		09/15/2022	327 Reindollar Ave			$69.16		
	000056027 091522		09/15/2022	Calif Ave at Reindollar			$36.77		
100896	09/30/2022	Open			Accounts Payable	Monterey County Convention & Visitors Bureau	$20,472.05		
	Invoice		Date	Description			Amount		
	16172		04/01/2022	Jurisdiction Investment - FY 21-22 Q4 (April-June)			$20,472.05		
100897	09/30/2022	Open			Accounts Payable	Monterey Peninsula Engineering	$432,487.50		
	Invoice		Date	Description			Amount		
	08-23		09/13/2022	Glorya Jean Tate Park Site Improvements and Pump Track			$432,487.50		
100898	09/30/2022	Open			Accounts Payable	MyFleetCenter - Wisconsin Quick Lube	$78.66		
	Invoice		Date	Description			Amount		
	36774914		09/22/2022	PD			$78.66		

Payment Register

From Payment Date: 9/30/2022 - To Payment Date: 9/30/2022

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
100899	09/30/2022	Open			Accounts Payable	Newton Bros. Tire & Auto	$35.00		
	Invoice		Date	Description		Amount			
	435944		09/23/2022	PD		$35.00			
100900	09/30/2022	Open			Accounts Payable	Overhead Door Company	$435.00		
	Invoice		Date	Description		Amount			
	127338		09/13/2022	Police & Fire		$435.00			
100901	09/30/2022	Open			Accounts Payable	Pacific Crest Engineering	$2,358.80		
	Invoice		Date	Description		Amount			
	11190		08/31/2022	Glorya Jean Tate Park Site Improvements and Pump Track		$2,358.80			
100902	09/30/2022	Open			Accounts Payable	Pacific Gas & Electric	$25,467.13		
	Invoice		Date	Description		Amount			
	July-Aug 313-66		08/31/2022	PG&E 6793435313-6		$8,683.31			
	Aug-Sep 533-8		09/18/2022	PG&E - 2253666533-8		$102.23			
	Aug-Sep 272-1		09/19/2022	PG&E - 2862559272-1		$41.99			
	Aug-Sep 795-7		09/21/2022	PG&E - 4467294795-7		$424.09			
	Aug-Sep 172-2		09/20/2022	PG&E - 5618207172-2		$741.80			
	Aug-Sep 362-9		09/20/2022	PG&E - 5996678362-9		$126.30			
	Aug-Sep 683-2		09/19/2022	PG&E 6217294683-2		$1,062.07			
	Aug-Sep 483-6		09/15/2022	PG&E - 3982644483-6		$14,285.34			
100903	09/30/2022	Open			Accounts Payable	Pinnacle Healthcare	$202.00		
	Invoice		Date	Description		Amount			
	390320		09/26/2022	Pinnacle Healthcare - Pre Emp Px		$202.00			
100904	09/30/2022	Open			Accounts Payable	RDO Equipment Co.	$55.47		
	Invoice		Date	Description		Amount			
	P2880438		09/23/2022	City Backho		$55.47			
100905	09/30/2022	Open			Accounts Payable	Regional Government Services	$281.25		
	Invoice		Date	Description		Amount			
	13987		08/31/2022	Professional Services - HR Department - August 2022		$281.25			
100906	09/30/2022	Open			Accounts Payable	Rincon Consultants, Inc.	$39,627.20		
	Invoice		Date	Description		Amount			
	42111		09/14/2022	Marina Housing Element Update		$8,342.50			
	42561		09/21/2022	RIncon-Marina On-Call GIS Services 8/1/2022 through 8/31/2022		$2,282.50			
	42450		09/19/2022	Rincon-Marina DVSP		$29,002.20			
100907	09/30/2022	Open			Accounts Payable	South Coast Emergency Vehicle Service	$8,411.89		
	Invoice		Date	Description		Amount			
	509621		09/20/2022	Fire Department		$8,411.89			
100908	09/30/2022	Open			Accounts Payable	Taygeta Scientific, Inc.	$2,000.00		
	Invoice		Date	Description		Amount			
	000423-R-0045		09/01/2022	Computer Network Defense - September 2022		$2,000.00			
100909	09/30/2022	Open			Accounts Payable	TechRx Technology Services	$1,098.63		
	Invoice		Date	Description		Amount			
	10339		08/31/2022	youth center desktop		$1,098.63			

Payment Register

From Payment Date: 9/30/2022 - To Payment Date: 9/30/2022

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
100910	09/30/2022	Open			Accounts Payable	Timothy Huynh	$500.00		
	Invoice		Date	Description			Amount		
	MBA-072422		09/23/2022	Claim MBA-072422			$500.00		
100911	09/30/2022	Open			Accounts Payable	Valley Saw & Garden Equipment	$32.71		
	Invoice		Date	Description			Amount		
	313991		09/23/2022	Landscaping Supplies			$32.71		
100912	09/30/2022	Open			Accounts Payable	Verde Design, Inc.	$14,995.38		
	Invoice		Date	Description			Amount		
	1br-2121701		09/01/2022	Dunes Park Development Project			$14,995.38		
100913	09/30/2022	Open			Accounts Payable	Verizon Wireless	$15.20		
	Invoice		Date	Description			Amount		
	9913702659		09/09/2022	Rec Dept Cell Phone Bills			$15.20		
100914	09/30/2022	Open			Accounts Payable	Wellington & Rathie	$8,632.00		
	Invoice		Date	Description			Amount		
	26238		09/16/2022	Joby Aero Inc - July 2022			$120.00		
	26235		09/16/2022	Code Enforcement Matters - July 2022			$140.00		
	26234		09/16/2022	Cannabis Matters - July 2022			$240.00		
	26236		09/16/2022	Election Matters - July 2022			$60.00		
	26237		09/16/2022	General Matters - July 2022			$80.00		
	26240		09/16/2022	Marina Equestrian Center - July 2022			$160.00		
	26233		09/16/2022	Marina Municipal Airport Matters - July 2022			$460.00		
	26241		09/16/2022	Misc Personnel Matters - July 2022			$4,912.00		
	26239		09/16/2022	Land Use & Operations - July 2022			$2,460.00		
100915	09/30/2022	Open			Accounts Payable	William A. Thayer Construction, Inc	$21,802.58		
	Invoice		Date	Description			Amount		
	2021-12-2		09/07/2022	Desert Star Office Bldg 518 at 3261 Imjin Rd			$20,492.60		
	2021-07-RET		06/15/2022	Marina Airport 533 Added Doors			$1,309.98		
Type Check Totals:					40 Transactions		$670,483.09		

Payment Register

From Payment Date: 9/30/2022 - To Payment Date: 9/30/2022

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
EFT									
2583	09/30/2022	Open			Accounts Payable	Richard B. Standridge	$3,087.50		

Invoice	Date	Description	Amount
22-19	09/23/2022	Service 9/12-22/2022	$3,087.50

Type EFT Totals:	1 Transactions	$3,087.50

905 - Chase - Checking Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	40	$670,483.09	$0.00
	Reconciled	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	40	$670,483.09	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	$3,087.50	$0.00
	Reconciled	0	$0.00	$0.00
	Total	1	$3,087.50	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	41	$673,570.59	$0.00
	Reconciled	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	41	$673,570.59	$0.00

Grand Totals:

Checks	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**40**	**$670,483.09**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**40**	**$670,483.09**	**$0.00**

EFTs	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**1**	**$3,087.50**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Total	**1**	**$3,087.50**	**$0.00**

All	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**41**	**$673,570.59**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**41**	**$673,570.59**	**$0.00**

Marina, CA LIVE

SA Check Register 9.23.2022

Bank Account: 921 - Chase - Successor Agency

Batch Date: 09/23/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 921 - Chase - Successor Agency						
Check	09/23/2022	92	Accounts Payable	Keyser Marston Associates		1,505.00
	Invoice		Date	Description		Amount
	0037175-R		08/31/2022	Prof Srvs August 2022		1,505.00
Check	09/23/2022	93	Accounts Payable	U.S. Bank		3,000.00
	Invoice		Date	Description		Amount
	6642925		09/07/2022	Trustee Fees-Dunes Bond 2018 A		3,000.00
921 Chase - Successor Agency Totals:				Transactions: 2		$4,505.00
	Checks:	2	$4,505.00			

DRAFT

Agenda Item: **8b(1)**
City Council Meeting of
October 6, 2022

MINUTES

Wednesday, September 7, 2022

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 AND MARINA GROUNDWATER SUSTAINABILITY AGENCY

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: https://zoom.us/j/730251556
Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In accordance with California Government Code §54953(e)(1)(A) and (C) and the Proclamation of a State of Emergency issued by Governor Newsom on March 4, 2020, under the provisions of Government Code §8625 related to the COVID-19 (coronavirus) pandemic, consistent with recommendations by State and local health officials regarding social distancing and in order to prevent an imminent risk to the health and safety of attendees as determined in Resolution 2022-105, public participation in City of Marina City Council public meetings shall be electronic only and without a physical location for public participation until the earlier of May 31, 2022, or such time as the City Council may adopt a resolution in accordance with Government Code §54953(e)(3). This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at https://accessmediaproductions.org/

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)

   Cristina Medina Dirksen, David Burnett, Lisa Berkley, Mayor Pro-Tem/Vice Chair Kathy Biala, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (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) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

a. Conference with Legal Counsel, Anticipated Litigation, Significant exposure to litigation pursuant to § 54956.9(b): Three cases

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

Heidi Quinn, City Attorney reported out Closed Session: Council met in Closed Session with regard to the item listed under 3a, Council received information, provided direction and no reportable action was taken.

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

5. SPECIAL PRESENTATIONS:

a National Recovery Month Proclamation, Sun Street Center

b Jacob's Heart Childhood Cancer Awareness Month Proclamation

c Monterey Peninsula College 75th Anniversary Proclamation

6. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR**:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. 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.*

- Fernando Munzo – Spoke about leaving messages with the Mayor and City Manager regarding a conversation with police chief Nieto during a non-sanctioned event. Looking to have a sit-down meeting with the City Manager and Mayor to discuss this conversation but was told city can't take any stake in it that it was on her own time.
- Amy Warren – Instructor for Guitars Not Guns Program and announced that the Marina Teen Center Guitars Not Guns band just performed at the West End Festival 2 weekends ago. Encourage anyone who's interested in learning guitar we're playing more guitar to stop by the Team Center any Saturday morning between 10 am and noon. Concerned that the public comments published online for tonight's meeting are incomplete hopes that before the meeting continues where at some point, somebody could check and make sure all the public comments are actually publicly available.
- Brian McCarthy – Shocked along with some other residents to see the item regarding the card room license on tonight's agenda, which has now been pulled. Commented on the language in the staff report about staff having no concerns proposal Municipal code change. Spoke about gambling addiction statistics in California. Would like to see a robust discussion before Council makes a decision on amending the municipal code to allow for a non-conform abandoned use.
- Pat Grant – Asked if it was true that the city staff has spent time and money to significantly increase gambling in our town? Sad that they would degrade the quality of life in our city.
- Jeff Markham – Commented on staff proposal to address Patton Parkway erosion issue, but disappointed that tonight's regular meeting of the City Council does not include an update on the problems in Cypress Knolls. Requested that an update be provided by city staff.

- Roger Frik – Expressed appreciation for your leadership and the Council members who supported the work on that wall.
- Jasmine – Expressed concerns about the speed limit along Imjin Parkway and asked if council considered redlight cameras? Commented on the cardroom matter and concerned about the sitemap location and ask if that site map had a footprint on the Monterey San Gilia along the on ramp to highway one.
- Tommy Bolea – Spoke about the developments taking place in North and South Marina and central Marina dying because of it. Commented on building a new fire station at 3056 Del Monte Blvd; and the accident study. Spoke about the new car wash going in next to Walmart and the water that will be use and the noise.
- Karen Andersen – Asked when will the fire department start extinguishing the fires in the old derelict duplexes in Cypress Knolls so that the smoke and toxic fumes from those fires aren't being spread all over the neighborhoods. Support Jasmine's comments regarding San Gilia as an environmentally protected habitat there around the high school, and the reduction of the speed limit on Imjin Parkway.
- Glenn Woodson – Requested that the city of Marina address in a public meeting or form how the traffic studies are being adjusted to deal with the whole expanding building that's going on at the Dunes area. Commented on CalTrans not expanding bridge on westbound Imjin and the traffic congestion along 2nd Ave in the mornings. Briefly comment on the MST Surf Line project.
- Nancy Amadeo – Informed the public that the Planning Commission makes land use decisions, and all meeting are open to the public for comment and can request to receive agenda via the website. Council makes policy decisions and the only time they would be seen by the City Council would be if they had been denied. and the applicant is appealing. Thanked the public works and traffic committee for putting up barriers along Cardoza so quickly. Commented about the startup of the commissions.
- Council Member Burnett – Questioned the process about have pervious speaker talk about an item that in on the agenda but then that item was continued to another meeting.
- Council Member Medina Dirksen – Announced MPUSD will be having a Marina High new Multi-use Pro Field Project community meeting and feedback session September 29th from 5 to 6:30 at the Marina High School Cafe. Also announced this Friday, Saturday, and Sunday the Friends of the Marina Library will be having a book sale; Saturday will be at face painting free clothing exchange free produce and Food courtesy of the Food Bank and a dad's read featuring our own district for staff assistant Eric Mora. Asked if agenda item 11a could be heard next. Hats off to fire department and public works for responding to the fires, and that have been plaguing the barracks.
- Mayor Delgado – Spoke about the Labor Day event held at the Vince DiMaggio Park last Saturday. Saturday, we had a cleanup along the woods near Salinas Avenue, behind Preston Park and kudos to Police Department and Public Works Department, they worked hard with the Gavilan prisoner crew from Soledad prison to trim up a lot of oak trees, remove a lot of dead, ugly pine trees that were fire hazards and ugly so that whole place now is safer. This coming Sunday. We have a cleanup on monthly cleanup starts at 10:00am and end at noon meet at 10:00am at the southern junction of Lapis Road and Del Monte Boulevard. On September 17th Friends of Marina Parks is backed by popular demand, and their first return project. Volunteers are encouraged to go to Windy Hill Park at the top of DeForest Road and the east end of Beach Road where they'll be spreading chips, sweeping sidewalks and doing other things to spruce up the Windy Hill Park from 9:00-Noon.

7. 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. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*

8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*

   a. ACCOUNTS PAYABLE:

      (1) Accounts Payable Check Numbers 100567- 100757, totaling $1,900,383.03

   b. MINUTES:

      (1) August 3, 2022, Special City Council Meeting

      (2) August 16, 2022, Regular City Council Meeting

   c. CLAIMS AGAINST THE CITY: None
   d. AWARD OF BID: None
   e. CALL FOR BIDS: None

   f. ADOPTION OF RESOLUTIONS:

      (1) City Council consider adopting **Resolution No. 2022-110**, regarding the Ralph M. Brown Act (California Government Code §§54950-54963, making certain findings; and authorizing the city to continue to implement remote teleconferenced public meetings of the City Council and its constituent bodies for the period September 20, 2022, through October 20, 2022.

   g. APPROVAL OF AGREEMENTS:

      (1) City Council consider adopting **Resolution No. 2022-111**, approving a Professional Services Agreement with Raimi+Associates for the preparation of Objective Design Standards for an amount not to exceed $167,000; authorize the Finance Director to make necessary accounting and budgetary entries; and authorize the City Manager to execute the Agreement on behalf of City with Raimi+Associates subject to final review by the City Attorney.

   h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None
   i. MAPS: None

   j. REPORTS: (RECEIVE AND FILE):

      (1) City Council receive Investment Reports for the City of Marina, City of Marina as Successor Agency to the Marina Redevelopment Agency, and Preston Park Sustainable Community Non-Profit Corporation (PPSC-NPC) for the quarter ended Jun 30, 2022.

k. FUNDING & BUDGET MATTERS:

(1) City Council consider adopting **Resolution No. 2022-112**, approving the allocation and appropriation of $95,000 from unallocated General Funds to the Capital Improvement Program adding the Patton Parkway Retaining Wall Repair Project HSR2201; and authorizing Finance Director to make necessary accounting and budgetary entries

l. APPROVE ORDINANCES (WAIVE SECOND READING): None

m. APPROVE APPOINTMENTS: None

Denise Turley, 8g(1) asked what is the project about?

Mayor Pro Tem pulled agenda item 8k(1) for quick discussion

BERKLEY/BIALA: TO APPROVE THE CONSENT AGENDA MINUS 8k(1). 5-0-0-0 Motion Passes by Roll Call Vote.

8k(1)

Mayor Pro Tem Biala asked that additional language be added to the resolution, second Whereas to include the following language: "*on March 10, 2022, the City Manager and the Mayor Pro Tem conduct with a site tour with residents residing at 3 0 0, 2 Independence Avenue to assess the level of erosion along patent parkway after this resident sent multiple photos of the area affected"*

DELGADO/BERKLEY: TO APPROVE AGENDA ITEM 8k(1) WITH THE ADDITIONAL LANGUAGE SUGGESTED. 5-0-0-0 Motion Passes by Roll Call Vote

9. PUBLIC HEARINGS:

a. City Council open a public hearing, take testimony from the public and read by title only and approve first reading of Ordinance No. 2022-, amending Marina Municipal Code, Title 5 to modify Section 5.32.090 to allow the assignment of a second cardroom permit in the Marina Municipal Code. ***Continued to October 6, 2022***

10. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

11. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

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. City Council consider adopting **Resolution No. 2022-113**, approve a concessionaire agreement with Chaparral Country Corporation, Inc. of Woodside CA to provide recreational facilities and programs to the public at the Marina Equestrian Center Park; and authorize the City Manager to execute the agreement on behalf of the City subject to final review and approval by the City Attorney; and direct staff to provide notice to vacate to the Marina Equestrian Association.

Council Questions: We're not talking about other possibilities for concessionaires or what's wrong with Chaparral or what's wonderful about Chaparral we're just speaking about the agreement, correct? with Chaparral or what's wonderful about Chaparral we're just speaking about the agreement, correct? What are the rules for things We talk about closed session in closed session? Would it be appropriate to discuss this contract in closed session since we're talking about real property terms and conditions? Regarding the letters from Panetta and Lynch, can the public speak about the two new pieces of information in the packet? Are there material or non-material changes in the new 16-page agreement presented to Council tonight? What is the current zoning for this property? If it's zone Park and we assess it fair market value because we want to buy it from the National Park Service, is it fair market value of park property as the highest and best use given that that's its zoning? If we were to tr try to transfer the property to other government entities, such as the county capable of operating the site as a public park under NPS regulations, from what you know about the County do you think they would be interested? According to public comment that's coming in the last couple of days there is a new lawsuit, and there was an old lawsuit. but the old lawsuit may have been required to have been disclosed when the RFP, Section F(b) proposers were required to provide a listing of any lawsuit initiated with the last 5 years. Chaparral Ranch said they had none, but apparently there was a case in the County of San Meto that was not disclosed, was the 2018 case disclosed? With the new lawsuit is there anything we should be aware of? It was mentioned that volunteer holiday celebrations would be allowed under into the future, are you aware that those holiday celebrations in the past were put on by the Marina Equestrian Association Volunteers? Who do you think might step in to fill the shoes of those organizers of those large holiday celebrations that have been occurring at this at the question center? Did you know that it was a 22 hour a day endeavor that the Question Association Volunteers provided for the emergency evacuation of those horses? Do you think that in the future there will be groups that would step forward for 22 hours a day, several days in a row for emergency evacuations if there's no more volunteers at the equestrian center? So just for clarification here. These options that We're talking about this is going to be decided by the Department of the Interior and City Council has no voice in that, correct? So to the extent that the contract itself is to have some tweaks or changes to it, is there a timeframe that the NPS would allow us to make some, you know, continue to make minor revisions to it before they would shut that off? If we choose to buy it (the land) the land still gets turned back over to the National Parks Service and the GSA then we would be competing like any other potential buyer for the price of that property, correct? On page 11 of the agreement is it listed that the base rent will be increasing of the 5-year period? Why would we be starting off at a base that actually is lower than what the MEA is currently paying? Where is the funding going to come from for the ADA restrooms? What is Chaparral committing to do as far as improvements? Will a timeline and schedule of performance be placed in the agreement for Chaparral? At what point do we go back to increasing the rent? What is David Seigenthaler's official title? The letter for Panetta and the letter that followed from NPS was there direct communication between Congressman Panetta and Mr. Lynch? What is the status of that communication today? Is Mr. Lynch the boss of Seigenthaler? What is the reporting relationship? How much money are we anticipating the city to put into the MEC to get it up to minimal standards before handing it over? Who in the city will oversee the maintenance? Can we name someone and put it into the agreement? The preservation of historic buildings, is it the concessionaire or the city's prerogative to designate historical sites that we want to keep preserved? How is the process done? Who provided us the options that we're considering tonight was this options that staff generated? Or was this options that only that had to be approved by the NPS? Is there room for other options? Does the NPS have to approve any other options? How is the private boarding of horse belonging to a corporation any different than courses belonging to a nonprofit? How does the NPS know that we're not in compliance? What is the MEA currently paying? Does the fact that one's a profit for profit, and the other a nonprofit make any difference in how much we charge rent? The Asbestos/Lead Based Paint Report, is it true that horse will be boarded in these buildings, and or is it true that courses will be boarded in buildings with historic significance?

Is there some requirements as to when you have historic buildings, how they must be maintained? Might we incur liability if a horse was injured or ill, because of the conditions of lead, based paint or and or asbestos in our buildings? How well was the property inventoried? Since a year has lapsed between the time the agreement the concessionaire was selected in your experience in contracts/agreements what would you consider material changes to the material information that may or may not would litigate investigations by outside organizations, governmental organizations? What if there is a change in their financial circumstances, what would happen then? Page 34 of our packet, Exhibit B, just to get confirmation is that the agreement that we're talking about is the 13.176 acres that comprise identified objects C & D on the map only, the other parcels are not part of this agreement, correct? Do you see a need to add language to the contract that specifies that that parking area shall remain public access? Page 13 in the original concession agreement item, 11 d reads "the city shall provider repairs and upgrades to infrastructure designated and exhibit h in a timely manner with unavailable funding available to city after the repairs and upgrades concessionaire, and at its own expense shall be responsible for maintenance of the infrastructure as designated in exhibit h". Do you see a need to add a similar paragraph for the concessionaire that he would, you know, complete the upgrades or upgrade complete whatever he's going to do in a timely manner? Is there a need to add language that the concessionaire shall abide by prevailing wage? Can we do an inventory of all the equipment out at the MEC that belongs to the city? Are there re-evaluation periods in this agreement along with the automatic renewals? If city were to purchase the park, do we have an estimated cost? Page 2 of 24 of the agreement, Section 1(e), can we put in there that the rentals are at market price? Does a no vote on staff recommendation indicate the city will not comply with the NPS, that it will automate, revert one of those 4 options that was spelled in the Lynch letter? The 1998 quit claim deed, the 1998 program of utilization all allow for some long-term boarding is that is that a correct statement? What legal venue do we go to, to object if we think a there's a poor written record? Is there a Lands appeal board to hear these kinds of conflicts? If we negate the RFP where we have already awarded Chaparral is the concessionaire doesn't that open us up to a lawsuit? Did the NPS officially approve the 1998 POU?

Delgado/Medina Dirksen: not approve lease with chaparral country, and that we direct staff to discuss with National Park service the other options, such as getting an appraisal, the fair market value, and other options that they list.

Substitute Motion

Burnett/Berkley: we approve the selection of chaparral as defined in the agenda, and that we, continue to revive the operating agreement with the items that have been discussed this evening and asked Staff to come back with a updated agreement for discussion and final approval **(Motion Withdrawn)**

Council Member Berkley seconded with an amendment as follows: that we approve the concessionaire agreement; and

(1) to first, visit and do appropriate inventory of all items
(2) that we increase the base rent Once improvements are completed by year 2, and that rent should be kept in line with some type of index that should never fall below fair rental value after the first 6 months
(3) that we should include historic preservations of buildings to highlight their historic importance,
(4) and we should include as part of item, 11d, which is on page 13 of the current document, that we have improvements to be made by the concessionaire in detail with a timeline similar to what we did with the city;
(5) that we include prevailing wage as a requirement for all work done on the property that that be leased,

(6) that the parking lots be usable by all park visitors

(7) that we have staff come back to us with these revisions within 30 days, and give notice by October first, and give it so that it's a ninety-day notification for vacate;

(8) And that on January first of 2023 chaparral can begin their new concession air serve as our new concessionaire.

Council Member Burnett withdrew his substitute motion and Seconded Council Member Berkley's amendments

New Substitute Motion
BERKLEY/BURNETT: that we approve the recommended agreement, and that we direct staff to do the following:

1. **to first, visit and do appropriate inventory of all items**
2. **that we increase the base rent Once improvements are completed by year 2, and that rent should be kept in line with some type of index that should never fall below fair rental value after the first 6 months**
3. **that we should include historic preservations of buildings to highlight their historic importance,**
4. **and we should include as part of item, 11d, which is on page 13 of the current document, that we have improvements to be made by the concessionaire in detail with a timeline similar to what we did with the city;**
5. **that we include prevailing wage as a requirement for all work done on the property that that be leased,**
6. **that the parking lots be usable by all park visitors**
7. **that we have staff come back to us with these revisions within 30 days, and give notice by October first, and give it so that it's a ninety-day notification for vacate.**
8. **And that on January first of 2023 chaparral can begin their new concession air serve as our new concessionaire.**

Public Comments:

- Glenn Woodson – Commented on the changes could material affect, and this should be postponed until the entire council in public get a chance to review. Asked if this contract is a category 1 or category 2? Given the contentious nature of this, we should be requesting that the contractor provide detailed service level agreements and metrics that give complete transparency. Commented on the contract and asked multiple questions relating to compliance. Asked if concessionaire will be required to get approval to expand or remove structures such as the HAM Radio station. Commented on RFP responses
- Margaret Davis – Agrees with Councilmember, Berkeley, and what Glenn just said that there needs to be a scheduler performance as to what the tenant is going to do. Without them they are unenforceable. Opposes buying property that which is already used for free to accommodate non-resident borders. Spoke about possible issues with removing the MEA without installing a concessionaire. Noted that the city should allow Chaparral to move in as soon as possible after giving the notice, if for no other reason than safety. Reminded Council and the public that the historical buildings are a veterinary hospital for horses. They were designed to board horses and historically sick horses were boarded in the buildings.

- Cathleen Venn – Spoke about the classes she offers at the MEC at a discounted rate and the various different programs and events that take place without any city acknowledgement. Expressed concerns about Chaparral's intensions to use the barns to house the horses. The barns lack adequate ventilation, and no opportunity for horses to look outside. Spoke about proper ventilation for the barn/stalls; spoke about newly emerging veterinary research indicating acceptable space standard for housing horses. Commented on the historic buildings.
- Julie – Commented on a June 13, 2018, NPS letter where they were seeking business proposals for the Rock Creek Park Horse Center in DC.
- Jennifer Pendergast – Commented on the list of shady things on Chaparral and doesn't understand why, Marina is going into business with this corporation. Spoke about Chaparral's budget and GoFundMe page. Spoke about the current free activities provided at the MEC. Opposes moving forward.
- Jenna Larkin – Spoke about the current volunteers might be conflicted with working with a for-profit corporation being investigated by OSHA. Commented on the city not understanding the market value for boarding horses and the costs associated with it. Commented on a statement made by Council Member Berkley regarding Jimmy Panetta.
- Jeff Markham – Noted that the 1990 Quitclaim deed does not mention the Lands to Parks program with the NPS AND only mentions that the equestrian center be used for public for a public park in public recreational, recreational purposes. Feels the city has allowed itself to be bullied by the NPS with no remedies.
- Lindsey Beery – Commented on the RFP process and Chaparral's taxes/financials. Believes city staff knows that the concessionaire will fail and hopping it will be turned back over to the NPS and auctioned off to the highest bidder. Stated wanted a horse park but then neglected it. Believe the council is being pressured and bullied into making a decision that's bad for the community.
- Amy Warren – Commented on the letter from Jimmy Panetta's office and the letter from David Siegenthaler' s office. Noted the Equestrian Center is not like it use to be in 2007 and since 2012 the property has been available for public use. Commented on the MEA's boarding agreements, wait list, rotations. Stated MEA's response to the RFP was not give a fair hearing. Spoke as to why the MEA can provide free or reduced lessons.
- Krystal – Stated that Chaparral's response to the RFP provided fault documents. Read a quote made by Council Member Berkley from an article and asked if she still felt the same. Asked if the city council could disqualify Chaparral due to current documents and move forward with the second choice, the Marina Equestrian Association? Asked that the MEA not be evicted until a contract has been signed so that the park is looked after and protected. Noted that the barns flood in the aisles as well as the tack rooms when it rains. Spoke on the current conditions of the barn stalls.
- Michelle Bacon – Commented on the concessionaire agreement and stated that all agreements can be negotiated and any agreement that is non-binding is not executed. Anyone can change their mind. Believe council should reconsider their decision on Chaparral due to the new information being provided by the public. Spoke about the OSHA visits to Chaparral's location, and their budgets. Thinks that going back and revisiting this and looking into how it's worded exactly one word can change everything with the national park service
- Evan Kort – Supports Mayor Delgado's motion.
- Andria Greene – Spoke about the MEA and what they provide at the MEC facility. As stewards of the city, mayor and Counter Council members it's your job is to promote the public interests of our community. Commented on Chaparral's treatment of horses and reviews of their existing locations.

- Brian McCarthy – Thinks this issue has brought out the best in Marina, and I'm proud of community members on all sides of the issue. Concerned that we keep using this term of private boarding and yet there's been codified definition of private boarding. Spoke about descendants of Comanche which is a is a significant historical resource to the city of Marina. Agrees with Congressman Panetta who said that we should be making our own decisions here. Believes we need to continue to talk about the fact that the amateur radio station is a part of this part. It's in the POU it's a vital resource to the city. Agrees that there is a poor relationship with the NPS.
- Kate Spencer – Encourages the council to look at all the options and do a cost/benefit analysis. How much would the city actually have to put forward in order for chaparral to commence operations? Commented on contract details the city would be responsible for and the dilapidated buildings wanting to be used. Council should investigate the fair market value of the property. Commented on the lessons learned from a for-profit corporation getting low wages.
- Paula Pelot – Noted that the concessionaire has already been selected and the comments coming in are teetering on the verge of defamation. Stated that Rock Creek Park is not a Lands to Park program therefore, it is not restricted under the Land of Parks Act. Noted it was a past council member who pointed out that the city was in violation of the deed and now it's being remedied. Support the motion and hope the council does too.
- Jasona Prowes – Asked how is a private corporation boarding their own horses for profit use, with no regulations, no oversight, and no community involvement better than public boarding facility that offers use to the entire community? Let's get creative and figure out a better solution to the conflict of NPS regulation which says no private use.
- Gail Morton – Provided history of how Marina obtained the MEC and surrounding lands. Noted The National Park Service under the Lands to Park has deemed that private boarding is a private use and they are against private use because of the covenant and the deed. Spoke about what are the responsibilities of the city for this property. Getting Chaparral in there and getting that operating as public park is what the city still needs to look at. Supports the motion.
- Nichole Fisher – Asked if the discrepancies in Chaparral's finances were ever explained and were they made public per the RFP? Spoke about conditions in the RFP that were not followed in Chaparrals response relating to lawsuits, litigations, claims and settlements. Commented on new information being presented by the public regarding Chaparral. Thinks the reevaluation of the current proposal would be appropriate, if not a disqualification altogether. Council should be given the opportunity to retract their original votes or delay the vote to allow time for due diligence.
- Laura – Concerned about all the new information being presented by the public and Council should too. Asked why the city would put the MEC in the hands of an out-of-town corporation when a local non-profit has roots in the community? The Center is providing a great service to the community.
- Amanda Kort – Spoke of her equestrian family's heritage. Believes an independent or neutral horse person should be brought to act as a consultant through this process. Also asked why the council will risk our community equestrian center and put it in the hands of a large corporation that does have a lot of red flags? Appreciates the Mayor motion.
- Nancy Amadeo – Spoke about the relationships between the Department of Interior, the NPS and Lands to Parks program. Commented on the Program of Utilization, which was approved in 2013 minus the private boarding. Expressed concerns about buying back this park. In support of the motion. Spoke about the Mayor's comment on giving the concessionaires agreement to Chaparral. Spoke about the MEA members comments on how Marina can do this to them.

- Liesbeth Visscher – Noted that wo different issues are being discussed and it is hard to accept for the current users, but City Council already has made a decision a year ago. Supports Council Member Berkley's motion.
- Jasmine Ruvalcaba – Commented on the cost, terms and conditions of the historical buildings in the agreement, specifically 11d. Asked what repairs will be done. What are the costs of the asbestos survey on the four buildings in Exhibit H. is it to remediate or cleanup? Commented and asked questions on the restrooms. Is there an estimate of the required building permits that are needed, and who will pay for those? Asked what kind of free programs Chaparral would be offering?
- Denise Turley – Stated that over the 20-years she's live in the area she has never seen a horse or person on a horse and vehicle traffic near each other. Someone's doing a good job of keeping them separate. Urged council to trust the process. Supports Council Member Berkley's motion.
- Greg Furey – Thinks the dye was cast when the city took over the property with the deed restrictions that were in place. Thinks the MEA has done a wonderful job but was painted into a corner a long time ago. Upsetting that people call up and vilify an organization. Stated he visited Chaparrals other sites. Commented on OSHA visits for any company that has work related accidents/injuries. Spoke about tourists coming in and the gateway to the national monument. Hopes council will make a decision that benefits the community.
- Tommy Bolea – Stated that it's sad that we farm everything out to a third-party company. Noted that Monterey runs the swimming pool with its employees, Marina should too. Spoke about the surrounding area adjacent to the MEC.
- Laura Hoover – Express support for Mayor Delgado's resolution, the city still has options and no need to rush a decision. Take the time to make the right decision.
- Amy – Spoke about the many people coming through that just want to see and touch the horses. Commented that Chaparral just puts up a fence around their horses, and nobody's allowed to get near the horses unless you're paying customer. Hopes the public can still have access to the horses with no charge and be written in the contract.

Substitute Motion #2

Biala/Medina Dirksen: it has to do with one. The basic compliance issue is to terminate the agreement with MEA. that sets us in a compliant mode with the NPS; And then the other issue of the chaparral, we wait to make that decision on the next meeting, or whenever it can be available night the sooner the better; so that we get the some of the basic questions that were asked by some of the public and the and the Mayor and the Councilwoman Medina Dirksen to see what is valid about those comments

Council Member Medina Dirksen asked for an amendment to this substitute motion, that we send Notice to Vacate after we get answers to some question in a closed session meeting.

Council Member Berkley Called for the Question. 4-1(Delgado)-0-0

Mayor Delgado asked for Roll Call Vote for Substitute Motion #2

Council Member Medina Dirksen asked Mayor Pro Tem Biala to restate her substitute motion.

Restate Substitute Motion #2

Biala/Medina Dirksen: Direct staff to provide notice to vacate to the Marina Equestrian Association within 90 days. 1-4(Medina Dirksen, Burnett, Berkley, Delgado)-0-0 Substitute Motion # 2 Fails by Roll Call Vote

Council Member Medina Dirksen asked for Council Member Berkley to restate her substitute motion

Restated Substitute Motion

BERKLEY/BURNETT: TO ACCEPT THE AGREEMENT AND DIRECT STAFF TO DO THE FOLLOWING:

1. **TO VISIT AND DO APPROPRIATE INVENTORY OF ALL ITEMS AFTER THE MEA HAS VACATED.**
2. **TO INCREASE THE BASE RENT ONCE THE IMPROVEMENTS ARE COMPLETED BY YEAR 2, THAT RENT SHOULD BE KEPT IN LINE WITH SOME TYPE OF AN INDEX AND SHOULD NEVER FALL BELOW FAIR RENTAL VALUE AFTER THE FIRST 6 MONTHS.**
3. **SHOULD INCLUDE HISTORIC PRESERVATION OF THE BUILDINGS TO HIGHLIGHT THEIR HISTORIC IMPORTANCE.**
4. **PART OF THE CURRENT ITEM NUMBER 11 D. ON PAGE 13, THAT DESCRIBES THE RESPONSIBILITY OF THE CITY FOR IMPROVEMENTS. THAT IT SHOULD ALSO DESCRIBE THE IMPROVEMENTS TO MADE BY THE CONCESSIONAIRE IN DETAIL, AND WITH A TIMELINE.**
5. **WE SHOULD INCLUDE MENTION OF REQUIRED PREVAILING WAGE AS A REQUIREMENT FOR ALL WORK DONE ON THE PROPERTY.**
6. **WE SHOULD INCLUDE THE PARKING LOTS BE USABLE BY ALL PARK VISITORS.**
7. **THAT VOLUNTEERS BE INCLUDED, AS WAS ENCOURAGED TO PARTICIPATE IN THE PROCESS.**
8. **THAT WE GIVE NOTICE OF INTENT TO VACATE OR PLAN TO VACATE BY THE TENTH OF SEPTEMBER TO THE MEA, AND THAT THEY HAVE 90 DAYS.**
9. **STAFF TO COME BACK IN 45-DAYS WITH THE REVISIONS TO THE AGREEMENT.**
10. **THAT ON JANUARY 31, 2023, CHAPARRAL WILL TAKE OVER THE CONCESSIONAIRE.**
11. **THAT IN THE CONTRACT WE INCLUDE A BREACH OF A MATERIAL TERM AND ADD SOMETHING REGARDING ANY DISCOVERY OF FRAUD IN THE CONTRACT.**

3-2(Medina Dirksen, Delgado)-0-0 Motion Passes by Roll Call Vote

12. COUNCIL & STAFF INFORMATIONAL REPORTS:
    a. Monterey County Mayor's Association [Mayor Bruce Delgado]
    b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.

13. ADJOURNMENT: The Council meeting adjourned at 12:40 A.M.

_____
Anita Sharp, Deputy City Clerk

ATTEST:

_____
Bruce C. Delgado, Mayor

DRAFT

Agenda Item: **8b(2)**
City Council Meeting of
October 6, 2022

MINUTES

Tuesday September 20, 2022

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 AND MARINA GROUNDWATER SUSTAINABILITY AGENCY

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: https://zoom.us/j/730251556
Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In accordance with California Government Code §54953(e)(1)(A) and (C) and the Proclamation of a State of Emergency issued by Governor Newsom on March 4, 2020, under the provisions of Government Code §8625 related to the COVID-19 (coronavirus) pandemic, consistent with recommendations by State and local health officials regarding social distancing and in order to prevent an imminent risk to the health and safety of attendees as determined in Resolution 2022-110, public participation in City of Marina City Council public meetings shall be electronic only and without a physical location for public participation until the earlier of May 31, 2022, or such time as the City Council may adopt a resolution in accordance with Government Code §54953(e)(3). This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at https://accessmediaproductions.org/

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: Cristina Medina Dirksen, David Burnett, Lisa Berkley, Mayor Pro-Tem/Vice Chair Kathy Biala, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (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) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

   a. Conference with Legal Counsel, Anticipated Litigation, Significant exposure to litigation pursuant to § 54956.9(b): One case

b. Labor Negotiations
   i. Marina Employee Association
   ii. Marina Professional Fire Fighters Association

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

Staff determined prior to the meeting that the Closed Session portion of the meeting would be cancelled. No reportable action.

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

5. SPECIAL PRESENTATIONS:

6. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR**:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. 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.*

- Liesbeth Visscher – Announced on Thursday, November 17, 2022, the California Coastal Commission will hold a hearing on CalAm's proposed Desal Project. Stated the desal project will danger Marina's drinking water due to saltwater intrusion. Check out our website to get informed Www.Citizensforjustwater.org. Asking the public to give comments at the November 17th Coastal Commission meeting either in person in Salians or hopefully also in Marina, where they might livestream.

7. 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. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*

8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. 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 the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*

   a. ACCOUNTS PAYABLE:

      (1) Accounts Payable Check Numbers 100728-100826, totaling $506,613.81

   b. MINUTES: None

c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID: None

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS: None

g. APPROVAL OF AGREEMENTS:

(1) City Council consider adopting **Resolution No. 2022-114**, authorizing the City Manager to execute an Amendment to the Memorandum of Understanding between the City of Marina and the Marina Professional Fire Fighters Association (MPFFA); authorizing adjustments to the City's Salary Schedule and Compensation Plan, and; authorizing Finance Director to make appropriate accounting and budgetary entries.

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

BURNETT/BERKLEY: TO APPROVE THE CONSENT AGENDA. 5-0-0-0 Motion Passes by Roll Call Vote

9. PUBLIC HEARINGS: None

10. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

11. 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. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

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. City Council consider adopting **Resolution No. 2022-115**, approving the Memorandum of Understanding (MOU) for the odor attribution study between the ReGen Monterey (ReGen), Monterey One Water (M1W), and the City of Marina and authorizing the City Manager to execute the amendment subject to final review and approval by the City Attorney, and authorizing the Finance Director to make necessary accounting and budgetary entries.

Council Questions: What is the timeframe for this study? It was mentioned in the report that SCS be doing the engineering services so who will be doing the study at are the environmental services, including writing all the reports the whole A-Z. or will someone else be doing the study? Who will be on the city, M1 or ReGen to oversee the study and review for editing purposes the final draft product? Who will be reviewing the draft before it's finalized? Will the public, or the city council or ReGen, or M1 Water be seeing the draft, or only the final? Will the public have any access or ReGen or

Monterey One Water, to what the study is going to do in detail? will public or anyone outside of SCS and city's staff have input to the study methodology to the guts of the study? Will anyone have any input before the study launches and ends? Is there one document that's going to explain the methodology, etc prior to the release of this study? Will there be a 15-day comment period? There is a core group of citizens involved in this, is there a way to expand beyond those that are already in the know? Does the scope of work include the methodology? How do we create a benchmark when it is such an elusive thing that occurs? Does this include ground samples as well? Is there a spot on our website for public engagement? Have team members been vetted for conflicts of interests? On the evaluation committee, there was one public representative is it possible to know who that was or is that confidential? Are there any other roles that Greg Simmons can play in this process? Use of the complaint data over the past two years as part of the SCS database, how many actual complaints is that? On page 2, and 3 so the first one says that there's going to be 2 days conducting initial odor inspections and that's with this all-facto meter and in Section 2.4, it talks about the field investigation program, and this will take place approximately 2 weeks in the winter season, is that using that all-facto meter or is that some other different methodology? Landfill Gas wells (LFG), is that something that you access specifically, or do you run your own LFG well studies? ReGen is normally collecting the LFG data, is their LFG data useful in your study? You have a certain designated period of sample collection, but if someone during the study period calls MBARD, will you respond also and follow up, or is this just left as another complaint login? What do we do if a majority of your testing days don't' detect odors? On one of the analyses for either of these 2 resolutions, it says that ReGen and Monterey One Monterey Water may elect to pay the city all or portions of their share in advance of expenses incurred, I wonder if that's going to be possible otherwise we would be out $150,000 for maybe 10 months? Can a non-discrimination clause be put into the contract like our other contracts?

BERKLEY/BURNETT: TO ADOPT RESOLUTION NO. 2022-115, APPROVING THE MEMORANDUM OF UNDERSTANDING (MOU) FOR THE ODOR ATTRIBUTION STUDY BETWEEN THE REGEN MONTEREY (REGEN), MONTEREY ONE WATER (M1W), AND THE CITY OF MARINA AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY, AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES. 5-0-0-0 Motion Passes by Roll Call Vote

Public Comments:

- Denise Turley – Asked if they collect the data and the data isn't related to the smell but maybe it's a violation of air pollution standard is that data reported to the appropriate agency? Will the public be told that that data occurred on that date?
- Liesbeth Visscher – Asked who will pay if the cost will be more than a $150,000?
- Brian McCarthy – Tracking this issue for a while now. Thinks it's a fantastic example of how involving residents can really strengthen the process. Worst outcome. is that this study would come back inconclusive because of a variety of possible conditions. Wanted to confirm that this is about odors that generate complaints from our community at large. Hopes SCS really understands our unique microclimates.
- Tommy Bolea – Commented on Marina's various climates and the way the wind blow. Spoke about the gasses that leach out of the ground at the landfill and noted the landfill is not a looped system. Spoke about global warming.
- Grace Silva-Santella – Thanked Mayor Pro Tem Biala for the confidence that she expressed and to Greg Simmons. Noted several citizens have been involved in this odor issue. Has confidence that

Greg Simmons will be a fabulous citizen representative for us. Spoke about a former council member who brought posted complaints on social media. Supports the motion and moving forward on this and seeing the results.

- Greg Simmons – Involved in an information group and involved early on with the discussions about the odor study. Wasn't sure the study would come to fruition but There's been some good leadership coming out of the city. Noted the work by Brian and Saber we're very professional and very inclined at least for our group, and very open minded. Commented on the RFP and helping to review the proposals and the selection of SCS. Spoke about SCS experience and their scope of work for this project. Expressed his willingness to continue helping if asked.

b. City Council consider adopting **Resolution No. 2022-116**, approving a professional services agreement between the City of Marina and SCS Engineers for environmental services for the odor attribution study project; and authorizing the city manager to execute the agreement on behalf of the City subject to final review and approval by the City Attorney.

Council Questions: None

BIALA/BERKLEY: TO ADOPT RESOLUTION NO. 2022-116, APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MARINA AND SCS ENGINEERS FOR ENVIRONMENTAL SERVICES FOR THE ODOR ATTRIBUTION STUDY PROJECT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY. 5-0-0-0 Motion Passes by Roll Call Vote

Public Comments:

- Tommy Bolea – Expressed concerns that other agencies are not helping to pay the costs for this study. Marina should not be footing the bill.

12. COUNCIL & STAFF INFORMATIONAL REPORTS:

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

b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.

13. ADJOURNMENT: The meeting adjourned at 8:10 P.M.

_____

Anita Sharp, Deputy City Clerk

ATTEST:

_____

Bruce C. Delgado, Mayor

September 27, 2022 Item No. **8e(1)**

Honorable Mayor and Members of the Marina City Council

City Council Meeting of October 6, 2022

CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2022-, APPROVING ADVERTISING AND CALL FOR BIDS FOR THE CITY OF MARINA MUNICIPAL IMPROVEMENTS ON-CALL CONTRACT 2022.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting Resolution No. 2022-, approving advertising and call for bids for the City of Marina Municipal Improvements On-Call Contract 2022.

BACKGROUND:

On November 4, the City Council approved resolution no. 2020-141, awarding the City of Marina Municipal Improvements On-Call Contract to Don Chapin Company of Salinas, California.

On November 18, 2020, the City entered into an agreement with Don Chapins for on-call municipal improvements for an annual contract amount not to exceed $1,000,000, and an option for an additional one (1) year extension with a not to exceed annual funding limit of $1,000,000.

On March 9, 2022, the City executed amendment no. 1 to extend the agreement with Don Chapin for on-call municipal improvements until November 18, 2022.

On call contracts are utilized by agencies to respond to construction emergencies expeditiously and improve project delivery. Also, an on-call municipal improvements contract is similar to a job order contract, which will augment the City staff, and provide a readily available work force to repair existing City's infrastructure, conduct emergency repairs and new construction, as the City deems appropriate for roadways, storm drain systems and other related work. In general, the work consists of repairs, replacement, and construction of concrete and hot mix asphalt pavements, curbs, gutters, sidewalks, sidewalk crossings, curb ramps, cross gutters, dikes, decomposed granite sidewalks, retaining walls, lighting, brick surfacing, paver surfacing, interlocking pavers, catch basins, manholes, installation of pipes and miscellaneous associated work at such times and locations as required.

ANALYSIS:

Having the on-call contract will help the City quickly respond to construction emergencies, and deliver urgent projects on time and possible cost savings. As the process of bidding and selecting the next contractor may take a few months the staff intends to start the process so that when the existing agreement expires the City can immediately enter into a new agreement to prevent any gap for addressing any potential infrastructure improvement/maintenance needs.

FISCAL IMPACT:

This call for bids does not have fiscal impact for the City.

The contract with a successful bidder will be for a term of one (1) year with a not to exceed annual funding limit of $1,000,000. The agreement will include an option for an additional one (1) year extension with a not to exceed annual funding limit of $1,000,000. The total term of this agreement will not exceed two (2) years. The amount of work to be requested during the one year or optional additional year contract period cannot be well defined at the outset. Work shall be issued through Work Orders.

Work orders issued under this contract will be funded through respective approved Capital Improvement Project funding. In the case of emergency repairs, staff will bring a budget appropriation recommendation to City Council for approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The action of approving, advertising and call for bids for the City of Marina Municipal Improvements on Call Contract for repair of existing infrastructure or emergency repair is not a project as defined by the California Environmental Quality Act (CEQA).

CONCLUSION:

This request is submitted for City Council consideration and action.

Respectfully submitted,

_____

Saber Messhenas, E.I.T
Assistant Civil Engineer
City of Marina

REVIEWED/CONCUR:

_____

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

_____

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING ADVERTISING AND CALL FOR BIDS FOR THE CITY OF MARINA MUNICIPAL IMPROVEMENTS ON-CALL CONTRACT 2022.

WHEREAS, on November 4, the City Council approved resolution no. 2020-141, awarding the City of Marina Municipal Improvements On-Call Contract to Don Chapin Company of Salinas, California, and;

WHEREAS, on November 18, 2020, the City entered into an agreement with Don Chapins for on-call municipal improvements for an annual contract amount not to exceed $1,000,000, and an option for an additional one (1) year extension with a not to exceed annual funding limit of $1,000,000, and;

WHEREAS, on March 9, 2022, the City executed amendment no. 1 to extend the agreement with Don Chapin for on-call municipal improvements until November 18, 2022, and;

WHEREAS, on call contracts are utilized by agencies to respond to construction emergencies expeditiously and improve project delivery. Also, an on-call municipal improvements contract is similar to a job order contract, which will augment the City staff, and provide a readily available work force to repair existing City's infrastructure, conduct emergency repairs and new construction, as the City deems appropriate for roadways, storm drain systems and other related work. In general, the work consists of repairs, replacement, and construction of concrete and hot mix asphalt pavements, curbs, gutters, sidewalks, sidewalk crossings, curb ramps, cross gutters, dikes, decomposed granite sidewalks, retaining walls, lighting, brick surfacing, paver surfacing, interlocking pavers, catch basins, manholes, installation of pipes and miscellaneous associated work at such times and locations as required, and;

WHEREAS, having the on-call contract will help the City quickly respond to construction emergencies, and deliver urgent projects on time and possible cost savings. As the process of bidding and selecting the next contractor may take a few months the staff intends to start the process so that when the existing agreement expires the City can immediately enter into a new agreement to prevent any gap for addressing any potential infrastructure improvement/maintenance needs, and;

WHEREAS, this call for bids does not have fiscal impact for the City. The contract with a successful bidder will be for a term of one (1) year with a not to exceed annual funding limit of $1,000,000. The agreement will include an option for an additional one (1) year extension with a not to exceed annual funding limit of $1,000,000. The total term of this agreement will not exceed two (2) years. The amount of work to be requested during the one year or optional additional year contract period cannot be well defined at the outset. Work shall be issued through Work Orders, and;

WHEREAS, work orders issued under this contract will be funded through respective approved Capital Improvement Project funding. In the case of emergency repairs, staff will bring a budget appropriation recommendation to City Council for approval, and;

WHEREAS, the action of approving, advertising and call for bids for the City of Marina Municipal Improvements on Call Contract for repair of existing infrastructure or emergency repair is not a project as defined by the California Environmental Quality Act (CEQA), and;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby approve advertising and call for bids for the City of Marina Municipal Improvements On-Call Contract 2022.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Marina, duly held on the 6th day of October 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

September 28, 2022 Item No. **8g(1)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
October 6, 2022

CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2022-, AWARDING A CONSTRUCTION CONTRACT FOR THE CALIFORNIA AVENUE PEDESTRIAN CROSSING INSTALLATION PROJECT TO MONTEREY PENINSULA ENGINEERING, OF MARINA CA. FOR THE TOTAL BID IN THE AMOUNT OF $404,148.00; ALLOCATING AND APPROPRIATING ADDITIONAL FUNDING IN THE AMOUNT OF $120,000; AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXPEND UP TO AN ADDITIONAL 10% OF THE CONTRACT AMOUNT FOR CONSTRUCTION CONTINGENCIES AND TO EXECUTE ALL CONSTRUCTION CHANGE ORDERS ON BEHALF OF THE CITY; AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUGETARY ENTRIES.

RECOMMENDATION:

It is requested that the City Council consider approving and adopting Resolution 2022- for the following actions:

1. Awarding a construction contract for the California Avenue Pedestrian Crossing Installation Project to Monterey Peninsula Engineering of Marina, CA for the total bid in the amount of $404,148.00; and
2. Allocating and appropriating additional funding in the amount of $120,000 from the Public Facilities Impact Fee Intersection Fund to project HSR2005 for a total project funding of $565,000; and
3. Authorizing the City Manager to execute contract documents, **EXHIBIT A**, subject to final review and approval by the City Attorney; and
4. Authorizing the City Manager or his designee to expend up to an additional 10% of the contract amount for potential construction contingencies and to execute all construction change orders on behalf of the City; and
5. Authorizing the Finance Director to make necessary accounting and budgetary entries.

BACKGROUND:

On May 21, 2019, the City Council adopted Resolution No. 2019-54 receiving and approving the 2019-2021 Capital Improvement Program (CIP). Included in the list of 2019-2021 CIP projects is the California Avenue Pedestrian Crossing Installation project.

The California Avenue Pedestrian Crossing Installation project is identified as a safety improvement due to the Sea Haven Development to allow pedestrian access to the walkway on the west side of California Avenue. This project is identified in the Seaside & Marina Safe Walking & Biking to School Plan.

On November 16, 2021, the City Council passed Resolution No. 2021-119 receiving and approving final budget document for Fiscal Year (FY) 2021-22 and FY 2022-23. FY 2021-22 includes appropriation of $370,000 for additional funding for this project.

Staff issued an on-call service order for the Wallace Group to design and prepare bidding documents (plans, specifications, and estimates) for the proposed pedestrian crossing. After evaluation of the site, a Pedestrian Hybrid Beacon (PHB) was recommended due to vehicular volume and speed limit along California Avenue.

This project includes installation of a crosswalk and two new ADA compliant curb ramps on the south side of the intersection with a PHB and associated electrical system. In addition, work will require conform curb, gutter, and sidewalk, asphalt concrete pavement; pavement markings and striping and associated miscellaneous work for a complete and operational pedestrian crossing in accordance with the project plans and specifications.

On August 16, 2022, the City Council passed Resolution No. 2022-107 approving advertising and calling for bids for the California Avenue Pedestrian Crossing Installation Project. Per City Council's direction the staff is coordinating with Marina Youth Arts for the utility box art and the estimated cost is $1,100 which will be included in the project budget.

ANALYSIS:

On September 27, 2022, six (6) sealed bids were received, opened, and were publicly read via live video feed for the project.

Following is the tabulation of bids received:

Name of Company and Address	Total Bid
Monterey Peninsula Engineering (MPE) Marina, CA	$ 404,148.00
Precision Grade Inc. Salinas, CA	$ 452,997.60
Anderson Pacific Engineering Santa Clara, CA	$ 463,856.00
St. Francis Electric, LLC San Leandro, CA	$ 475,478.00
Don Chapin Co. Salinas, CA	$ 508,077.00
Granite Rock Company San Jose, CA	$532,293.00

The Engineer's Opinion of Probable Construction Cost for this project is $370,000.

FISCAL IMPACT:

Following is the estimated expenditure to execute the project to completion.

Estimated Expense	**Amount**
Construction Contract	$404,148.00
Construction Contingency Allowance (10%)	$ 40,414.80
Construction Management and Inspection Allowance	$ 40,414.80
Project Management, Surveys, Engineering & Misc. Expenses	$ 78,318.34
Total Estimated Expenditure	**$ 563,296.00**

This is an approved CIP project with funding amount of $ 75,000 (FY 2019-2021) and $370,000 (FY 2021-2022) for a total project funding of $445,000.

To award this construction contract, $120,000 is requested to be allocated and appropriated to the project accounts HSR2005. This fund allocation will come from the Public Facilities Impact Fee Intersection Fund which has a current balance of $1,400,000.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City Planning Division determined that this action, awarding a construction contract and executing the Project to be Categorically Exempt under CEQA Guidelines per Article 19, Section 15304, Minor Alterations to Land.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

_____

Elvie Morla-Camacho, P.E., QSD/P
Project Management Services
Wallace Group

REVIEWED/CONCUR:

_____

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

_____

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AWARDING A CONSTRUCTION CONTRACT FOR THE CALIFORNIA AVENUE PEDESTRIAN CROSSING INSTALLATION PROJECT TO MONTEREY PENINSULA ENGINEERING, OF MARINA CA. FOR THE TOTAL BID IN THE AMOUNT OF $404,148.00; ALLOCATING AND APPROPRIATING ADDITIONAL FUNDING IN THE AMOUNT OF $120,000; AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT DOCUMENTS SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXPEND UP TO AN ADDITIONAL 10% OF THE CONTRACT AMOUNT FOR CONSTRUCTION CONTINGENCIES AND TO EXECUTE ALL CONSTRUCTION CHANGE ORDERS ON BEHALF OF THE CITY; AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUGETARY ENTRIES

WHEREAS, on May 21, 2019, the Marina City Council adopted Resolution No. 2019-54 receiving and approving the 2019-2021 Capital Improvement Program (CIP). Included in the list of 2019-2021 CIP projects is the California Avenue Pedestrian Crossing Installation project; and

WHEREAS, the California Avenue Pedestrian Crossing Installation project is identified as a safety requirement due to the Sea Haven Development to allow pedestrian to access the walkway on the west side of California Avenue. This project is identified in the Seaside & Marina Safe Walking & Biking to School; and

WHEREAS, on November 16, 2021, the City Council passed Resolution No. 2021-119 receiving and approving final budget document for Fiscal Year (FY) 2021-22 and FY 2022-23. FY 2021-22 includes appropriation of $370,000 for additional funding for this project; and

WHEREAS, staff issued an on-call service order for Wallace Group to design and prepare bidding documents (plans, specifications, and estimates) for the proposed pedestrian crossing. After evaluation of the site, a Pedestrian Hybrid Beacon (PHB) was recommended due to vehicular volume and speed limit along California Avenue; and

WHEREAS, this project includes installation of a crosswalk and two new ADA compliant curb ramps on the southwest side of the intersection with a PHB and associated electrical system. In addition, work will require conform curb, gutter, and sidewalk, asphalt concrete pavement; pavement marking and striping and associated miscellaneous work for a complete and operational pedestrian crossing in accordance with the project plans and specifications; and

WHEREAS, on August 16, 2022, the City Council passed Resolution No. 2022-107 approving advertising and calling for bids for the California Avenue Pedestrian Crossing Installation Project; and

WHEREAS, this is an approved CIP project with funding amount of $ 75,000 (FY 2019-2021) and $370,000 (FY 2021-2022) for a total project funding of $445,000; and

WHEREAS, the City Planning Division determined that this action, awarding a construction contract and executing the Project to be Categorically Exempt under CEQA Guidelines per Article 19, Section 15304, Minor Alterations to Land; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby:

1. Award a construction contract for the California Avenue Pedestrian Crossing Installation Project to Monterey Peninsula Engineering of Marina, CA for the total bid in the amount of $404,148.00; and
2. Allocate and appropriate additional funding in the amount of $120,000 from the Public Facilities Impact Fee Intersection Fund to project HSR2005 for a total project funding of $565,000; and
3. Authorize the City Manager to execute contract documents, **Exhibit A**, subject to final review and approval by the City Attorney; and
4. Authorize the City Manager or his designee to expend up to an additional 10% of the contract amount for potential construction contingencies and to execute all construction change orders on behalf of the City; and
5. Authorize the Finance Director to make necessary accounting and budgetary entries.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Marina, duly held on the 6th day of October 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

A9 FORM OF CONTRACT

FOR

City of Marina California Avenue Pedestrian Crossing Installation

THIS AGREEMENT, made and entered into this _____ 2022, by and between The City of Marina, a municipal corporation of the State of California, hereinafter called "City of Marina" or "City" and Monterey Peninsula Engineering "Contractor,"

W I T N E S S E T H:

FIRST: Contractor hereby covenants and agrees to furnish and provide all labor, materials, tools, appliances, equipment, plant and transportation, and all other things required or necessary to be furnished, provided or done, and build, erect, construct and complete the work at the time and in the manner provided, and in strict accordance with the plans and specifications therefore, for PROJECT adopted by the Council of the City of Marina on October 6, 2022.

SECOND: It is expressly understood and agreed that this contract consists of the following documents, all of which are incorporated into this agreement and made a part hereof as fully and completely as if set forth herein verbatim, to wit:

a. Accepted Proposal;
b. Proposal Guaranty Bond;
c. Contract Agreement;
d. Performance Bond;
e. Bond for Labor and Material;
f. Proposal Supplement Including an Experience Statement and List of Proposed Subcontractors;
g. These Specifications;
h. The California State Standard Specifications and Standard Details 2018; and
i. Insurance.

THIRD: That said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work embraced and contemplated in this Agreement and as set forth in the Proposal adopted by the City of Marina, a true copy thereof hereto attached, also, for all loss or damage arising out of the nature of said work, or from the action of the elements or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until the acceptance thereof by the City of Marina and for all risk connected with the work, and for well and faithfully completing the work, and the whole thereof, in the manner and according to the said Plans and Specifications and the provisions of this Agreement, and the requirements of the Engineer under them, to wit: The prices as set forth in the Proposal of said Contractor for the work to be constructed and completed under this Agreement, which prices shall be considered as though repeated herein.

FOUR HUNDRED FOUR THOUSAND ONE HUNDRED FORTY-EIGHT DOLLARS

($ 404,148.00)

The undersigned Contractor further agrees to so plan the work and to prosecute it with such diligence that said work, and all of it, shall be completed on or before the expiration of the time specified in the Special Provisions after execution of the contract on behalf of the City of Marina and the receipt from the City of Marina of a notice to proceed with the work.

FOURTH:The City of Marina hereby promises and agrees with said Contractor to employ, and does hereby employ, said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to, for the price aforesaid, and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth in the Specifications; and the said parties, for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

FIFTH: No interest in this agreement shall be transferred by the Contractor to any other party, and any such transfer shall cause the annulment of this contract, so far as the City of Marina is concerned. All rights of action, however, for any breach of this contract are reserved to City.

SIXTH: Contractor shall keep harmless and indemnify the City of Marina, its officers and employees and agents, from all loss, damage, cost or expense that arises or is set up for infringement of patent rights of anyone for use by the City of Marina, its officers, employees or agents, of articles supplied by the Contractor under this contract, of which he is not entitled to use or sell. Contractor agrees to, at his own cost and expense, defend in court the City, its officers, agents and employees, in any action which may be commenced or maintained against them or any of them, on account of any claimed infringement of patent rights, arising out of this agreement.

SEVENTH: The Contractor agrees to immediately repair and replace all defective material and workmanship discovered within one year after acceptance of final payment by Contractor and to indemnify said City of Marina against all loss and damage occasioned by any such defect, discovered within said year, even though the damage or loss may not be ascertained until after the expiration thereof. Provided, however, that if such failure of the Contractor to perform should not, by reasonable diligence, be discoverable or discovered within said one year, then the obligation of the Contractor to repair and replace said defective material or workmanship shall continue until one year after the actual discovery thereof.

EIGHTH: The Contractor agrees at all times during the progress of the work to carry with insurance carriers approved by the City of Marina full coverage workmen's compensation and public liability insurance in the form and to the extent called for in Section 7-1.06 of the Standard Specifications, State of California, 2018 Edition. Such insurance policy shall contain an endorsement that the same shall not be canceled nor the amount of coverage be reduced until at least 30 days after receipt by the City of Marina by certified or registered mail of a written notice of such cancellation or reduction in coverage.

NINTH: Contractor agrees to comply with all applicable federal, state and municipal laws and regulations, including but not limited to California Labor Code Division 2, Part 7, Chapter 1 regarding Public Works and Public Agencies.

TENTH:

ATTORNEY'S FEES. In the event of any controversy, claim or dispute relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

ELEVENTH:

COMPLIANCE WITH PROVISIONS OF LAW.

a) The City is subject to laws relating to public agencies which are part of this contract as though fully set forth herein.

b) Contractor shall comply with City of Marina Municipal Code Chapter 13.02 Local Hiring for Public Works.

c) Contractor shall comply with laws relating to the work.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date first above written.

CONTRACTOR	CITY OF MARINA
By: _____	By: Layne P. Long, City Manager
Print Name: _____	Date: _____
Address: _____	
_____	
Date: _____	

APPROVED AS TO FROM:

By: _____ Heidi Quinn, Interim City Attorney	By: _____
Date: _____	Date: _____

ATTESTED:

By: _____
Anita Shepherd-Sharp
Deputy City Clerk

Date: _____ Resolution No. 2022-_____

September 30, 2022 Item No. **9a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of October 6, 2022

RECOMMENDATION TO OPEN A PUBLIC HEARING, TAKE ANY TESTIMONY FROM THE PUBLIC, AND CONSIDER ADOPTING RESOLUTION NO. 2022- , DETERMINING THAT THE PROPOSED AMENDMENT TO THE UNIVERSITY VILLAGES (NOW THE DUNES ON MONTEREY BAY) TENTATIVE SUBDIVISION MAP (RESOLUTION NO. 2008-209) IS CONSISTENT WITH CERTIFIED EIR (SCH NO. 2004091167) AND ADOPTED UNIVERSITY VILLAGES SPECIFIC PLAN, APPROVING AN AMENDMENT TO THE TENTATIVE SUBDIVISION MAP APPROVED IN 2005 (RESOLUTION NO. 2005-131), SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL,

RECOMMENDATION:

It is recommended that City Council consider:

1. Opening a Public Hearing, taking any testimony from the public;
2. Determine the Tentative Subdivision Map amendment as proposed is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan; and
3. Approve an amendment to the Tentative Subdivision Map originally approved in 2005 (Resolution 2005-131).

BACKGROUND:

At the regular meeting of May 31, 2005, City Council adopted Resolution No. 2005-127, certifying the Environmental Impact Report for the University Village Development Project, Resolution No. 2005-130, approving the University Village Specific Plan, Resolution No. 2005- 131, approving the University Village Tentative Map and Resolution No. 2005-132, approving Sign Program for Regional Retail, Village promenade, Site Plans, Landscaping Plans, Lighting Plans and Building Elevations for Residential Units.

Also in 2005, the City entered into a Development Agreement with Marina Community Partners, LLC (MCP) for the University Villages project. The agreement states that, "As a result of the execution of this Agreement, both Parties can be assured that the Project can proceed without disruption caused by a change in City planning and development policies and requirements, which assurance will thereby reduce the actual or perceived risk of planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project."

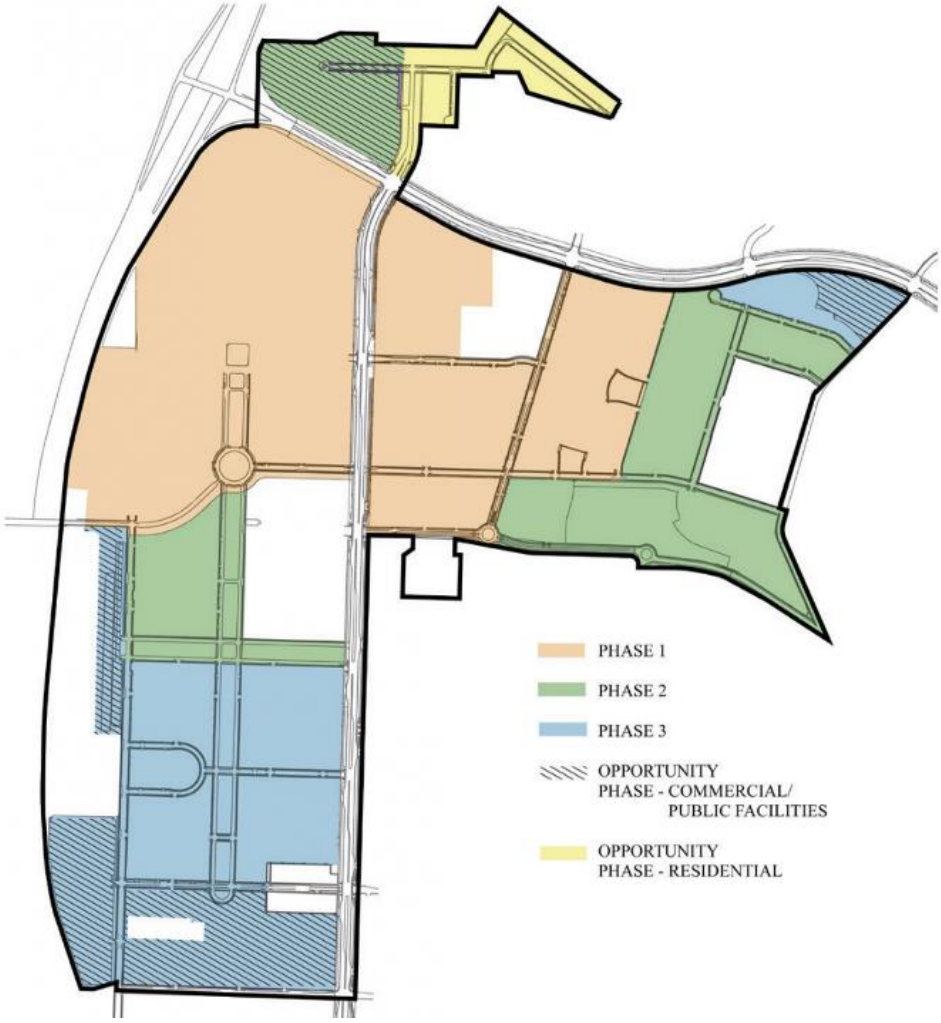
On October 2, 2007, the City Council adopted Resolution No. 2007-229, approving Phase 1C Final Map for The Dunes Development Project Subdivision (formerly University Village) and approving Subdivision Improvement Agreement between City of Marina and Marina Community Partners, LLC, (MCP). This Map and Subdivision Improvement Agreement were never executed and recorded with the Monterey County Recorder's office.

On October 21, 2008, the City Council adopted Resolution No. 2008-209, certifying an addendum to the Environmental Impact Report EIR SCH No. 2004091167, approving an amended tentative map and conditions of approval, revised site plan for the Dunes Phase 1B and revised Project and Tenant Sign Criteria, subject to conditions.

On May 19, 2020, the City Council adopted Resolution No. 2020-53 amending the previously approved tentative map determining that the changes to the project are not substantial, that the changes do not involve any new significant effects or a substantial increase in the severity of the significant effects previously identified in the certified EIR.

ANALYSIS:

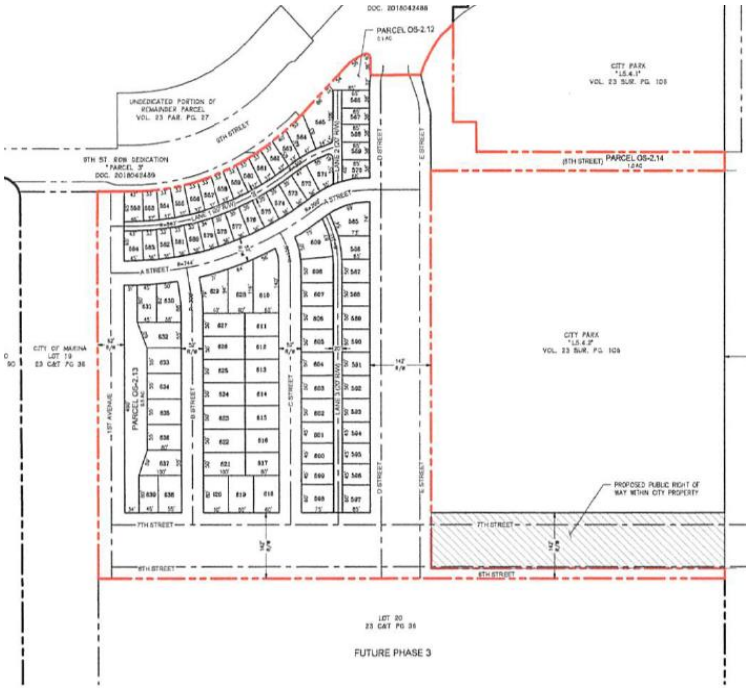
MCP proposes further amendments to the Tentative Subdivision Map initially approved in 2005 and last amended in 2020. The Tentative map amendments correspond to the Phase 2 area west of 2nd Street and Phase 3, not including Opportunity Phases, illustrated below.

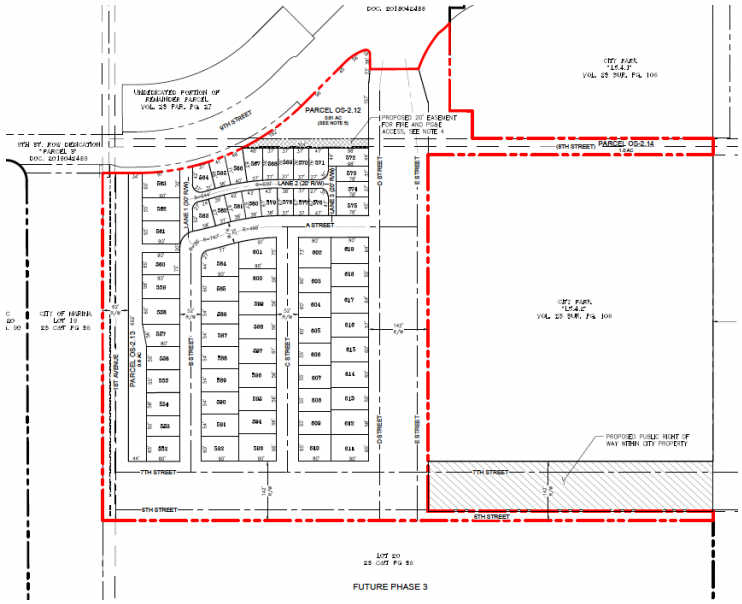


The Specific Plan (Section 5.6) allows for a certain amount of flexibility in response to shifts in market demand determined at the administrative level by the University Villages (Dunes) project manager, or Community Development Director. Municipal Ordinance Chapter 16.08 (Tentative Maps) requires City Council action to approve subdivision maps.

Phase 2 West Tentative Map Amendments

The Tentative Map amendment approved in May 2020 delineated 88 residential lots shown directly below. The proposed amendment to Phase 2 reduces number of residential lots has been reduced from 88 to 68 with Open Space (OS-2.12) located north of the 8th Street alignment west of the linear park.

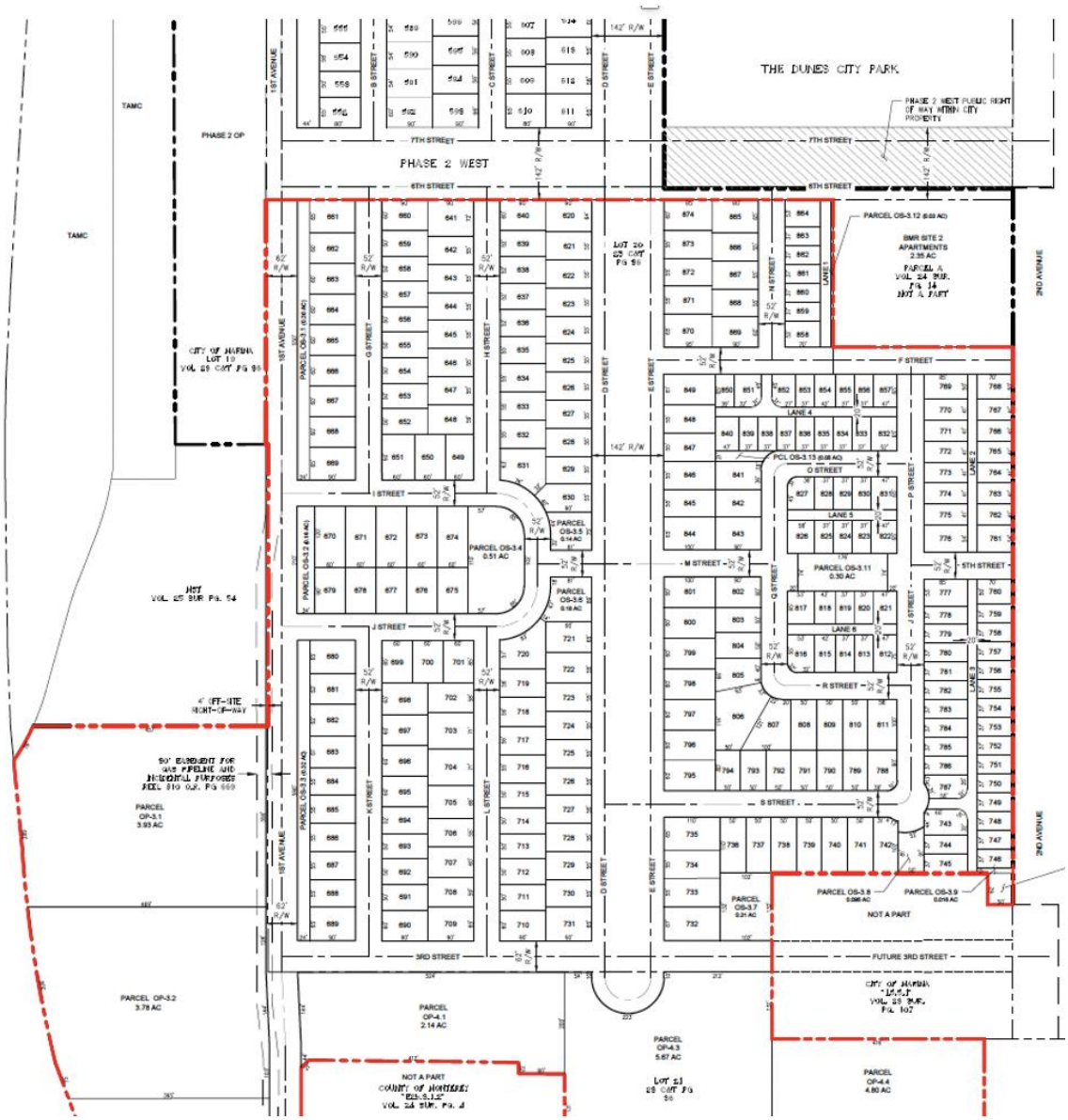




Phase 3 Tentative Map

The Tentative Map amendment approved in May 2020 delineated Lot 20 designated as FUTURE PHASE 3. The proposed Tentative Subdivision Map amendment delineates 255 residential lots for single family and two-family dwelling units, and open space parcels that total 2.48 acres, including Butterfly Park . Policy 2.12 of the Marina General Plan states, "To meet the needs of existing and future Marina residents and persons employed within the City, outdoor park and recreation space shall be provided consistent with the standards of Table 2.2."

Table 2.2 (Park and Recreation Standards) requires 0.2 acres of sub-neighborhood park described as, "small-scale passive and active area for informal play and relaxation close to the place of residence," per approximately 40 housing units. This space may be public or private, may be common open space available only to residents of a specific project, or public and open to all residents within 660 feet of units served.



Based on the Park and Recreation Standard of the General Plan, 1.275 acres of sub-neighborhood area is required. It would appear sufficient acreage is provided and is located within the required proximity. What is not known is how the area will be improved to create small-scale passive and active areas for informal play and relaxation close to residences. Improvement Plans show stormwater retention facilities in most open space areas, and in nearly all of the (Butterfly) park. Such sub-surface improvements may limit the types of amenities that can be installed. Since no appeal was filed of the Commission's actions, per the City's Municipal Code this is the final action on the tree removal permit.

Planning Commission Public Hearing

On September 8, 2022, the Marina Planning Commission considered the proposed amendments to Tree Removal Permits and amendments to the Tentative Subdivision Map amendment approved in 2020. During public comment, Mike Owen addressed the MCP proposal to retain additional trees on site in Phase 3. It was Mr. Owen's position that one of the trees to be retained had no redeeming value and should be removed. Following the close of public hearing, the Planning Commission considered Mr. Owen's opinion, voted unanimously to approve amendments to the Tree Removal permits for Phase 2 West and Phase 3 as summarized below, and voted unanimously to recommend the City Council determine that the Tentative Subdivision Map amendment as proposed is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan and approve an amendment to the Tentative Subdivision Map originally approved in 2005

Tree Removal and Replacement Summary			
	Phase 2 West	**Phase 3 Residential**	**Total Trees (Phases 2W & 3)**
Healthy Trees to be Removed Per Initial Permit Amendment	39	327	**366**
Healthy Trees to be Replaced At a Ratio of 2:1	39 @ 2:1 = 78	327 @ 2:1 = 654	**732**
Less Healthy Trees Now to be Retained	39 – 8 = 31	327 – 28 = 299	**366 – 36 = 330**
Healthy Trees to be Replaced At a Ratio of 2:1	31 @ 2:1= 62	299 @ 2:1 = 598	**660**
Healthy Trees Removed Without Permit	-	7 @ 6:1 = 42	**42**
Total Number of Replacement Trees	**62**	**640**	**702**

(Resolution 2005-131). Staff has since confirmed that the tree Mr. Owen had addressed (Tree #888) is to be removed.

Procedural Requirements

On October 9, 2019, Governor Newsom signed Senate Bill 330 and in doing so declared a statewide housing emergency to be in effect until January 1, 2025. The intent is to streamline the development of housing projects and to further limit the ability of local agencies to deny housing projects. SB 330 further clarifies the Permit Streamlining Act by shortening permit review timeframes and limiting public hearings. This bill prohibits a city or county from conducting more than five (5) hearings, as defined, held pursuant to these provisions, or any other law, ordinance, or regulation requiring a public hearing, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, as defined.

The City Council has participated in two duly noticed public meetings: a study session on May 10, 2022, and a site inspection on June 1, 2022. In order to ensure that the City Council has the opportunity to conduct additional two public hearings on this matter, Staff encouraged the Planning Commission to conclude its deliberations on this matter and make its recommendation to City Council on September 8, 2022, which was accomplished. Additionally, per the Marina Municipal Code, the Planning Commission was the final legislative body to review the tree removal permit. No appeal was filed and therefore the action of the Commission on September 8, 2022, is the final decision of the City of Marina on this portion of the project.

FISCAL IMPACT:

None

CONCLUSION:

This request is submitted for City Council consideration and recommended action.

Respectfully submitted,

_____

Guido Persicone, AICP
Community Development Director
City of Marina

REVIEWED/CONCUR:

_____

Layne Long
City Manager
City of Marina

Attachments:

1. Draft Project Conditions of Approval
2. Amended Tentative Maps for Phases 2 West and Phase 3

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING AN AMENDMENT TO THE UNIVERSITY VILLAGES (NOW THE DUNES ON MONTEREY BAY) TENTATIVE SUBDIVISION MAP (RESOLUTION NO. 2008-209), AND DETERMINING THAT THE AMENDMENT IS CONSISTENT WITH THE CERTIFIED EIR (SCH No. 2004091167) AND UNIVERSITY VILLAGES SPECIFIC PLAN

WHEREAS, at the regular meeting of May 31, 2005, City Council adopted Resolution No. 2005-127, certifying the Environmental Impact Report for the University Villages Development Project, Resolution No. 2005-130, approving the University Villages Specific Plan, Resolution No. 2005-131, approving the University Villages Tentative Map and Resolution No. 2005-132, approving Sign Program for Regional Retail, Village promenade, Site Plans, Landscaping Plans, Lighting Plans and Building Elevations for Residential Units; and

WHEREAS, at the regular meeting of October 2, 2007, the City Council adopted Resolution No. 2007-229, approving Phase 1C Final Map for The Dunes Development Project Subdivision (formerly University Village) and approving Subdivision Improvement Agreement between City of Marina and Marina Community Partners, LLC, (MCP). This Map and Subdivision Improvement Agreement were never executed and recorded with the Monterey County Recorder's office; and

WHEREAS, at the regular meeting of October 21, 2008, the City Council adopted Resolution No. 2008-209, certifying an addendum to the Environmental Impact Report EIR SCH No. 2004091167, approving an amended tentative map and conditions of approval, revised site plan for the Dunes Phase 1B and revised Project and Tenant Sign Criteria, subject to conditions; and

WHEREAS, at the regular meeting of December 17, 2019, the City Council adopted Resolution No. 2019-140 approving an Operating Agreement for the Dunes on Monterey Bay, including but not limited to, the Specific Plan, Development Agreement, the Schedule of Performance, and the 2019 project pro formas; and,

WHEREAS, Marina Community Partners (MCP) proposed amendments to the previously approved Tentative Map for Phase 3 residential area of the Dunes on Monterey Bay; and

WHEREAS, the modifications proposed and the circumstances under which the modifications would be carried out do not require substantial changes to the previous EIR due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant effects. In addition, there is no new information of substantial importance that would require a subsequent EIR, Supplemental EIR or Negative Declaration/Mitigated Negative Declaration in accordance with Section 15162(a)(3) of the California Environmental Quality Act and "The Rules to Implement the California Environmental Quality Act of 1970".

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby:

1. Determine the Tentative Subdivision Map amendment as proposed is consistent with the certified EIR (SCH No. 2004091167) and adopted University Villages Specific Plan;
2. Approve an amendment to the Tentative Subdivision Map originally approved in 2005 (Resolution 2005-131), amending residential lots, open space and roadways in Phase 2 West, and creating 255 residential lots, open space and roadways in Phase 3 Residential; and

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting held on the 6th day of October 2022, by the following vote:

AYES, COUNCIL MEMBERS:
NOES, COUNCIL MEMBERS:
ABSENT, COUNCIL MEMBERS:
ABSTAIN, COUNCIL MEMBERS:

_____
Bruce Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

UNIVERSITY VILLAGES
AMENDED TENTATIVE SUBDIVISION MAP
CONDITIONS OF APPROVAL

General Conditions

1. All final maps filed pursuant to this approval shall, in the opinion of the City, be in substantial compliance with the referenced Tentative Map on file in the offices of the City of Marina.

2. The University Villages Specific Plan proposes numerous areas that will be held incommon ownership amongst all property owners. The Specific Plan proposes both a Lighting and Landscaping District (LLD) and a Homeowners Association (HOA) to maintain and manage the common areas. As part of any Final Map application, the Applicant shall submit HOA By-Laws, and Conditions, Covenants & Restrictions (CC&R's) establishing the HOA and defining its maintenance responsibilities, for review and approval by the City Attorney or his/her designee prior to the approval of the Final Map. The CC&R's shall contain provisions for the management and maintenance by a Homeowners Association of all lanes and internal streets and pedestrian way landscaping. All other common areas, including parks and open space, medians and parkways, storm drains and street lighting, shall be maintained by a Community Facilities District (CFD) in lieu of an LLD. Said CFD shall be established prior the City being obligated to accept any easement or right-of-way and prior to the City's acceptance of public infrastructure improvements.

3. Prior to approval of the first Final Map, the developer shall execute a subdivision improvement agreement and bond for all public improvements. The subdivision improvement agreement will provide that the City shall not be obligated to accept any easement or right-of-way and shall not accept public infrastructure improvements prior to the establishment of the CFD required by Condition herein.

4. The developer shall pay all required Development Impact Fees in accordance with the approved Development Agreement.

5. The developer shall provide proof of payment to outside utility providers of all required service and connection fees in accordance with the Development Agreement.

6. Prior to the issuance of any Grading or Building Permit, the applicant shall submit for staff review and approval a Construction Dust Control Plan in accordance the approved EIR Mitigation Monitoring Program for dust control.

7. Prior to issuance of a Grading Permit, offsite grading and/or encroachment permits shall be obtained from any affected agencies or parties.

8. Prior to approval of a Final Map the Applicant shall comply with the requirements of Government Code section 66473.7.

Geologic Report

9. Prior to approval of any Final Map, Parcel Map or Grading Plan, the developer shall submit a geotechnical report that addresses soil and foundation requirements and considers any prior grading on the site and addresses conditions as they will exist at the time of building and infrastructure construction. Improvement and Grading Plans shall comply with all recommendations, conditions and conclusions contained in the report. The Geotechnical Consultant shall review all fieldwork, including but not limited to, excavation, placing and compacting of fill, trenching and backfill, and paving.

10. The Geotechnical Engineer of record for this project shall be responsible for the evaluation of conditions. If retaining walls are greater than 6' in height the Geotechnical Engineer of record shall be responsible for the evaluation of all slope gradients on the Rough Grading Plan, and/or the Grading plan to confirm the slopes are appropriately designed.

Improvement Plans

11. Prior to recordation of any Final Map or Parcel Map, improvement plans shall be submitted for any and all public and private infrastructure improvements required to be constructed in accordance with the approved Tentative or Tentative Parcel Map for the subdivision. Said improvement plans shall be submitted to the City Engineer or his/her designee for approval and shall show all infrastructure necessary to serve that subdivision, including but not limited to grading, streets, storm drainage, sanitary sewer, potable water, reclaimed water, landscaping, streetlights, electricity, telephone, cable television, traffic signals, signing and striping, erosion and sedimentation control facilities. Final improvement plans shall be accompanied by electronic files for use in updating City base maps.

12. New streetlights shall be required on all streets as part of the public improvements. The final design of streetlights shall be subject to approval of the City Engineer and shall be designed in conformance with the Specific Plan. Additionally, security lights shall be installed at neighborhood parks, open spaces and along trails and bike paths. The Applicant shall submit lighting plans including photometric calculations as part of the public improvement plans for review and approval by the City Engineer of his/her designee. New streetlights will be owned, maintained and repaired by the LLD / CFD.

13. The design of Improvement Plans specific to existing and proposed tree locations shall be coordinated with the landscape architect and engineer.

Engineering/Public Works

14. The Applicant shall dedicate land as necessary to construct any public improvements.

15. All retaining walls holding a surcharge shall be submitted and reviewed through a Building Permit.

16. All homes fronting 1st Avenue shall relinquish abutters rights due to excessive grades preventing driveway access to 1st Avenue.

17. Prior to approval of the first Final Map, the applicant shall submit a program for the timing scheduling of the street, bike path and lane improvements.

18. The Developer shall improve and dedicate to the City the linear park along the future General Stillwell Avenue (to be renamed), consistent with the concept set forth in the Specific Plan.

19. Grading along the linear park shall not exceed a cross-slope of 5% to allow the trail system and amenities to be constructed without constraints.

20. All public and/or private walkways shall be designed, installed and maintained in compliance with ADA standards.

Storm Water

21. Prior to approval of Improvement Plans, a Storm Drainage Report and Plan that is consistent with the drainage concepts included in the University Villages Specific Plan shall be submitted for review and approval. The Plan shall include drainage calculations, drainage plans, and landscaping plans for permanent proposed retention basins (if any), and a program for ongoing maintenance of storm drain facilities by the LLD/ CFD to be formed by the Applicant.

22. Prior to the issuance of a Grading Permit, appropriate best management practices shall be identified and approved by the City Engineer or by his/her designee to minimize the impacts of storm water runoff during construction.

23. Stormwater retention systems shall be constructed/installed to allow proposed improvements (e.g., Trees, Play Structures, Public Amenities) to be constructed on top of such systems.

Sanitary Sewer

24. Prior to recordation of any Final Map, the applicant shall submit verification from the Monterey Regional Water Pollution Control Agency to the City of Marina that adequate wastewater treatment capacity exists to serve the University Villages project.

25. Prior to recordation of any Final Map, the applicant shall execute as necessary a Construction and Transfer of Water, Recycled Water, and Sewer Agreements with the Marina Coast Water District MCWD) and the City of Marina Public Works Department.

Dry Utilities (Electric, Cable, and Telephone)

26. Unless equipment is required to be above ground, all utilities shall be placed underground as approved by the City Engineer or by his/her designee. Any equipment above ground shall be screened with landscaping as required by the City Engineer or by his/her designee.

Public Safety

27. Fire lanes shall be provided and designated at strategic locations throughout the development for access to greenbelt and open space areas as required by the Fire Chief and Public Safety Department Director.

28. Prior to issuance of a Grading Permit, the applicant shall gain approval from the Fire Chief for the appropriate fire access and fire hydrant(s).

29. Prior to construction, appropriate fire hydrant locations and fire access shall be in place and operational as required by the Fire Chief for the specific building location.

30. Prior to approval of Improvement Plans, the plans shall show one wireless 802.11b streetlight standard mounted transmitter/repeater for every two hundred residences at locations subject to review and approval by the Fire Chief.

31. Driveway entrances, emergency access improvements and parking lot radius within the development shall be designed to the satisfaction of the Marina Fire Department.

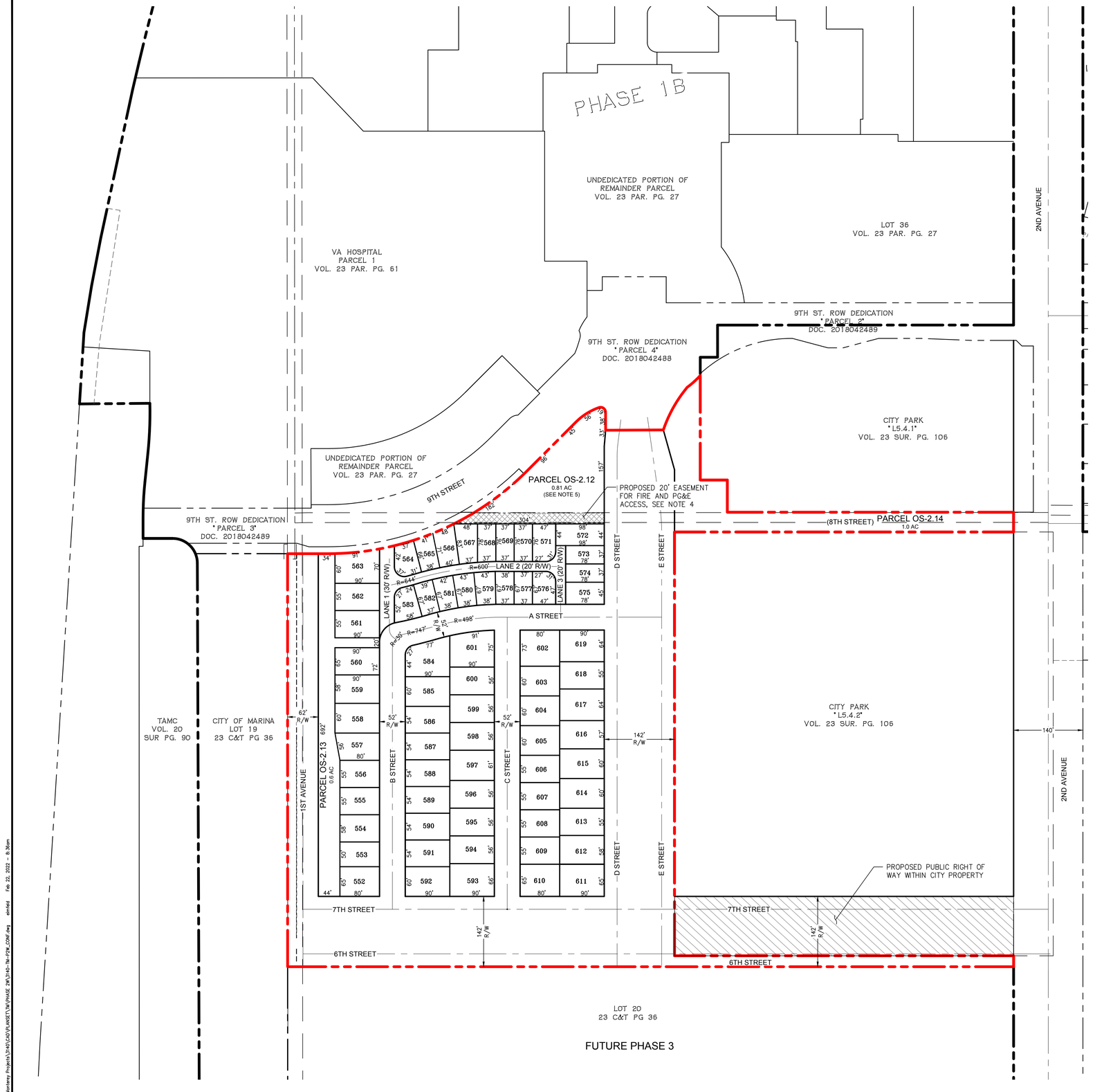
Building

32. Prior to issuance of a Building Permit, building pads shall be certified by a licensed civil engineer or land surveyor for elevation and by a licensed geotechnical engineer for compaction.

City Attorney

33. The Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition. As a further condition of approval, the Applicant shall agree that in the event the City initiates any legal action or suit to enforce any condition of approval contained herein, the prevailing party shall be entitled to recover from the losing party reasonable expenses including attorney fees, court costs, and administrative costs including but not limited to staff time and consultants' fees. Within 21 days of the Council's action on the subject permits and approvals the Applicant shall have prepared and submitted an agreement incorporating the above terms acceptable to the City Attorney.

34. Any tree removal within the revised Tentative Map area shall be subject to conditions of approval established by the Planning Commission's approval of a Tree Removal Permit on September 8, 2022



LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
SUBJECT PROPERTY LINE		
UNIVERSITY VILLAGES SPECIFIC PLAN BOUNDARY		
ADJACENT PROPERTY LINE		
EASEMENT LINE		
CENTER LINE		
LOT LINE		

PROJECT DESCRIPTION

UNIVERSITY VILLAGES SPECIFIC PLAN IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 2 WEST IS A 18.5 ACRE PORTION OF THE UNIVERSITY VILLAGES PROJECT AND INCLUDES APPROXIMATELY 1.5 ACRES OF PARKS/OPEN SPACE; 7.0 ACRES OF RESIDENTIAL USES; AND 9.0 ACRES OF STREET AND LANE RIGHT-OF-WAY.

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY THE DAHLIN GROUP.

NOTES:

1. ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS
2. THIS SHEET IS PREPARED TO DEMONSTRATE CONFORMANCE TO THE AMENDED TENTATIVE MAP FOR UNIVERSITY VILLAGES – PHASE 2 WEST APPROVED BY CITY COUNCIL ON OCTOBER 2, 2008 AND MAY 19, 2020.
3. STREET SECTIONS ARE CONSISTENT TO THE APPROVED TENTATIVE MAP.
4. PROVIDE 20-FOOT CLEAR ZONE FOR EASEMENT TO INCLUDE 8-FOOT SIDEWALK WITH 4-FOOT DECOMPOSED GRANITE SURFACE ON EACH SIDE. PROVIDE DRIVEWAY ACCESS FROM D STREET WITH REMOVABLE BOLLARDS FOR FIRE AND PG&E ACCESS.
5. SURFACE RUNOFF FROM ROADWAY MAY BE DIRECTED TO A BIO-RETENTION POND LOCATED WITHIN THE OPEN SPACE PARCEL. THE DESIGN OF THE BIO-RETENTION POND MAY INCLUDE A COMBINATION OF A SURFACE POND COMBINED WITH AN UNDERGROUND CHAMBER SYSTEM.

PARCEL SUMMARY

USE	PARCEL	ACREAGE
SINGLE FAMILY LOTS	LOTS 552-623	6.96
CITY PARK	PARCEL OS-2.14	1.04
OPEN SPACE	PARCEL OS-2.12	0.81
	PARCEL OS-2.13	0.65
	SUB-TOTAL	1.46
STREET RIGHT-OF-WAY	ALL STREETS	8.71
LANE RIGHT-OF-WAY	LANE 1 - LANE 3	0.33
TOTAL TENTATIVE MAP ACREAGE		18.50
OFF-SITE RIGHT-OF-WAY	6TH & 7TH AVE	1.89

SINGLE FAMILY LOT SUMMARY

TYPE	LOTS	QUANTITY
DUET (37'x65')	LOTS 564 - 583	20
SMALL LOT STANDARD (50'x80')	LOTS 552 - 557, 584 - 592, 602 - 610	24
LARGE LOT (55'x90')	LOTS 558 - 563, 593 - 601, 611 - 619	24
TOTAL SINGLE FAMILY LOTS		68

100 0 100 200 300 Feet

SCALE: 1" = 100'

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Civil Engineering
Land Surveying
Whitson ENGINEERS
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

1	11/18/2020	APH	CITY SUBMITTAL
2	3/2/2021	APH	CITY COMMENTS
3	2/22/2022	APH	LOTTING REVISION

SUBSTANTIAL COMPLIANCE EXHIBIT UNIVERSITY VILLAGES - PHASE 2 WEST

LOTS & PARCELS

MARINA, CALIFORNIA

SCALE: 1" = 100'
DRAWN: EI
JOB No.: 3140.18
SHEET L-1
OF 1

AMENDED TENTATIVE MAP
FOR
UNIVERSITY VILLAGES - PHASE 3
MARINA, CALIFORNIA

ATTACHMENT 1
Second resubmittal 03.28.22

PROJECT DESCRIPTION

UNIVERSITY VILLAGES SPECIFIC PLAN IS A 337.8 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 3 IS A 76.6 ACRE PORTION OF THE UNIVERSITY VILLAGES PROJECT AND INCLUDES APPROXIMATELY 2.5 ACRES OF OPEN SPACE; 26.4 ACRES OF RESIDENTIAL USES; AND 20.8 ACRES OF STREET AND LANE RIGHT-OF-WAY.

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY THE DAHLIN GROUP.

SHEET INDEX

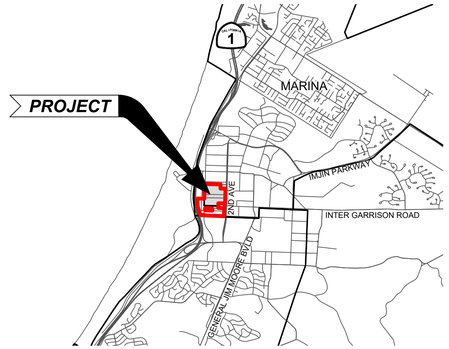
SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	DETAILS & SECTIONS
C-3	BOUNDARY MAP EXHIBIT
L-1	LOTS & PARCELS - NORTH
L-2	LOTS & PARCELS - SOUTH
GR-1	GRADING AND DRAINAGE PLAN - NORTH
GR-2	GRADING AND DRAINAGE PLAN - SOUTH
U-1	WATER & RECYCLED WATER PLAN - NORTH
U-2	WATER & RECYCLED WATER PLAN - SOUTH
U-3	SANITARY SEWER PLAN - NORTH
U-4	SANITARY SEWER PLAN - SOUTH

PARCEL SUMMARY

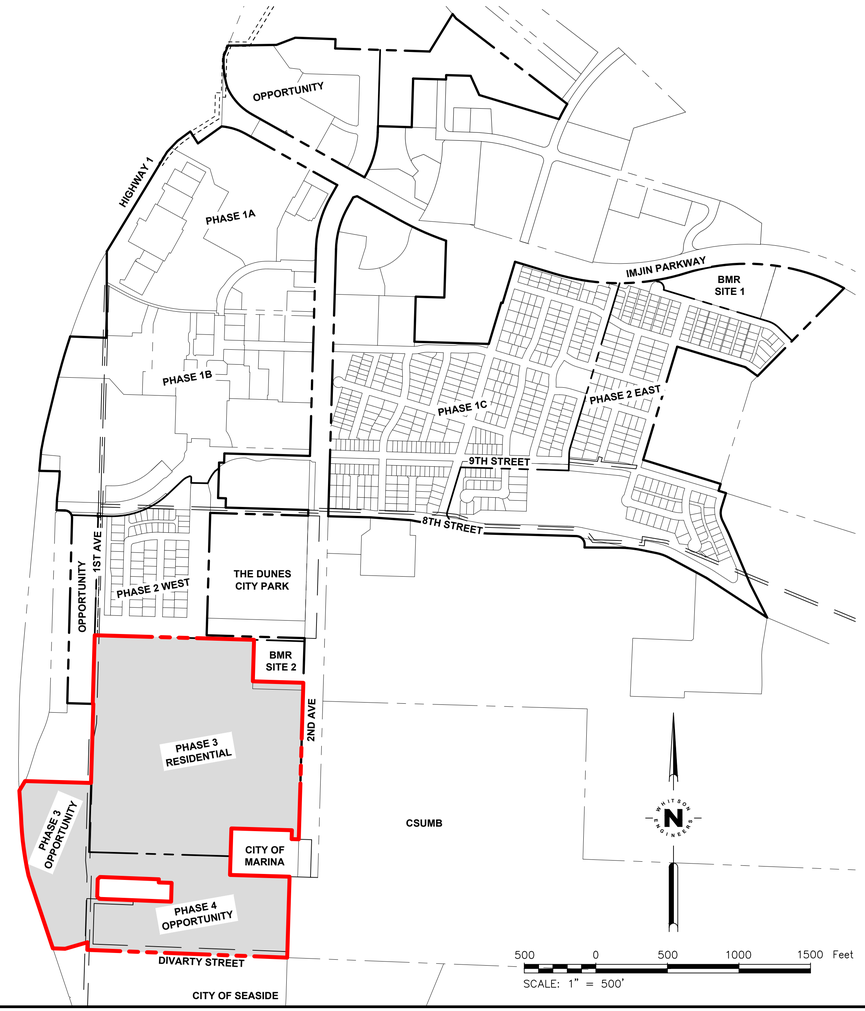
USE	PARCEL	ACREAGE
SINGLE FAMILY LOTS	LOTS 624-874	26.41
OPEN SPACE/ACCESS	PARCEL OS-3.1	0.30
	PARCEL OS-3.2	0.16
	PARCEL OS-3.3	0.32
	PARCEL OS-3.4	0.51
	PARCEL OS-3.5	0.14
	PARCEL OS-3.6	0.18
	PARCEL OS-3.7	0.31
	PARCEL OS-3.8	0.10
	PARCEL OS-3.9	0.02
	PARCEL OS-3.10	0.07
	PARCEL OS-3.11	0.30
	PARCEL OS-3.12	0.03
	PARCEL OS-3.13	0.05
	SUB-TOTAL	2.48
STREET RIGHT-OF-WAY	ALL STREETS	19.82
LANE RIGHT-OF-WAY	LANE 1 - LANE 6	1.00
OPPORTUNITY PHASE 3	PARCEL OP-3.1-3.3	10.75
OPPORTUNITY PHASE 4	PARCEL OP-4.1-4.4	16.12
TOTAL TENTATIVE MAP ACREAGE		76.58
OFF-SITE RIGHT-OF-WAY	1ST AVENUE	0.05
	3RD STREET	0.67

SINGLE FAMILY LOT SUMMARY

TYPE	LOTS	QUANTITY
DUET (37'x65')	743-787, 812-840, 850-864	89
SMALL LOT STANDARD (50'x80')	631-640, 649-660, 690-701, 710-720, 736-742, 788-794, 802-811, 841-843, 865-869	77
SMALL LOT STANDARD (55'x90')	620-630, 641-648, 661-689, 702-709, 721-735, 795-801, 844-849, 870-874	89
TOTAL SINGLE FAMILY LOTS		255



VICINITY MAP
SCALE: 1" = 5000'



ABBREVIATIONS

±	PLUS OR MINUS; APPROX	EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
@	AT	FC	FACE OF CURB	R	RADIUS
APPROX	APPROXIMATE	FF	FINISHED FLOOR	R.C.	RELATIVE COMPACTION
BC	BEGIN CURVE	FG	FINISHED GRADE	RT	RIGHT
BVC	BEGIN VERTICAL CURVE	FL	FLOWLINE	R/W	RIGHT OF WAY
C&G	CURB AND GUTTER	FS	FINISHED SURFACE	RW	RECYCLED WATER
CGSW	CURB, GUTTER AND SIDEWALK	GB	GRADE BREAK	RWL	RAIN WATER LEADER
℄	CENTERLINE	HP	HIGH POINT	SD	STORM DRAIN
CO	CLEANOUT	HORIZ.	HORIZONTAL	SS	SANITARY SEWER
CONC	CONCRETE	INV	INVERT	STA	STATION
CONST	CONSTRUCT	LF	LINEAR FEET	SW	SIDEWALK
CONT	CONTINUOUS	LP	LOW POINT	TBM	TEMPORARY BENCH MARK
DI	DRAIN INLET	LT	LEFT	TYP	TYPICAL
DIA	DIAMETER	MATCH	MATCH EXISTING GRADE	UG	UNDERGROUND
DS	DOWNSPOUT	MAX	MAXIMUM	UNKN	UNKNOWN
EC	END CURVE	MH	MANHOLE	VAR	VARIES
EG	EXISTING GRADE	MIN	MINIMUM	VERT.	VERTICAL
ELEV	ELEVATION	O.C.	ON CENTER	W	WATER
EQ.	EQUAL	OG	ORIGINAL GROUND	WM	WATER METER
ETW	EDGE OF TRAVELED WAY	PC	POINT OF CURVATURE	WV	WATER VALVE
EVC	END VERTICAL CURVE	P.O.C.	POINT OF CONNECTION	XFMR	TRANSFORMER
E.W.	EACH WAY	PRC	POINT OF REVERSE CURVATUR		

LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR		100
SUBJECT PROPERTY LINE		
UNIVERSITY VILLAGES SPECIFIC PLAN BOUNDARY		
ADJACENT PROPERTY LINE		
EASEMENT LINE		
CENTER LINE		
LOT LINE		
SPOT GRADE	+ 144.1	+ 928.30
DIRECTION/SLOPE OF FLOW	0.5%	(0.5% ±)
TREE		12" OAK
STORM DRAIN MAIN	SD	SD
STORM DRAIN MANHOLE		
CATCH BASIN		
DRAIN INLET		
SANITARY SEWER MAIN	8" SS	8" SS
SANITARY SEWER MAIN TO BE REMOVED		8" SS
SANITARY SEWER MANHOLE		
WATER MAIN (ZONE A)	8" W	8" W
WATER MAIN TO BE REMOVED		8" W
RECYCLED WATER MAIN	8" RW	8" RW
PRESSURE REDUCING VALVE		
UTILITY CONNECTION POINT		
UNDERGROUND STORM CHAMBER		
PAD ELEVATION	P-XXX.X	

GENERAL NOTES

1. OWNER/DEVELOPER/SUBDIVIDER: MARINA COMMUNITY PARTNERS, LLC
2. PLANNER: DAHLIN GROUP, 2671 CROW CANYON ROAD, SAN RAMON, CA 94583
3. CIVIL ENGINEER: WHITSON ENGINEERS, 6 HARRIS COURT, MONTEREY, CA 93940
4. GEOTECHNICAL ENGINEER: BERLOGAR STEVENS & ASSOCIATES, 1220 QUARRY LANE, SUITE C, PLEASANTON, CA 94566
5. UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC., 2625 CROW COURT, ANTIOCH, CA 94509
6. LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES, 700 YGNACIO VALLEY ROAD, SUITE 275, WALNUT CREEK, CA 94596
7. ASSESSOR'S PARCEL NUMBERS: 031-221-015 (PORTION)
8. SITE AREA: 76.58 +/- ACRES
9. GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL, RETAIL/SERVICE, PARKS AND RECREATION
10. CURRENT LAND USE: VACANT
11. CURRENT ZONING: SPECIFIC PLAN-UNIVERSITY VILLAGE (SP-UV)
12. PROPOSED LAND USE: UNIVERSITY VILLAGE RESIDENTIAL, OFFICE RESEARCH, RETAIL/SERVICE, AND PARKS/OPEN SPACE.
13. UTILITIES:
    - SANITARY SEWER/POTABLE WATER/RECYCLED WATER: MARINA COAST WATER DISTRICT, 11 RESERVATION ROAD, MARINA, CA 93933
    - STORM DRAIN: SPECIAL DISTRICT
    - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC, 401 WORK STREET, SALINAS, CA 93901
    - TELEPHONE: AT&T, 2160 CALIFORNIA AVENUE, SUITE B, SAND CITY, CA 93955
    - CABLE COMPANY: COMCAST CABLE, 2455 HENDERSON WAY, MONTEREY, CA 93940
    - FIRE: MARINA FIRE DEPARTMENT, 211 HILLCREST AVENUE, MARINA, CA 93933
14. THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
15. ALL GRADING SHALL BE DONE IS CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE DESIGN LEVEL GEOTECHNICAL INVESTIGATION REPORT FOR THE DUNES - PHASE 3, PREPARED BY BERLOGAR STEVENS & ASSOCIATES DATED AUGUST 31, 2021.
16. UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
17. FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
18. APPROVAL OF THIS TENTATIVE MAP ALLOWS FOR FURTHER SUBDIVISION INTO CONDOMINIUM UNITS AS PROVIDED IN SECTION 66424 AND 66427 OF THE SUBDIVISION MAP ACT.
19. ALL EXISTING EASEMENTS AS SHOWN ON THESE PLANS ARE TO REMAIN UNLESS OTHERWISE NOTED. NEW EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES. PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED WITHIN PUBLIC RIGHT-OF-WAYS.
20. TOPOGRAPHY SHOWN IS BASED ON AN AERIAL SURVEY BY WHITSON ENGINEERS, FLOWN IN OCTOBER 2019. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) WITH TIES TO NATIONAL GEODETIC SURVEY CONTROL STATIONS GU3210 AND GU2130.
21. REIMBURSABLE UTILITY COSTS TO BE ADDRESSED AS PART OF THE UNIVERSITY DEVELOPMENT AGREEMENT.
22. FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
23. ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ★ ANDREW P. HUNTER ★ No. 67730 ★ CIVIL ★ STATE OF CALIFORNIA

SUBMITTAL / REVISION

1	9/3/2021 APH	FIRST SUBMITTAL
2	3/24/2022 APH	SECOND SUBMITTAL

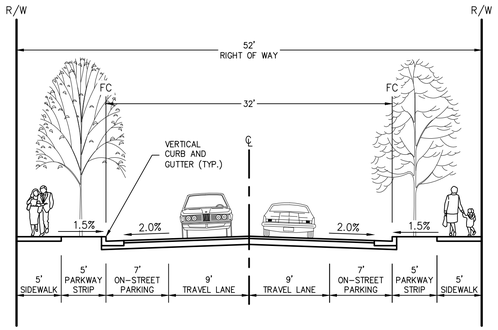
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3
Marina, California
APN: 031-221-015
TITLE SHEET

SCALE:	AS NOTED
DRAWN:	IPB
JOB No.:	3140.22

SHEET C-1 OF 11

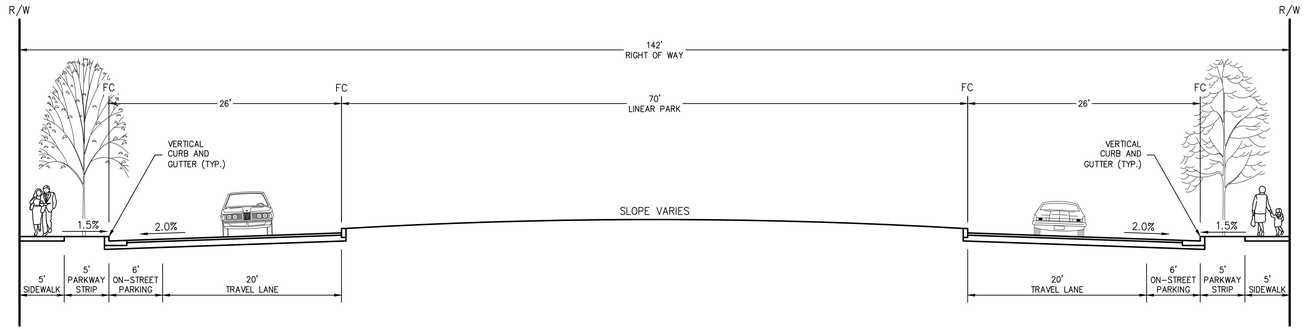
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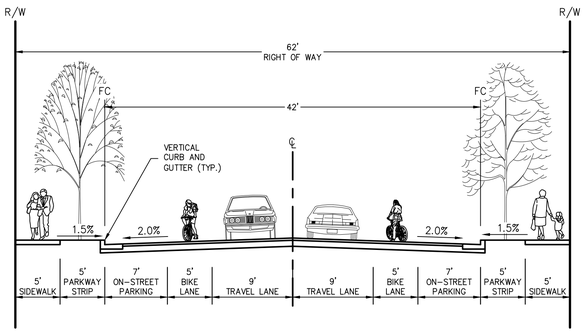
NEIGHBORHOOD STREET

5TH STREET, F STREET, G STREET, H STREET, I STREET,
J STREET, K STREET, L STREET, M STREET, N STREET,
O STREET, P STREET, Q STREET, R STREET, S STREET
NOT TO SCALE



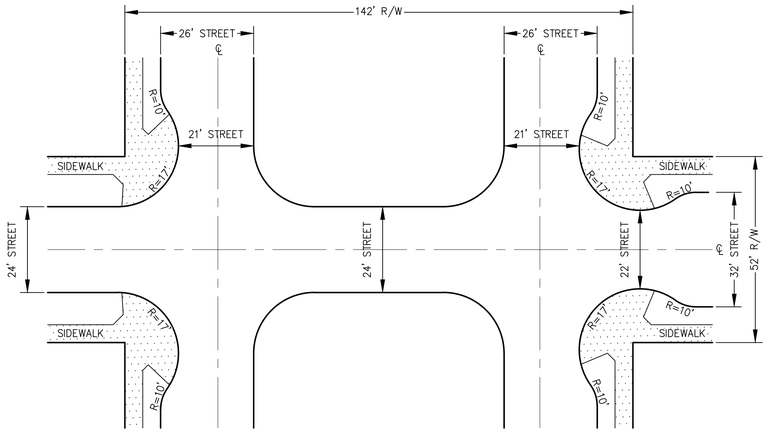
ONE-WAY LINEAR PARK

STREET D, STREET E
NOT TO SCALE



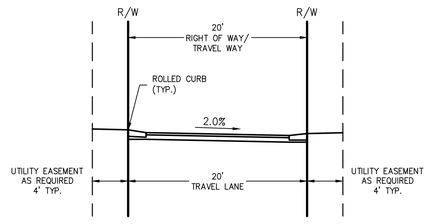
NEIGHBORHOOD STREET WITH BIKE LANES

1ST AVENUE, 3RD STREET, DIVARTY STREET
NOT TO SCALE



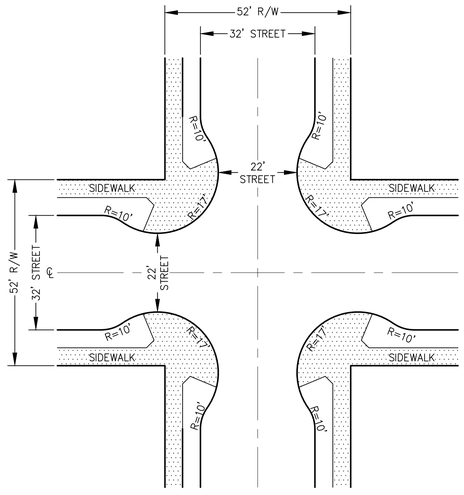
LINEAR PARK CROSSING INTERSECTION DETAIL

NOT TO SCALE



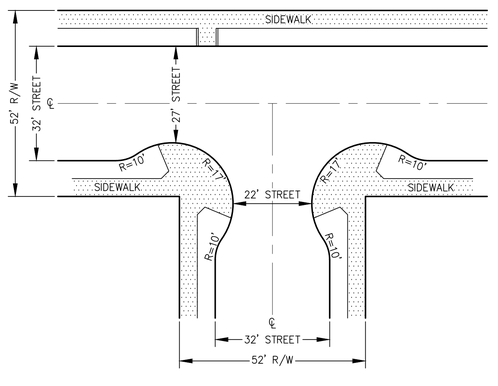
TYPICAL LANE SECTION

LANE 1, 2, 3, 4, 5, 6
NOT TO SCALE



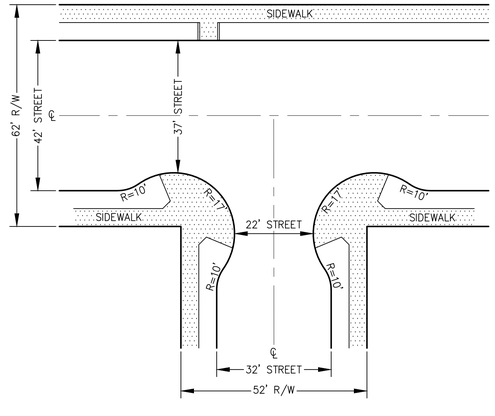
TYPICAL 4-WAY INTERSECTION DETAIL

NOT TO SCALE



TYPICAL T-INTERSECTION DETAIL 52' R/W

NOT TO SCALE



TYPICAL T-INTERSECTION DETAIL 62' R/W

NOT TO SCALE

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2	3/24/2022 APH	SECOND SUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

APN: 031-221-015

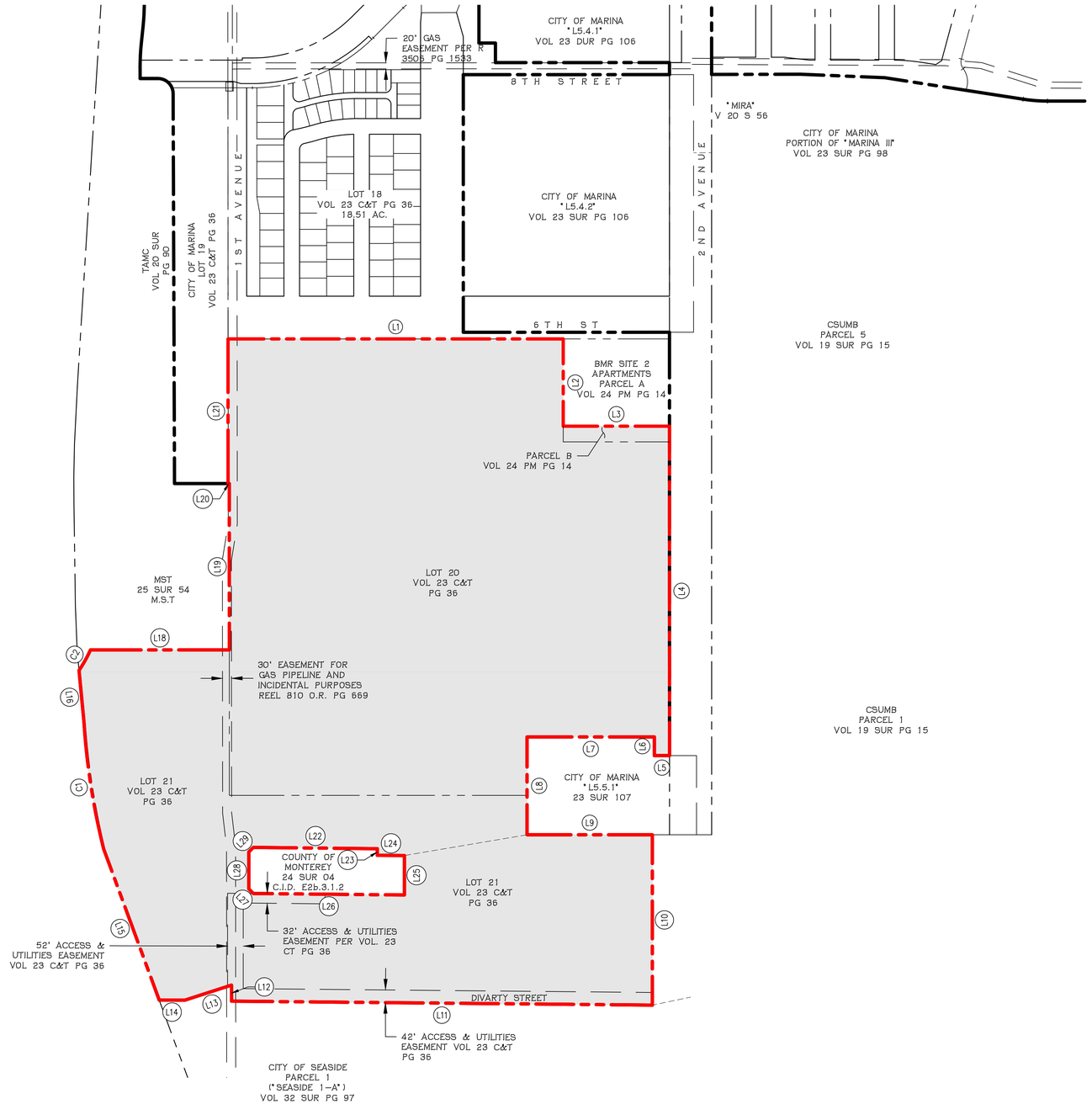
DETAILS & SECTIONS

SCALE:	NONE
DRAWN:	IPB
JOB No.:	3140.22

SHEET
C-2
OF 11

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0 1 2 INCHES 3



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	10°34'48"	2314.11	427.31
C2	9°36'24"	465.00	77.97
L1	S88°20'00"E		1113.65
L2	S01°40'00"W		290.00
L3	S88°20'00"E		353.00
L4	S01°40'00"W		1094.37
L5	N88°20'00"W		50.31
L6	N01°40'00"E		62.00
L7	N88°20'00"W		423.00
L8	S01°40'00"W		325.00
L9	S88°20'00"E		416.26
L10	S01°40'00"W		565.88
L11	N87°47'30"W		1398.14
L12	N01°35'17"E		53.30
L13	S73°46'23"W		162.31
L14	N88°08'20"W		85.78
L15	N18°30'18"W		535.64
L16	N03°47'47"W		171.41
L18	S88°21'00"E		461.27
L19	N01°39'00"E		552.71
L20	N88°21'00"W		4.03
L21	N01°39'37"E		480.40
L22	S87°44'00"E		411.76
L23	S01°50'00"W		22.02
L24	S87°58'00"E		90.34
L25	S01°40'00"W		131.13
L26	N87°46'00"W		502.04
L27	N43°03'00"W		21.32
L28	N01°40'00"E		123.08
L29	N46°58'00"E		21.10

LEGEND

- TENTATIVE MAP BOUNDARY
- SPECIFIC PLAN BOUNDARY
- (20) COURSE #

200 0 200 400
SCALE: 1" = 200'

0 1 2 INCHES 3

\\fs02071\T Drive\Monterey Projects\3140\CAD\PLANSET\TM\PHASE 3\3140-TM-P3_C-3.dwg dhunter Mar 24, 2022 - 2:00pm

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AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

APN: 031-221-015

BOUNDARY MAP EXHIBIT

SCALE: 1" = 200'
DRAWN: IPB
JOB No.: 3140.22
SHEET C-3 OF 11

THE DUNES CITY PARK

PHASE 2 WEST PUBLIC RIGHT OF WAY WITHIN CITY PROPERTY

CSUMB
PARCEL 5
VOL. 19 SUR. PG. 15

TAMC

PHASE 2 OP

HIGHWAY 1

CITY OF MARINA
LOT 19
VOL 23 C&T PG 36

MST
VOL. 25 SUR PG. 54

PHASE 2 WEST

LOT 20
23 C&T
PG 36

PARCEL OS-3.12 (0.03 AC)

BMR SITE 2
APARTMENTS
2.35 AC

PARCEL A
VOL. 24 SUR.
PG. 14
NOT A PART

PARCEL OS-3.1 (0.30 AC)

PARCEL OS-3.2 (0.16 AC)

PARCEL OS-3.3 (0.32 AC)

PARCEL OS-3.4
0.51 AC

PARCEL OS-3.5
0.14 AC

PARCEL OS-3.6
0.18 AC

PARCEL OS-3.11
0.30 AC

PCL OS-3.13 (0.05 AC)

PARCEL OS-3.7
0.31 AC

PARCEL OS-3.8
0.095 AC

PARCEL OS-3.9
0.016 AC

PARCEL OS-3.10
0.07 AC

PARCEL
OP-3.1
3.93 AC

PARCEL OP-3.2
3.78 AC

PARCEL
OP-4.1
2.14 AC

PARCEL
OP-4.3
5.67 AC

PARCEL
OP-4.4
4.80 AC

4' OFF-SITE
RIGHT-OF-WAY

30' EASEMENT FOR
GAS PIPELINE AND
INCIDENTAL PURPOSES
REEL 810 O.R. PG 669

NOT A PART
COUNTY OF MONTEREY
"E2b.3.1.2"
VOL. 24 SUR. PG. 4

NOT A PART

CITY OF MARINA
"L5.5.1"
VOL. 23 SUR.
PG. 107

LOT 21
23 C&T PG
36

1ST AVENUE
2ND AVENUE
B STREET
C STREET
D STREET
E STREET
G STREET
H STREET
I STREET
J STREET
K STREET
L STREET
M STREET
N STREET
Q STREET
R STREET
S STREET
F STREET
P STREET
6TH STREET
7TH STREET
5TH STREET
3RD STREET
FUTURE 3RD STREET
LANE 1
LANE 2
LANE 3
LANE 4
LANE 5
LANE 6

142' R/W
62' R/W
52' R/W

SEE SHEET L-2

0 1 2 INCHES 3

100 0 100 200 300 Feet
SCALE: 1" = 100'

F:\Monterey Projects\3140\CAD\PLANSET\TM\PHASE 3\3140-TM-P2_1—1.dwg Bobseree Mar 24, 2022 - 10:36am

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1	9/3/2021	APH	FIRST SUBMITTAL
2	3/24/2022	APH	SECOND SUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

LOTS & PARCELS - NORTH

APN: 031-221-015

SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22

SHEET
L-1
OF 11

SEE SHEET L-1

HIGHWAY 1

MST
VOL. 25 SUR PG. 54
4' OFF-SITE
RIGHT-OF-WAY

30' EASEMENT FOR
GAS PIPELINE AND
INCIDENTAL PURPOSES
REEL 810 O.R. PG 669

PARCEL
OP-3.1
3.93 AC

PARCEL OP-3.2
3.78 AC

PARCEL OP-3.3
3.04 AC

52' ACCESS &
UTILITIES EASEMENT
VOL 23 C&T PG 36

1ST AVENUE

PARCEL OS-3.3 (0.32 AC)

K STREET

L STREET

D STREET

E STREET

52' R/W

62' R/W

3RD STREET

FUTURE 3RD STREET

S STREET

R STREET

LANE 3

2ND AVENUE

PARCEL
OP-4.1
2.14 AC

NOT A PART
COUNTY OF MONTEREY
"E2b.3.1.2"
VOL. 24 SUR. PG. 4

32' ACCESS & UTILITIES
EASEMENT PER VOL. 23
CT PG 36

PARCEL OP-4.2
3.52 AC

PARCEL
OP-4.3
5.67 AC

LOT 21
23 C&T PG
36

PARCEL
OP-4.4
4.80 AC

PARCEL
OS-3.7
0.31 AC

PARCEL OS-3.8
0.095 AC

PARCEL OS-3.9
0.016 AC

PARCEL OS-3.10
0.07 AC

NOT A PART

CITY OF MARINA
"L5.5.1"
VOL. 23 SUR.
PG. 107

CSUMB
PARCEL 1
VOL. 19 SUR. PG. 15

CSUMB
PARCEL 1
VOL. 19 SUR.
PG. 15

5' OFF-SITE R/W

30' EASEMENT FOR
GAS PIPELINE AND
INCIDENTAL PURPOSES
REEL 810 O.R. PG 669

42' ACCESS & UTILITIES
EASEMENT VOL 23 C&T
PG 36

DIVART DIVARTY STREET

CITY OF SEASIDE
PARCEL 1
("SEASIDE 1-A")
VOL 32 SUR PG 97

CSUMB
PARCEL 8
VOL. 19 SUR.
PG. 15

100 0 100 200 300 Feet
SCALE: 1" = 100'

0 1 2 INCHES 3

T:\Monterey Projects\3140\CAD\PLANSET\UNIVPHASE 3\3140-TM-P2_L-1.dwg Rickenrew Mar 24, 2022 - 1:24pm

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2	3/24/2022 APH	SECOND SUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

APN: 031-221-015

LOTS & PARCELS - SOUTH

SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22

SHEET
L-2
OF 11

ESTIMATED EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
PHASE 3 RESIDENTIAL	229,900	145,000
DEMOLITION	−24,200	24,200
PHASE 3 OP SITE	14,900	12,800
PHASE 4 OP SITE	6,200	2,000
SHRINKAGE (20%)	–	36,800
TOTAL	226,800	220,800
NET	6,000 CUT	
ESTIMATED AREA OF DISTURBANCE		65± AC

NOTES:

1. DEMOLITION INCLUDES AN ASSUMED DEPTH OF 7" FOR AC DEMOLITION, 8" FOR BUILDING DEMOLITION, 12" FOR OPPORTUNITY PHASE 3 BASE REMOVAL, AND 3 CUBIC YARDS FOR EACH TREE REMOVED.
2. SITE EARTHWORK TO BE BALANCED IN CONJUNCTION WITH PHASE 2 WEST AND THE BMR SITE 2 APARTMENT PARCEL OPPORTUNITY PHASE 4 TO BE USED FOR SITE SPOILS AS NOTED ON PLAN.

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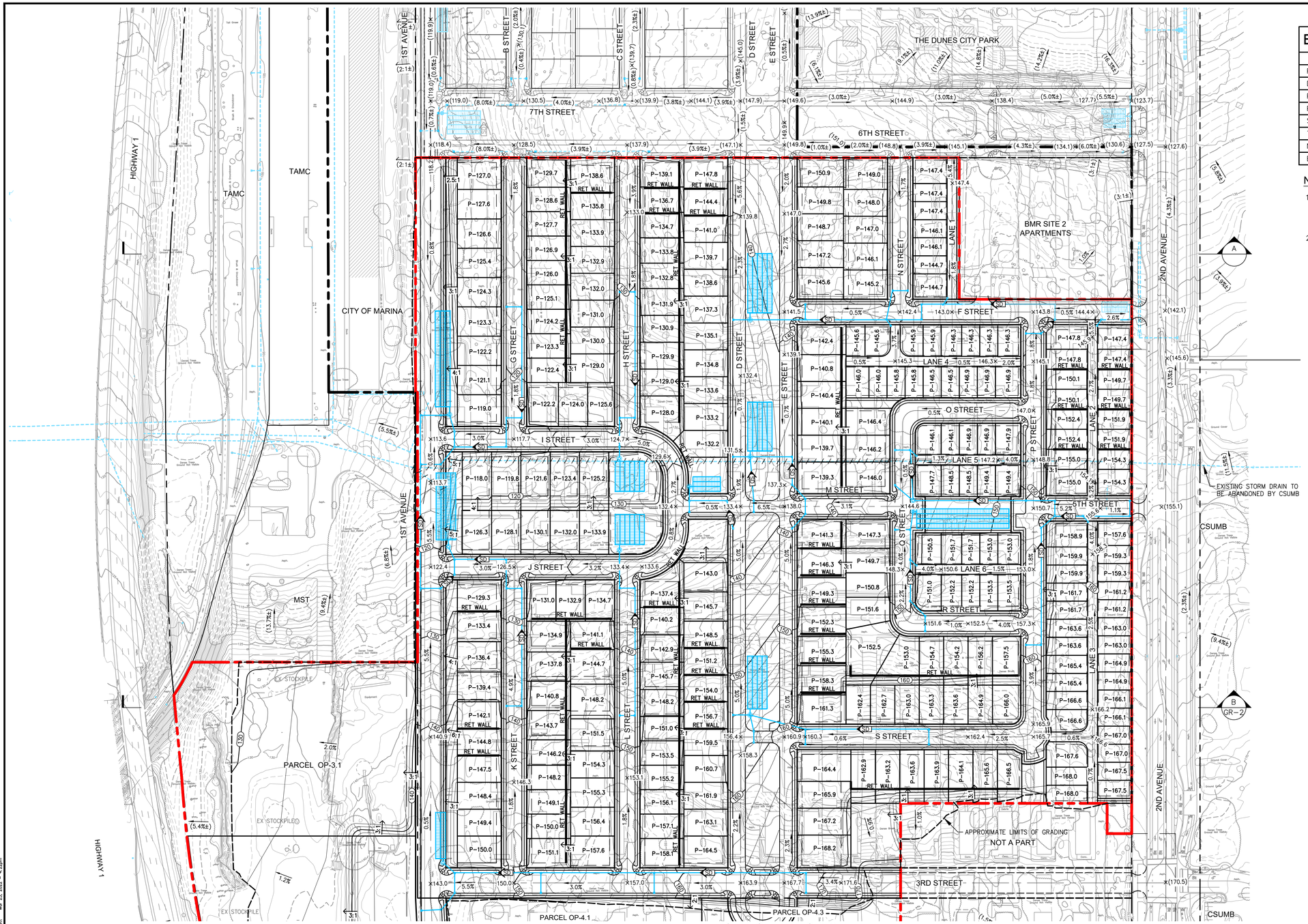
AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

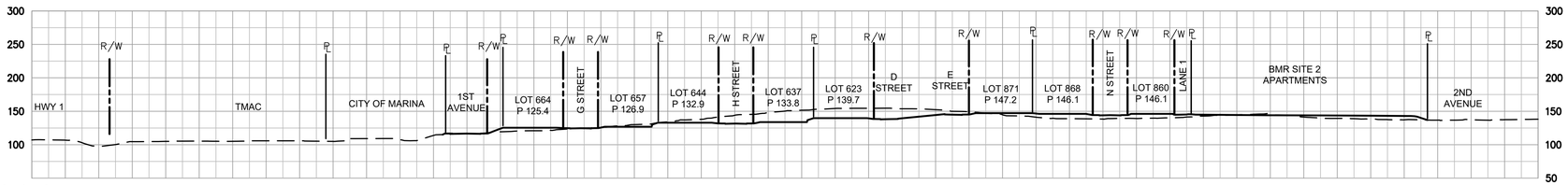
GRADING AND DRAINAGE PLAN - NORTH

MARINA, CALIFORNIA

SCALE: 1" = 100'
DRAWN: RAA
JOB No.: 3140.22

SHEET GR-1 OF 11





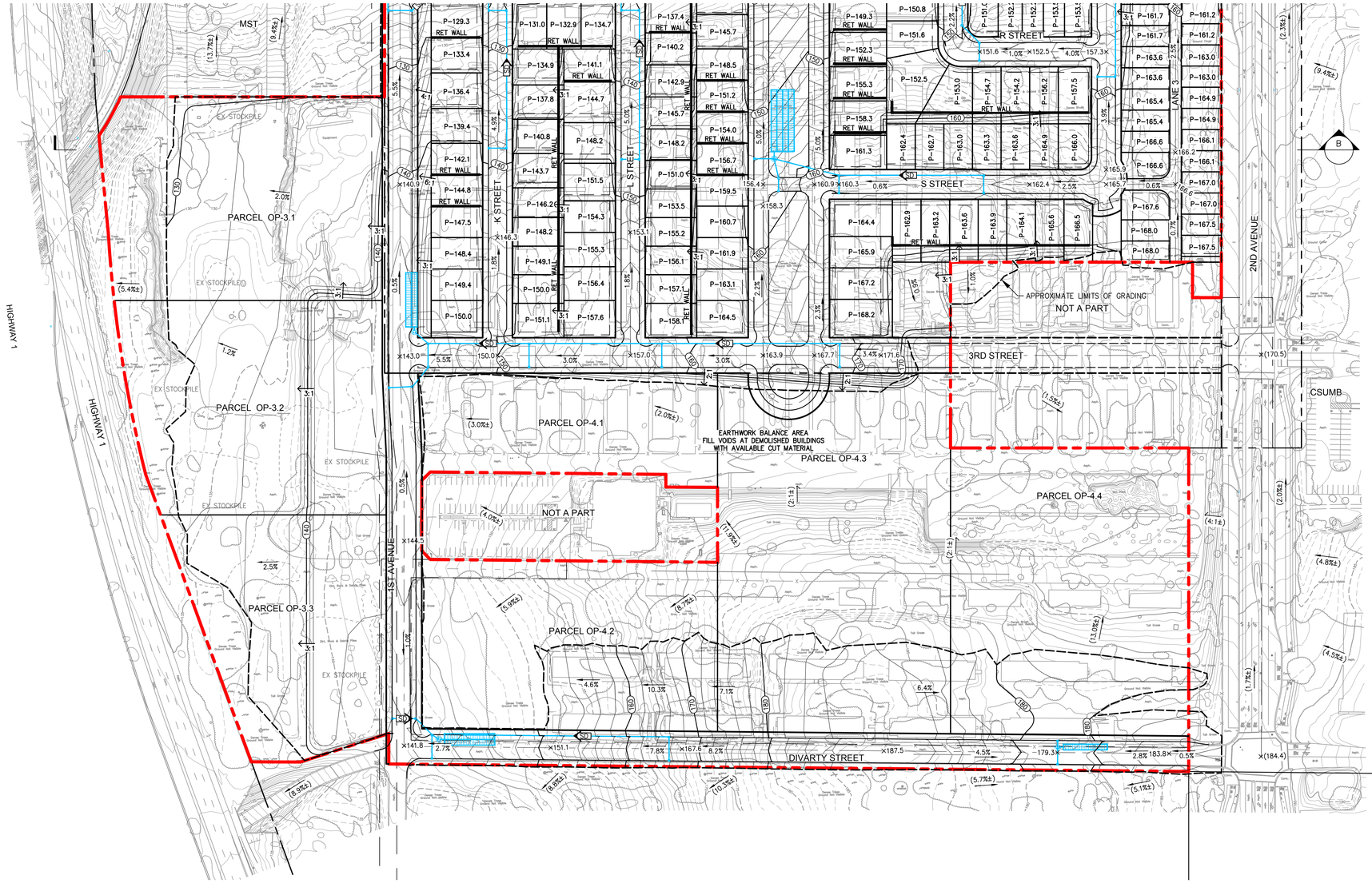
A SECTION A
SCALE: 1" = 100'

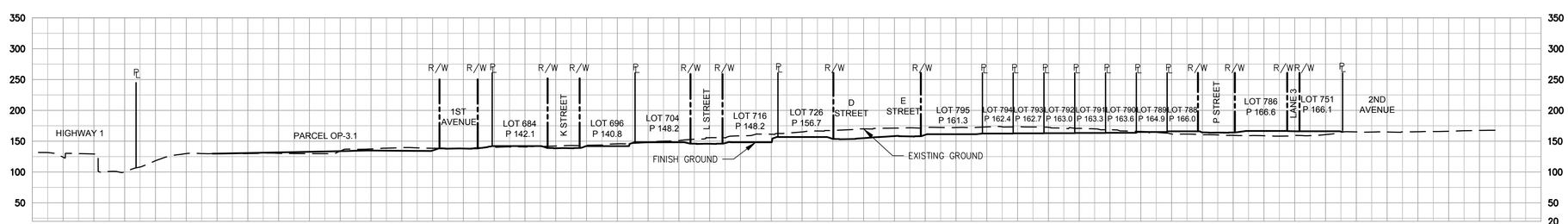
0 1 2 INCHES 3

100 0 100 200 300 Feet
SCALE: 1" = 100'

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SEE SHEET GR-1





B SECTION B
SCALE: 1" = 100'

100 0 100 200 300 Feet
SCALE: 1" = 100'

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2	3/24/2022 APH	SECOND SUBMITTAL

AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

GRADING AND DRAINAGE PLAN - SOUTH

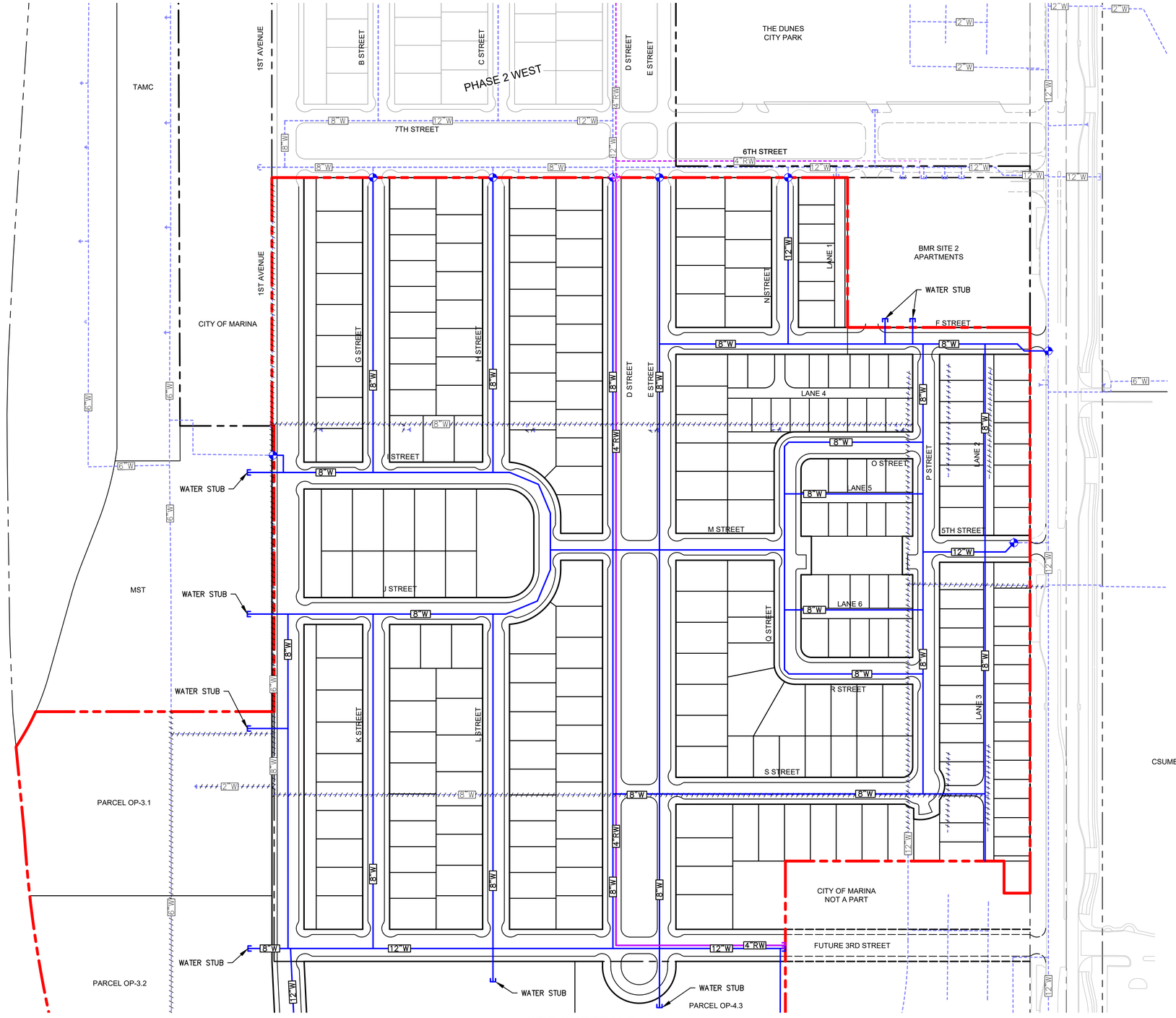
MARINA, CALIFORNIA

SCALE:	1" = 100'
DRAWN:	RAA
JOB No.:	3140.22

SHEET GR-2 OF 11

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0 1 2 INCHES 3



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AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

WATER & RECYCLED WATER PLAN - NORTH

APN: 031-221-015

SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22

SHEET
U-1
OF 11

100 0 100 200 300 Feet
SCALE: 1" = 100'

0 1 2 INCHES 3

E:\Monterey Projects\3140\CAD\PLANSET\MAP\PHASE 3\3140-TM-P3-UTIL.dwg dhunter Mar 24, 2022 - 1:47pm

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AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

WATER & RECYCLED WATER PLAN - SOUTH

APN: 031-221-015

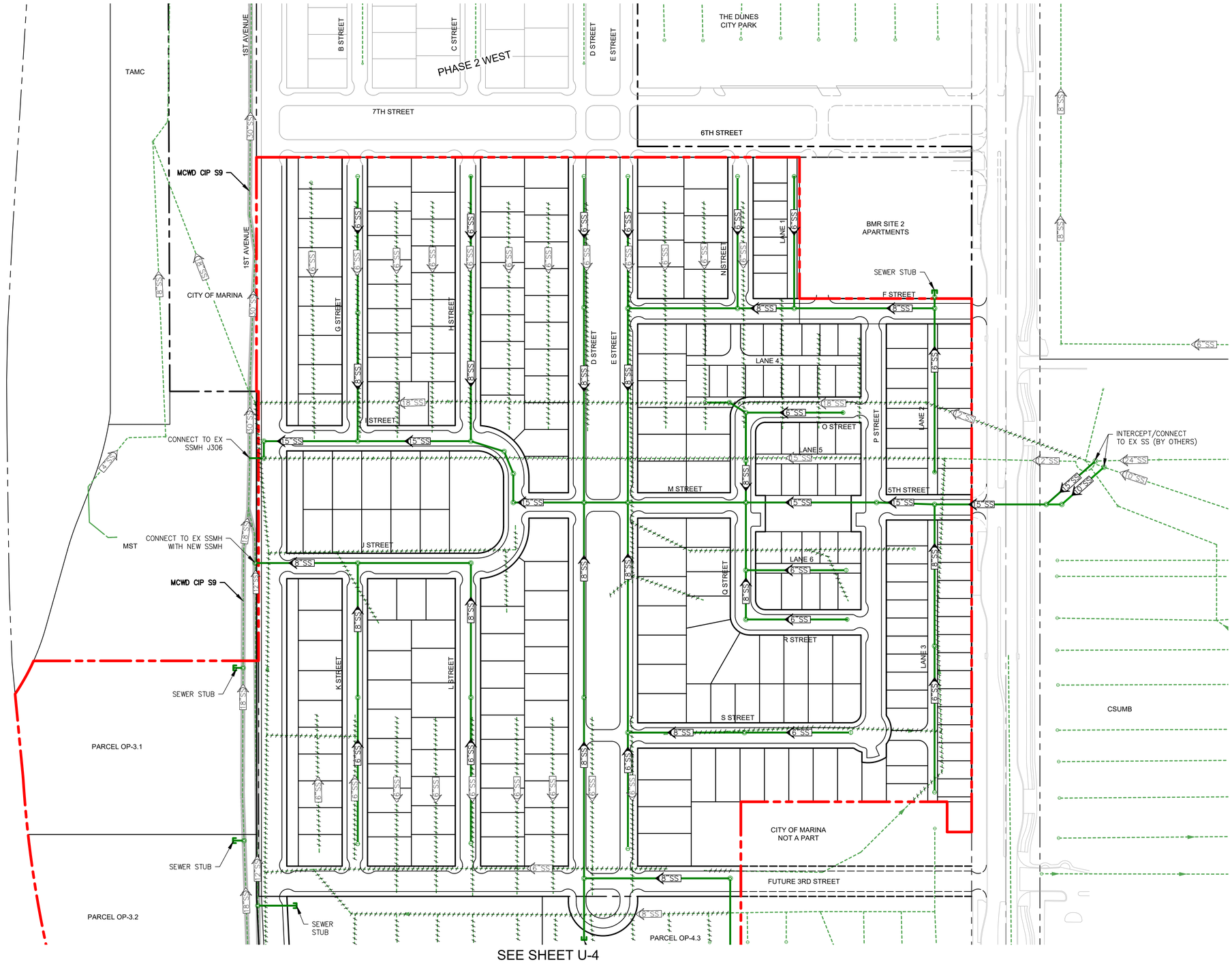
SCALE:	1" = 100'
DRAWN:	IPB
JOB No.:	3140.22

SHEET
U-2
OF 11

100 0 100 200 300 Feet
SCALE: 1" = 100'

0 1 2 INCHES 3

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100 0 100 200 300 Feet
SCALE: 1" = 100'

0 1 2 INCHES 3

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AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

SANITARY SEWER PLAN - NORTH

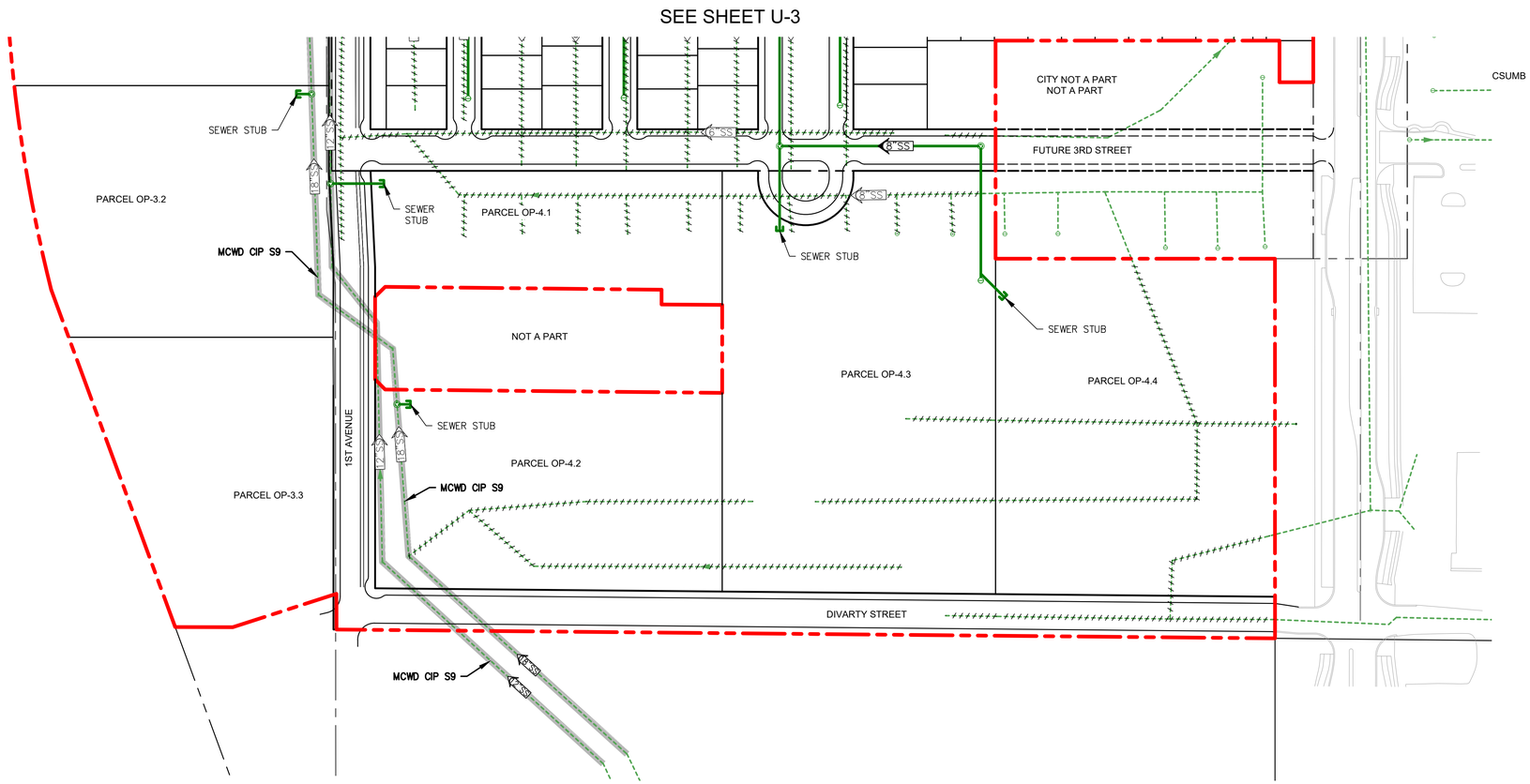
Marina, California

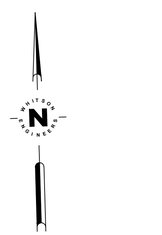
APN: 031-221-015

SCALE: 1" = 100'
DRAWN: IPB
JOB No.: 3140.22

SHEET
U-3
OF 11

SEE SHEET U-3





100 0 100 200 300 Feet

SCALE: 1" = 100'

0 1 2 INCHES 3

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AMENDED TENTATIVE MAP
UNIVERSITY VILLAGES - PHASE 3

Marina, California

APN: 031-221-015

SANITARY SEWER PLAN - SOUTH

SCALE: 1" = 100'
DRAWN: IPB
JOB No.: 3140.22

SHEET
U-4
OF 11

September 29, 2022, Item No. **11a**

Honorable Mayor and Members of the Marina City Council

City Council Meeting of October 6, 2022

CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2022-, RECEIVING AN UPDATE PRESENTATION ON THE SPORTS CENTER, APPROVING EXPANDED ARCHITECTURAL AND PROFESSIONAL SERVICES FOR THE AQUATIC CENTER AND CONNECTOR BUILDING AND APPROVING COAR DESIGN GROUP'S PROPOSAL IN THE AMOUNT OF $858,500.00 FOR THE EXPANDED SERVICES.

REQUEST:

It is requested that the City Council consider approving and adopting Resolution No. 2022- , for the following actions:

1. Receiving update presentation, **EXHIBIT A**, for the Sports Center, Aquatic Center, Connector Building and outdoor Sports Pavilion (City of Marina Sports Complex) and associated site work.
2. Approving expanded architectural and professional SERVICES for the Aquatic Center, and Connector building; advancing architectural building and site design to 100% level, preparing bidding documents and architectural support services during construction.
3. Approving COAR's proposal of $858,500, **EXHIBIT B**, for the expanded architectural and professional services.

BACKGROUND:

In June 2005, the City of Marina adopted a Parks and Recreation Facilities Master Plan (the Master Plan). The Master Plan adopted a mission statement that says, "The City of Marina is committed to establishing and maintaining facilities, parks and services that enhance the quality of life for all ages, cultural origins and abilities." The Master Plan identified key goals pertaining to parks and recreation facilities and included: developing a centrally located recreation center complex for use by Marina citizens that includes an indoor swimming pool, gymnasium, basketball court, volleyball, and racquetball courts. (Goal 2; Objective 2-2). The Master Plan also established a goal to develop adequate level of funding for parks and recreational facilities now and in the future. (Goal 6; Objective 6-1, Policy 6-1).

When preparing the Master Plan, a survey was conducted at that time and distributed to 4,500 homes. Approximately 321 people responded to the survey and 85% wanted a centralized recreation center, with an indoor pool as the highest rated use at 50%, followed by an indoor gym, volleyball, and racquetball at 40%.

In 2009, the City developed a Parks and Recreation Facilities Strategic Implementation Plan (the Implementation Plan) to provide a guiding document for strategic implementation for siting, constructing, and programming of the City's parks and recreation facilities. The Implementation Plan had a goal to create a unified city by linking Central Marina with Southern and Northern Marina as the City grows and develops and a key component of this was to develop a quality recreation complex to accommodate recreation programs for people of all ages. The Implementation Plan recommended that the highest priority be placed on the following parks and facilities to augment the existing system:

1. Sports Complex with indoor swimming pool, gymnasium, and fitness center
2. Athletic Fields Complex - with baseball, soccer fields, fitness course and concession stand.

The Implementation Plan identified various funding options to develop these facilities and parks.

- Impact fees
- General Fund (unallocated fund balance)
- Grants and corporate sponsorships
- Certificates of Participation
- Bond financing
- School joint use agreements
- Public/Private partnerships
- Special District Tax (Mello Roos)
- User fees

After 1994 when the former Fort Ord military base closed, the former military gym building and the adjacent indoor pool west of the intersection of 2nd Avenue and 9th Street were transferred to the City of Marina. Since that time, the pool building has remained vacant and deteriorated over time. The adjacent building was converted into a roller-skating arena and had been operated by a private business. Both buildings were deteriorating quickly on the outside. In 2014, a grant was secured to put new roofs on both buildings, paint the outside, fix broken windows and doors and secure the buildings from vandalism. This was the first step in stabilizing these buildings for future use.

The City commenced a park planning process in 2018 for various park improvements including the sports center and aquatic center within the park at The Dunes. An open house on parks design was held on November 13th, 2018. At the open house, community members viewed plan sheets that showed the parks and bubble diagrams containing elements identified in master plans. The participants also had a pallet of park amenities to select from for possible inclusion. Staff and the consultant team received input from forty-four participants. The input was reviewed by staff and selection of elements were incorporated into draft conceptual parks plans for the park at The Dunes.

The City Council approved in the budget for fiscal year 2019-2020 a project to analyze the revitalization and renovation of the indoor pool and sprots center buildings. Jeff Katz Architecture (JKA) was hired as the prime consultant for the aquatic and sports center planning and analysis. The JKA team also includes Water Technology Inc, and Isaac Sports Group for the aquatic and financial planning elements of the projects.

The draft aquatic center concepts and financial strategy were presented to the public at an open house and a special City Council meeting on July 23, 2019. Input was received from both the public and the City Council. The City Council directed staff to complete final concepts plans for the aquatic center and to also develop a draft concept plant for a recreation sports complex at the former Water City Roller Hockey site along with a proposed financial and funding strategy.

On December 3rd, 2019, City Council received a presentation and provided comments on the draft report and financial analysis for the sports center and received an update on the aquatic center plan.

The City Council considered options for funding and addressing blight removal on former Fort Ord properties at the February 17th, 2021, City Council meeting. At that meeting, questions were asked whether roller hockey and leisure roller skating could be incorporated into the Sport Center. Staff was directed to work with JKA to update the sports center report including a financial analysis to include roller sports.

As part of the fiscal year 2021-2022 and fiscal year 2022-2023 budget that City Council approved on October 5th, 2021, $3.5 million from blight removal escrow bond proceeds was appropriated to move the sprots center through design and into construction.

On December 14, 2021, Resolution No. 2021-139, the City Council received presentation on the Sports Center including options to include roller sports in the programmed facilities. The City council directed staff and its consultant to begin design of the Sports Center, Aquatic Center, and an outdoor Pavilion for a possible 2022 bond; the outdoor pavilion was to be weather safe as reasonable; and that $3.5M budgeted is spent for the design of the new sports center and other two buildings and for the staff and consultants to include upgrading to a commercial kitchen.

The report concludes that the addition of a competitive roller sports rink into the Sports Center would require eliminating or significantly reducing important program space in the Sports Center including auxiliary gym, cardio/strength workout spaces, fitness studios, classes, multi-function room, family, and gender-neutral changing rooms and main gym area functions. Examples of uses potentially eliminated from the auxiliary gym include turf space for soccer, lacrosse, field hockey, and batting cages etc. The loss of these uses represents a significant decrease in the total resident users as well as the multi-generational use of the Sports Center. Maintaining the roller sports rink design in the Sports Center would result in a reduction of the projected daily users by 51% and a reduction in annual revenue by $493,000.

The Report recommends construction of a separate Pavilion in a future phase if roller sports is considered. Leisure roller skating can be accommodated in the current Sports Center design.

The City issued Service Orders through the on-call architectural services to JKA, currently renamed to COAR Design Group, in the amount of $913,500 for architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation project and schematic and design development to 30% level for the Aquatic Center and outdoor Sports Pavilion.

On July 20, 2022, an in-person Marina community engagement meeting for the project was conducted followed by public presentation. There were 25 and 21 attendees of the community engagement and public presentation, respectively. Questions and comments were received at the community engagement as well as through an email account created specifically for this project. Questions and comments are tabulated and included as **EXHIBIT C.**

ANALYSIS:

The rehabilitation of the existing Sports Center and Aquatic Center and construction of new Connector Building is proposed to be named the City of Marina Sports Complex Phase 1 Project.

The updated Sports Complex plans, report and financial analysis have been prepared to a Schematic Design level and are included in the presentation, **EXHIBIT A**. A presentation on the updated Sports Complex plans, report and financial analysis will be made by staff and consultants.

The current design includes a recommended 'Connector' or Entry Building that would consist of approximately 8,500 square feet of new construction between the two existing buildings to provide a centralized entrance to both facilities as well as additional space to support both facilities including: centralized office space for shared staff, front desk and access control, restrooms, additional storage, additional multi-purpose space to be used as rentable/revenue generating space for either facility, and a commercial kitchen to support community programs and the included café. The financial analysis reflects the added value of this additional space and program and the design of both the Aquatic and Sports Center benefit from utilizing this additional space rather than trying to accommodate all the suggested programming within the existing footprint(s).

The expanded architectural and professional services include architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Sports Center, Aquatic Center, and Connector Building. This also includes the design of required site improvements including the surrounding parking lot. Elements of the future park master plan have been incorporated into the current design and will continue to be coordinated to ensure a cohesive overall park design.

FISCAL IMPACT:
An additional $858,500.00 will be spent for the expanded architectural and professional services. The total architectural and professional services with COAR is for a time and material not to exceed $1,772.000.

Funding for the aquatic and sports center studies were included in the Capital Improvement Program budgets for fiscal years 2018-2019 and 2019-2020. Funding for design of the Sports Center improvements was approved as part of the fiscal year 2021-2022 and fiscal year 2022-2023 budget.

The updated construction costs estimate is $26,923,344 for the City of Marina Sports Complex Phase 1 Project which have increased since the initial costs estimates which were: $3.5 - $5.0 million for the Sports Center; $8.0 - $10.0 million for the Aquatic Center; and $3.0 million for the connector building.

While staff will not be requesting final decisions on funding the complete project, staff will be making a presentation that will review funding options and alternatives.

CONCLUSION:
This request is submitted for City Council consideration and comment.

Respectfully submitted,

Elvie Morla-Camacho, P.E., QSD
Project Management Services Wallace Group

REVIEWED/CONCUR:

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING AN UPDATE PRESENTATION ON THE SPORTS CENTER, APPROVING EXPANDED ARCHITECTURAL AND PROFESSIONAL SERVICES FOR THE AQUATIC CENTER AND CONNECTOR BUILDING AND APPROVING COAR DESIGN GROUP'S PROPOSAL IN THE AMOUNT OF $858,500.00 FOR THE EXPANDED SERVICES.

WHEREAS, The City of Marina acquired the former military pool and the adjacent vacant building west of the intersection of 2nd Avenue and 9th Street as part of the closure of the former Fort Ord; and

WHEREAS, plans need to be developed to revitalize the use of the pool building and adjacent former gym building into an aquatic center and sports center; and

WHEREAS, City Council approved a project to analyze alternatives for revitalization of the pool building in the fiscal year 2018-2019 budget; and

WHEREAS, City Council approved a project to analyze alternatives for the former gym building in fiscal year 2019-2020; and

WHEREAS, the City entered in an agreement with Jeff Katz Architecture (JKA) as the prime consultant for the aquatic and sports center planning and analysis; and

WHEREAS, draft aquatic center concepts and financial strategy were presented to the public and an open house and a special City Council meeting on July 23rd, 2019, and input was received at that time; and

WHEREAS, on December 3, 2019, the City Council received a presentation and provided comments on the draft report and financial analysis for the sports center and received an update on the aquatic center plan.; and

WHEREAS, on December 14, 2021, Resolution No. 2021-139, the City Council received presentation on the Sports Center including options to include roller sports in the programmed facilities; and

WHEREAS, the City issued Service Orders through the on-call architectural services to JKA, subsequently renamed to COAR Design Group, in the amount of $913,500 for architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation project and schematic and design development to 30% level for the Aquatic Center and outdoor Sports Pavilion; and

WHEREAS, on July 19, 2022, an in-person Marina community engagement for the project was conducted followed by public presentation on July 20, 2022; and

WHEREAS, the rehabilitation of the existing Sports Center and Aquatic Center and construction of new Connector Building is proposed to be named City of Marina Sports Complex Phase 1 Project; and

WHEREAS, the expanded architectural and professional services include architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Aquatic Center, and Connector Building.

WHEREAS, the approval of expanded architectural and professional services and approval of COAR's cost proposal of $858,500 for a total contract amount of $1,772.000 (time and materials not to exceed) for the scope of work which includes architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Sports Center, Aquatic Center, and Connector Building for the City of Marina Sports Complex Phase 1 Project and schematic and design development to 30% level for outdoor Sports Pavilion; and

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

1. Receive an update presentation for the Sports Center, Aquatic Center, Connector Building and outdoor Sports Pavilion (City of Marina Sports Complex) and associated site work; and
2. Approve expanded architectural and professional services for the Aquatic Center, and Connector building; advancing architectural building and site design to 100% level, preparing bidding documents and architectural support services during construction; and
3. Approve COAR Design Group's proposal of $858,500 (**EXHIBIT B**) for the expanded architectural and professional services.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 6th day of October 2022, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk



City of Marina

Aquatic and Sports Center City Council Presentation

coar DESIGN GROUP

ISG Isaac Sports Group

WTI WATER TECHNOLOGY INC.

PROJECT TEAM



Matt Kingdon

COAR Design Group



Courtney Sluder

COAR Design Group



Stuart Isaac

The Isaac Sports Group



Steve Crocker

Water Technology Inc.





AGENDA

Project Progress
- » Schedule
- » Community Engagement
- » Project Goals

Proposed Program
- » Sports Center
- » Aquatic Center
- » Connector
- » Sports Pavilion

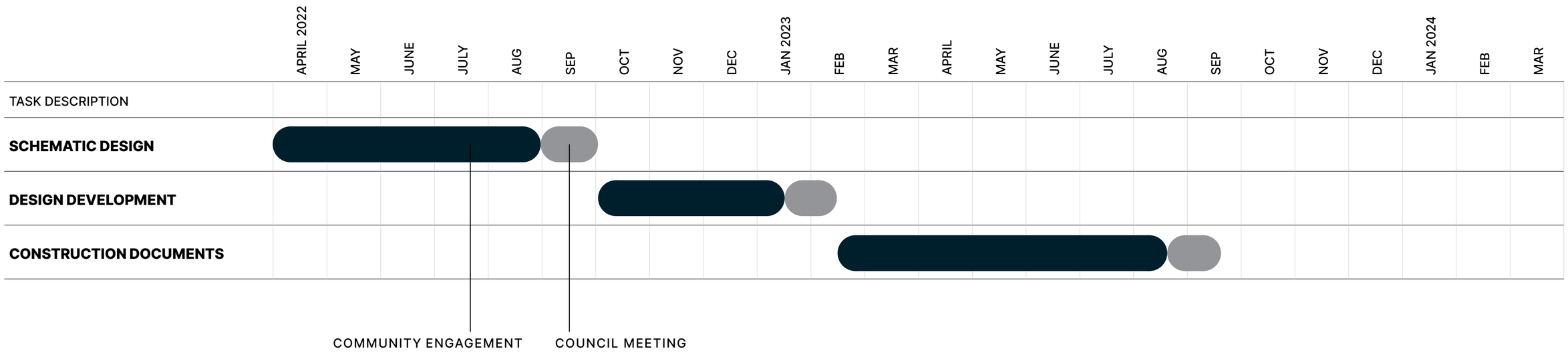
Phasing Options

Financial Analysis

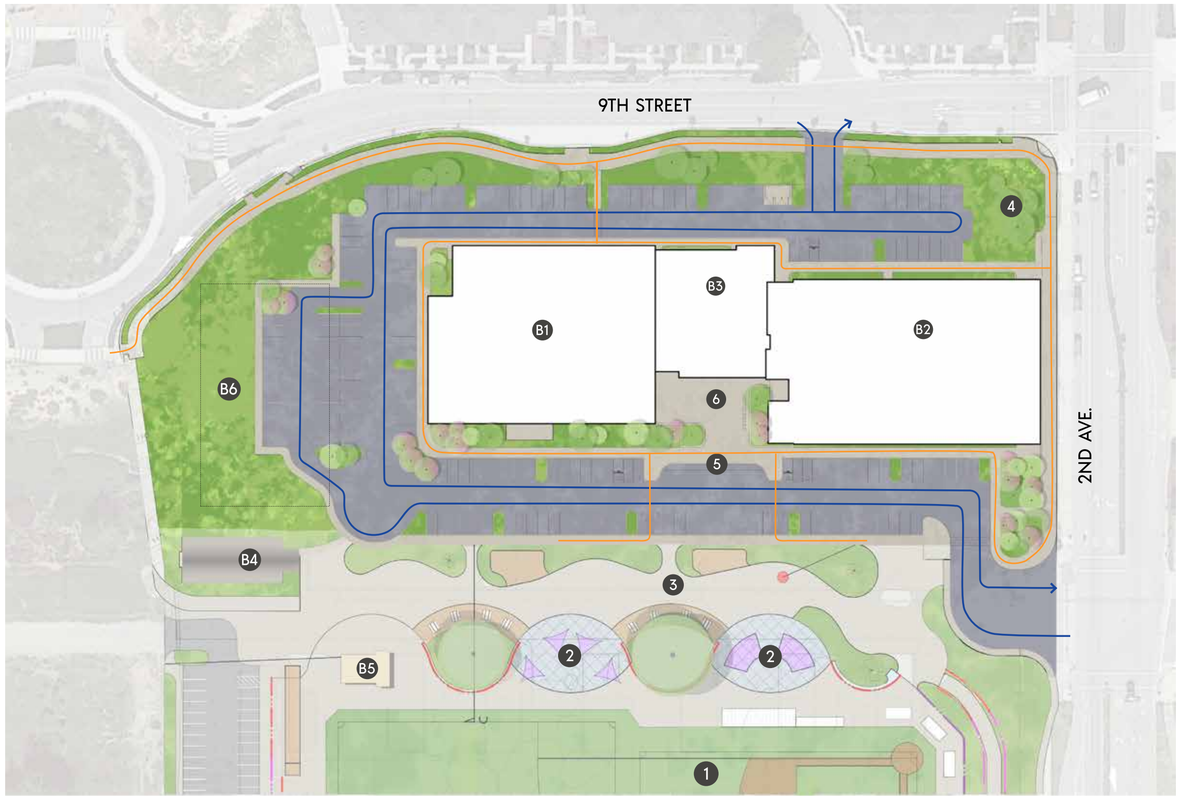
Next Steps

PROJECT SCHEDULE

DESIGN PHASE | CITY REVIEW | CONSTRUCTION*



*** CONSTRUCTION DURATION PENDING CONFIRMATION OF PHASING**









MARINA SPORTS & AQUATIC CENTER

coar DESIGN GROUP

NAME: _____

PHONE #: _____

EMAIL: _____

COMMENTS: Roller skate activity inside sports Center, what is

→ Cost to repaint lines where basketball & pickleball courts are inside sports center if damaged by roller skating.

→ How do you prevent "free loaders" non payers, from entering Aquatic Center & sports center through sports pavilion connector building.

→ Universal changing areas. Women are always waiting longer for toilet needs.

→ Bathroom facilities for sports pavilion. How do people use this facility and not use sports Center bathrooms that require membership or paid daily use to go inside. Are the bathroom needs of pavilion users dependent on bathrooms in the open park area.

→ where would food trucks park for large events.

→ Is there still an interest in roller hockey sports? If not, how can the pavillion be used for activities other than roller hockey. or should it be removed?

COMMUNITY ENGAGEMENT

- COAR and ISG conducted an open house over the course of two days to gather feedback from the community
- Overall, comments were supportive with majority of concerns related to adjacent park project and exterior aesthetics
- COAR digitized and compiled feedback to incorporate into updated design where possible







PROJECT GOALS

- Provide expanded sport and recreational activities to a much broader and inclusive range of Marina residents
- Provide expanded access, use, and multi generational programs throughout the day/week
- Concurrent and flexible programming
- Accommodate users of all ages, abilities, and special needs

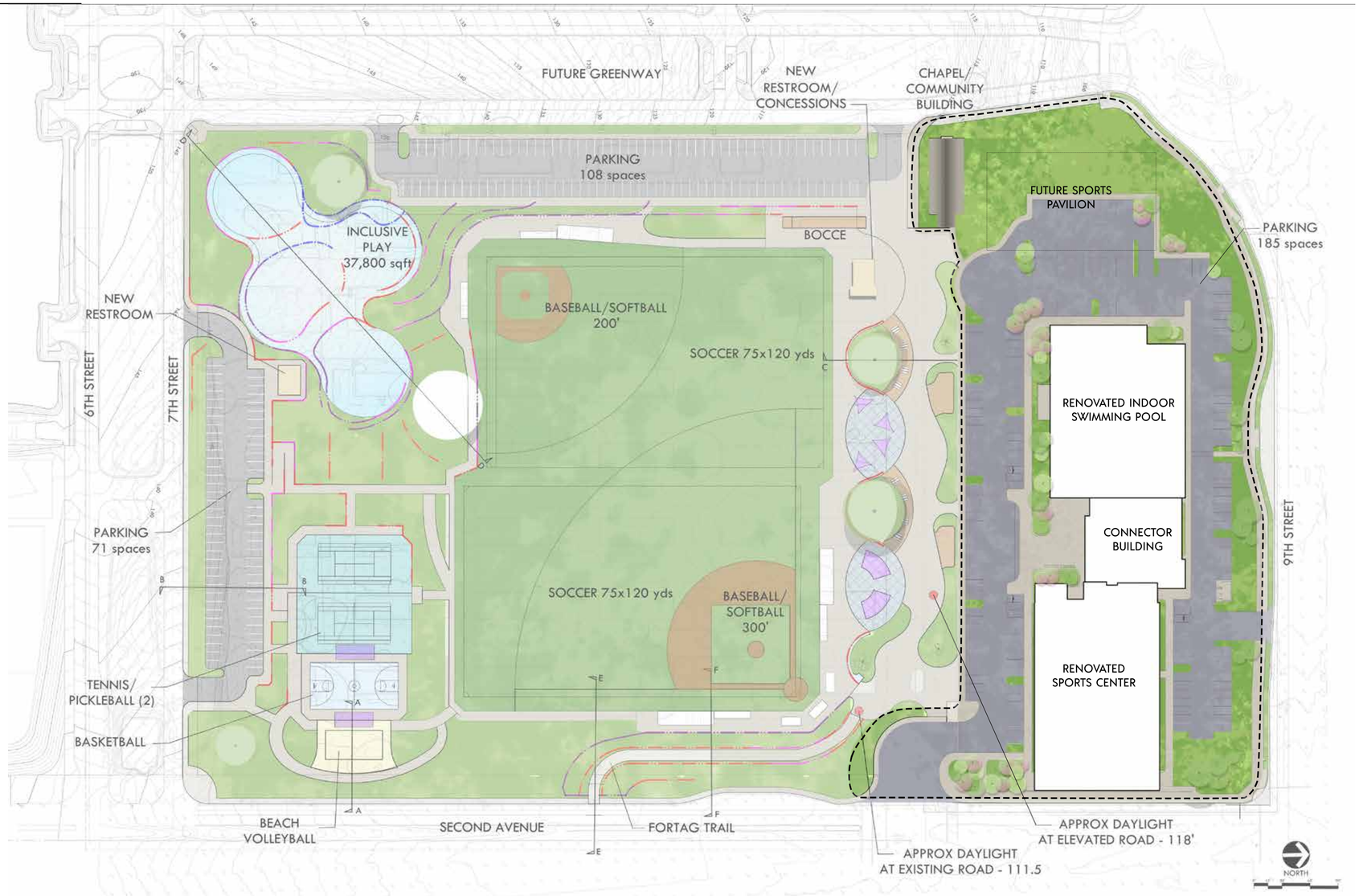
PROJECT LOCATION



SITE PLAN - OVERALL

Conceptual Plan by Verde Design

VERDE DESIGN



Wall Height Legend:

2' - 3' | 5' - 8'

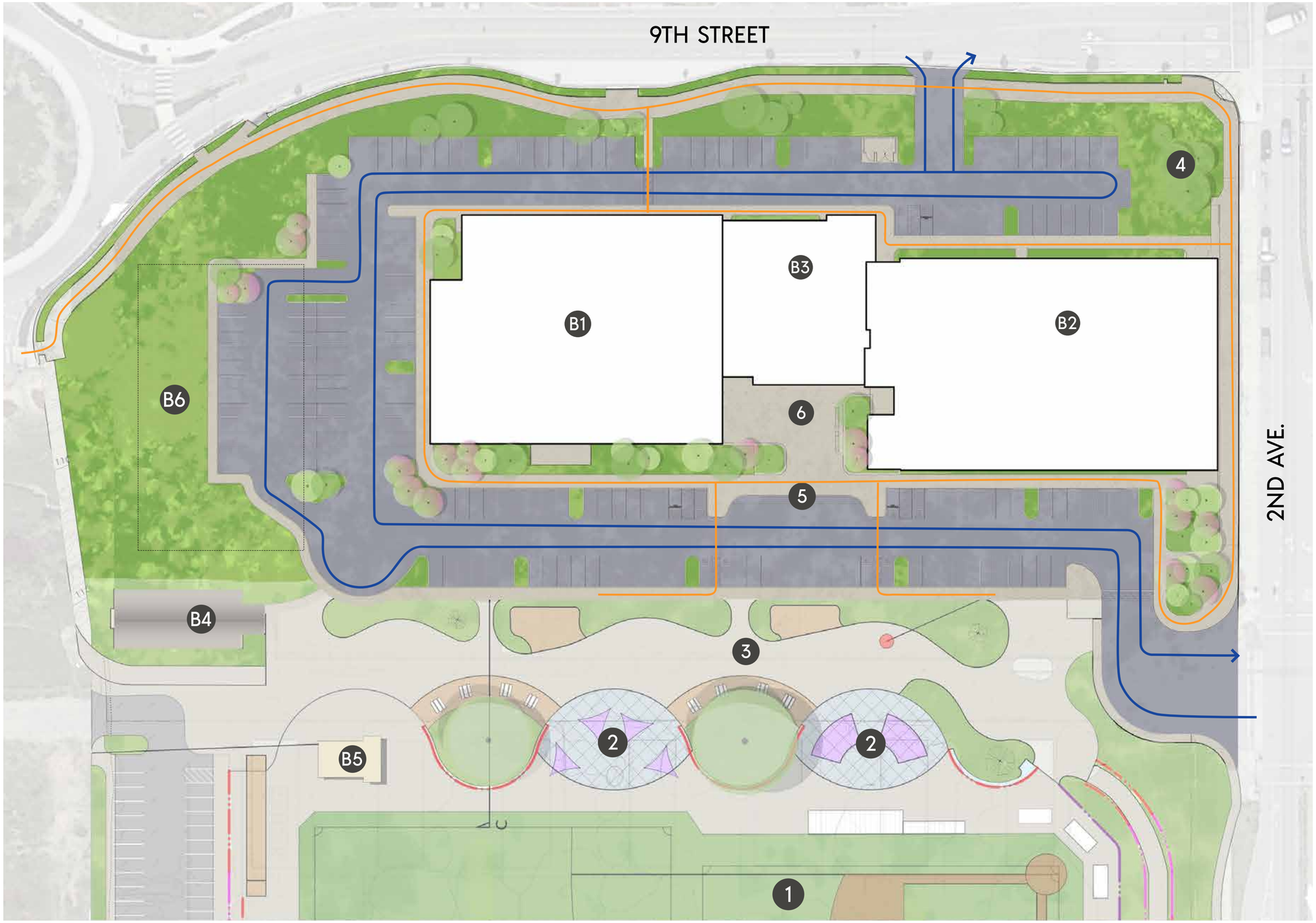
3' - 5' | 8'+

Marina - Dunes Park - Tier 3
City of Marina
Marina, CA

VERDE DESIGN

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
2455 The Alameda, Ste. 200
Santa Clara, CA 95050
tel: 408.985.7200
fax: 408.985.7260
www.verdedesigninc.com

SITE PLAN



LEGEND

1. MULTI-USE FIELD
2. PICNIC / LAWN GAME AREA
3. PEDESTRIAN WALKWAY / PLAZA
4. EXISTING TREE WITH NEW BENCH
5. PASSENGER DROP-OFF / PICK-UP
6. ENTRY PLAZA

- B1 RENOVATED AQUATIC CENTER
- B2 RENOVATED SPORTS CENTER
- B3 POTENTIAL CONNECTOR BUILDING
- B4 CHAPEL / COMMUNITY BUILDING
- B5 RESTROOM
- B6 POTENTIAL SPORTS PAVILION

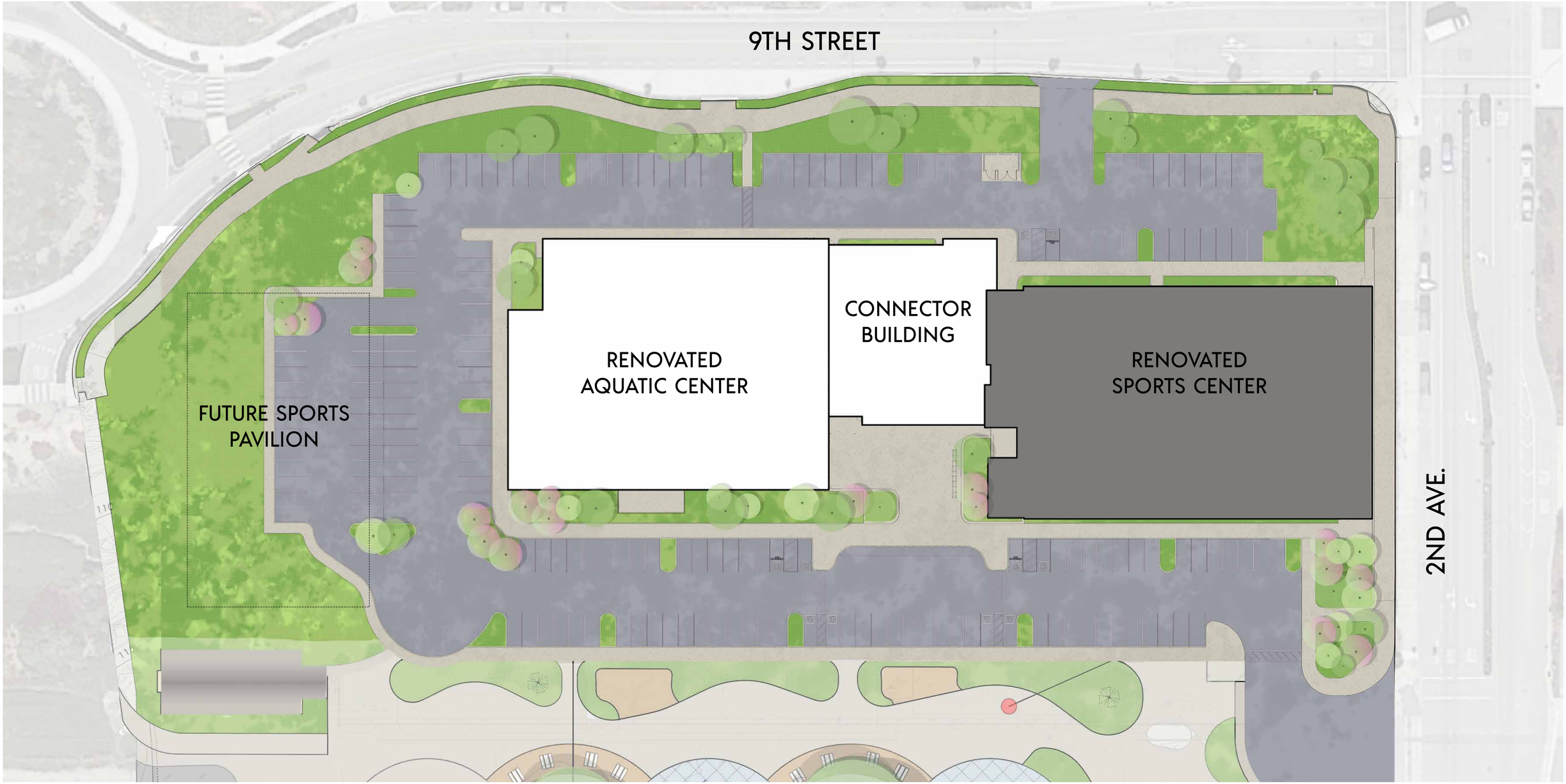
VEHICLE CIRCULATION

PEDESTRIAN CIRCULATION

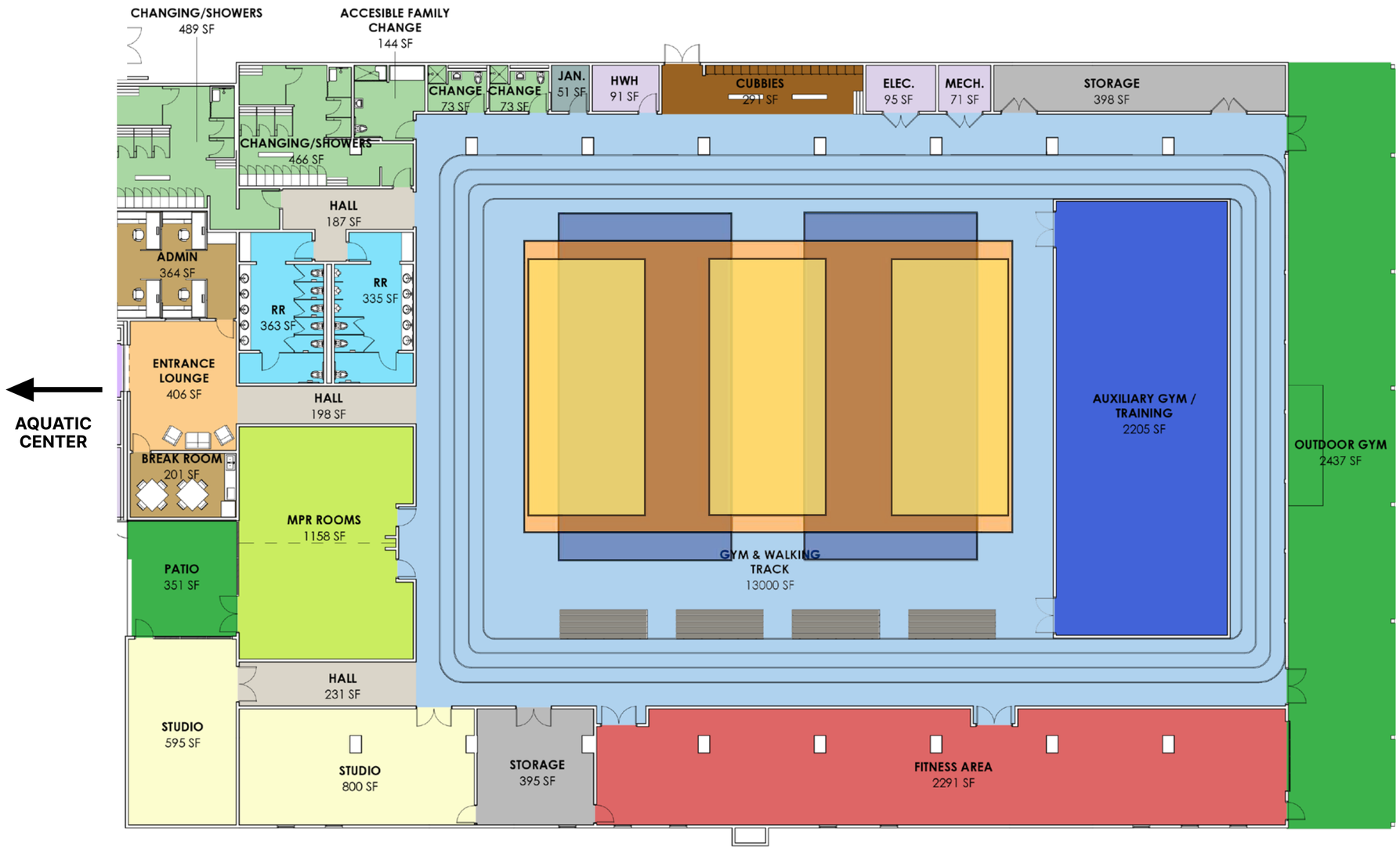
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SITE PLAN


9TH STREET
FUTURE SPORTS PAVILION
RENOVATED AQUATIC CENTER
CONNECTOR BUILDING
RENOVATED SPORTS CENTER
2ND AVE.

SPORTS CENTER - FLOOR PLAN

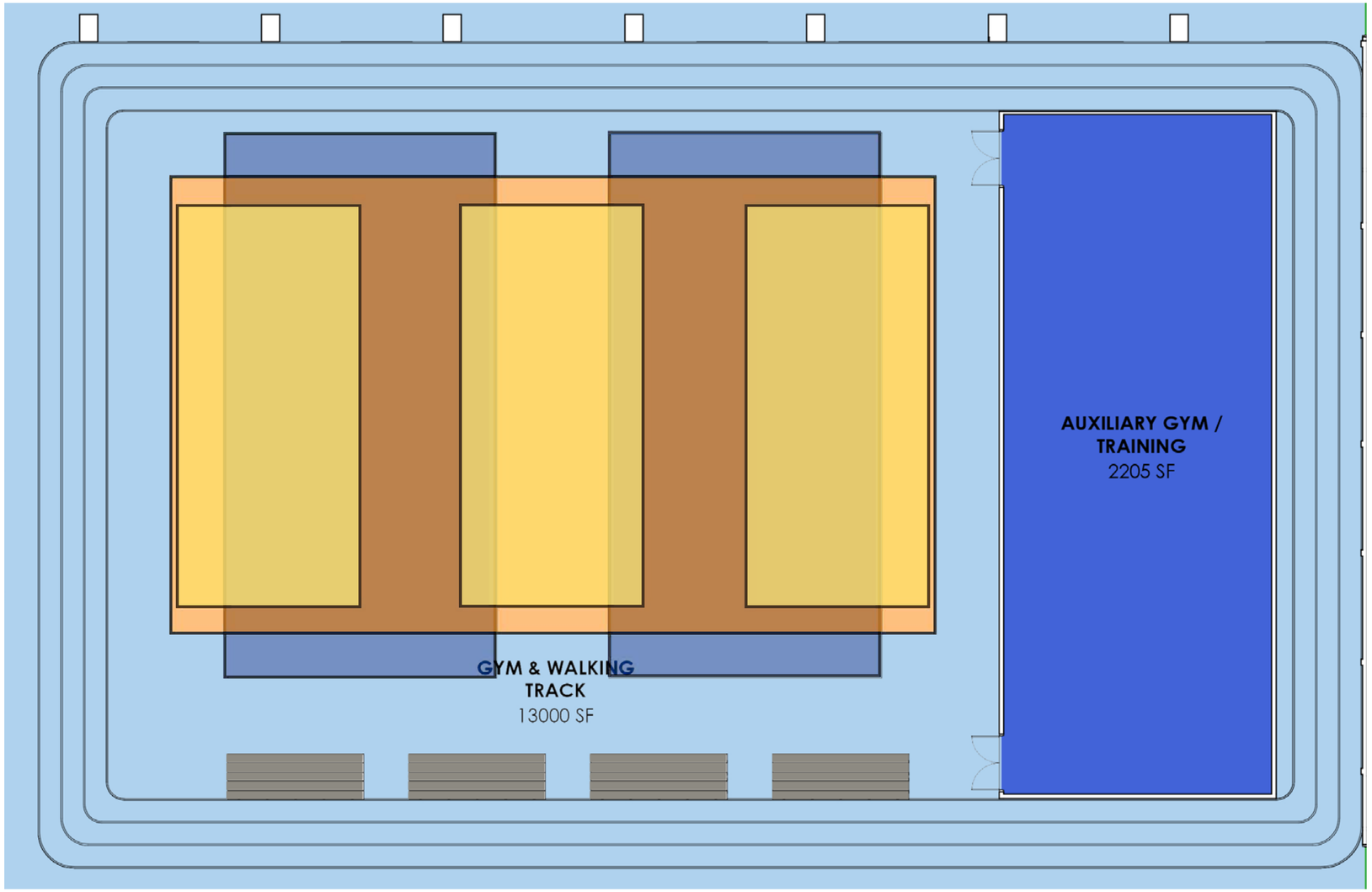








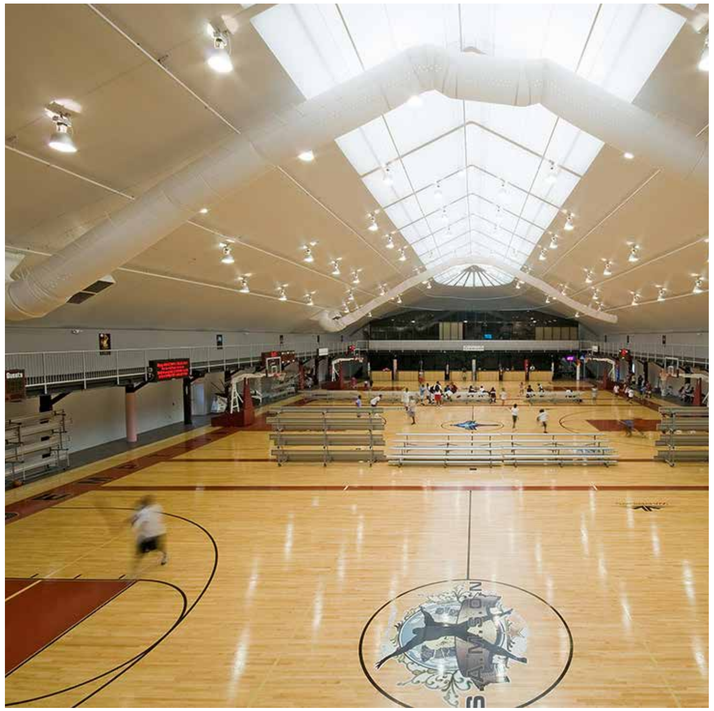
SPORTS CENTER - COURT PLAN



LEGEND

- **HS BASKETBALL COURT**
  50’ X 84’
- **VOLLEYBALL COURT**
  30’ X 60’
- **PICKLE BALL**
  20’ X 44’

SPORTS CENTER - PROGRAM

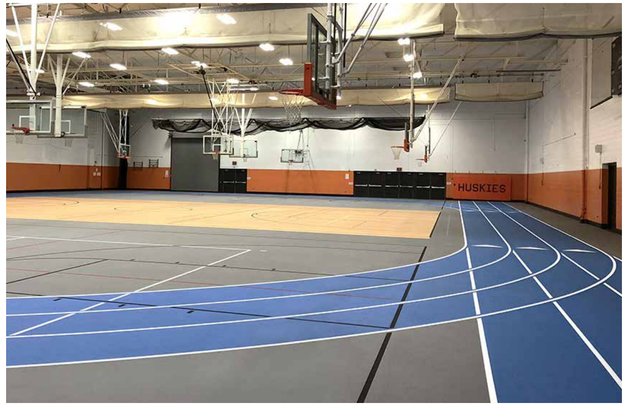






















SPORT CENTER - INTERIOR RENDERING

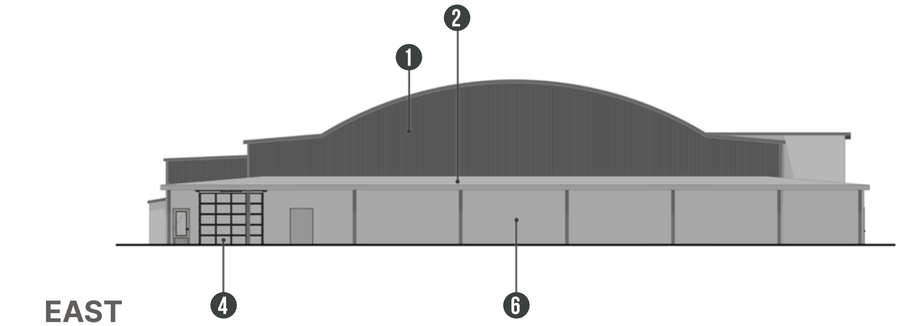


SPORTS CENTER - EXTERIOR RENDERING

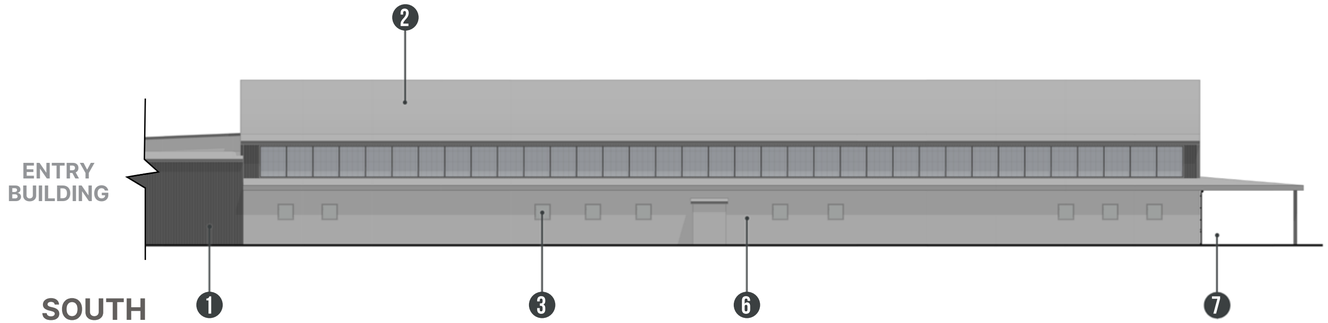


SPORTS CENTER - ELEVATIONS & MATERIALS

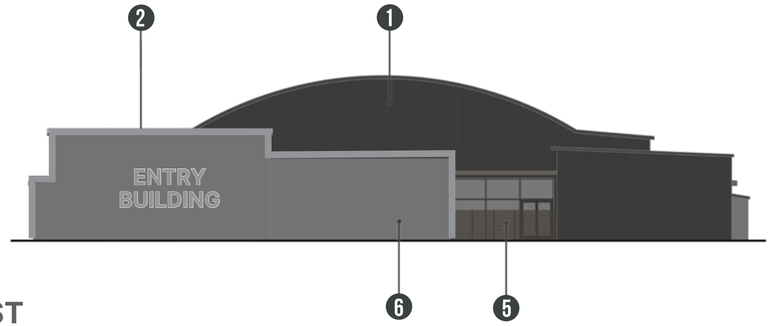
1. CORRUGATED METAL PANEL
2. METAL ROOF
3. FIXED WINDOW
4. OVERHEAD DOOR
5. STUDIO/MPR PATIO
6. STUCCO
7. FITNESS PATIO



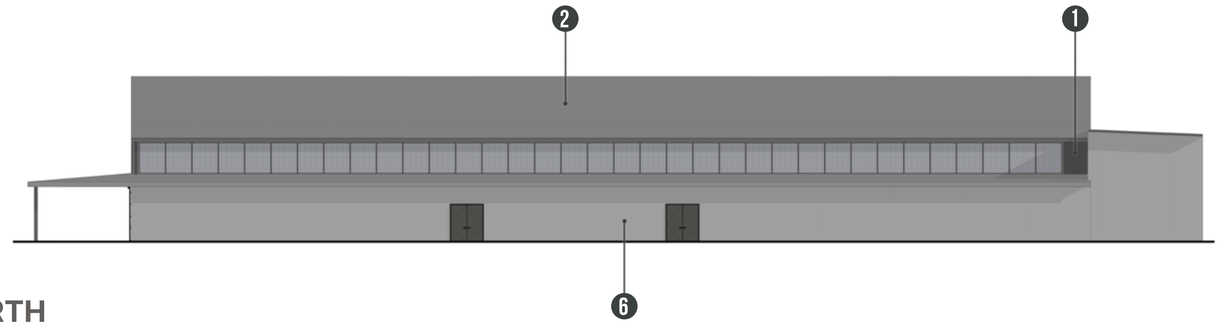
EAST



SOUTH



WEST



NORTH

SCALE:

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TRANSLUCENT FIBERGLASS PANEL



STUCCO

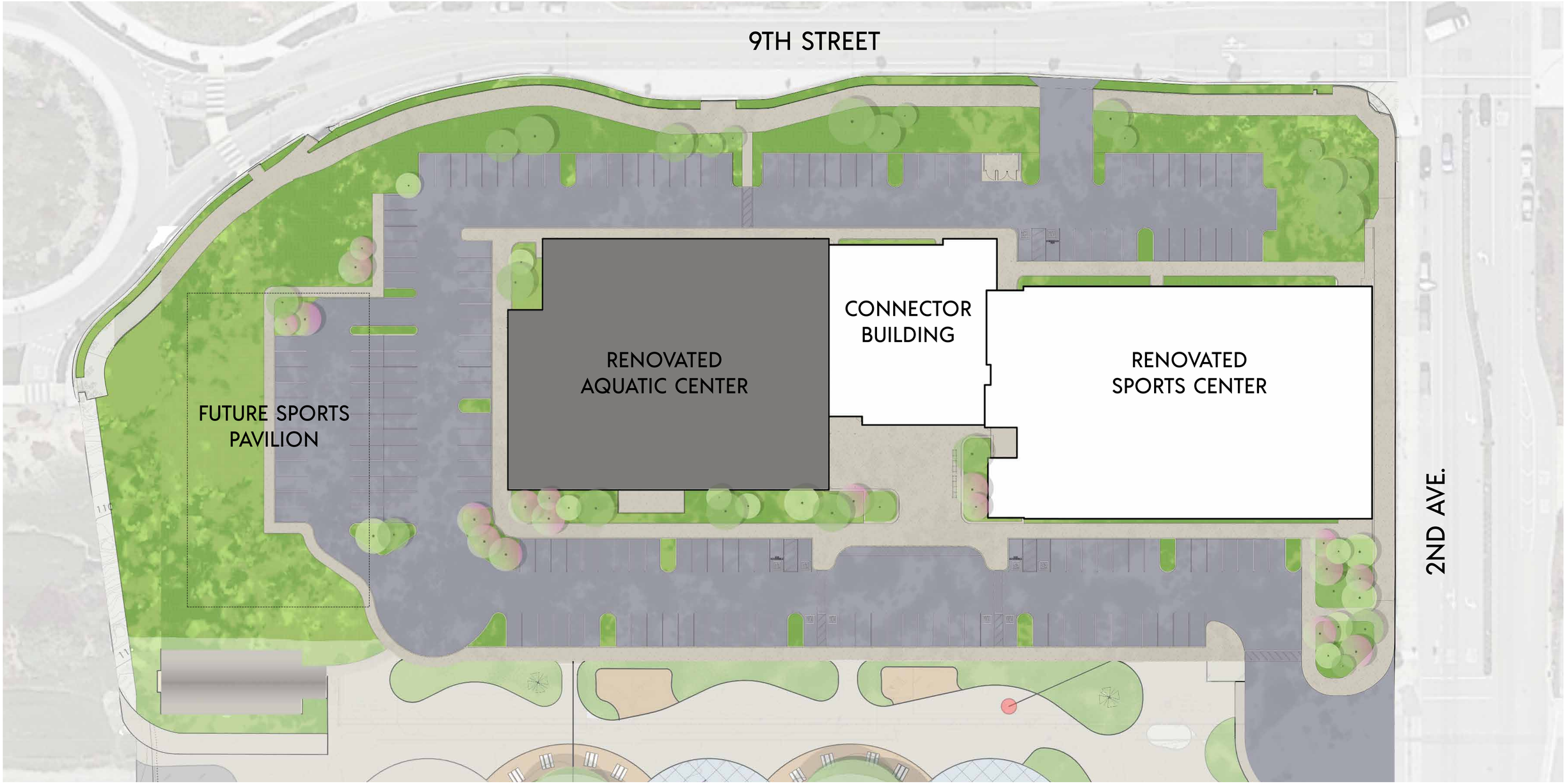


GLASS STOREFRONT



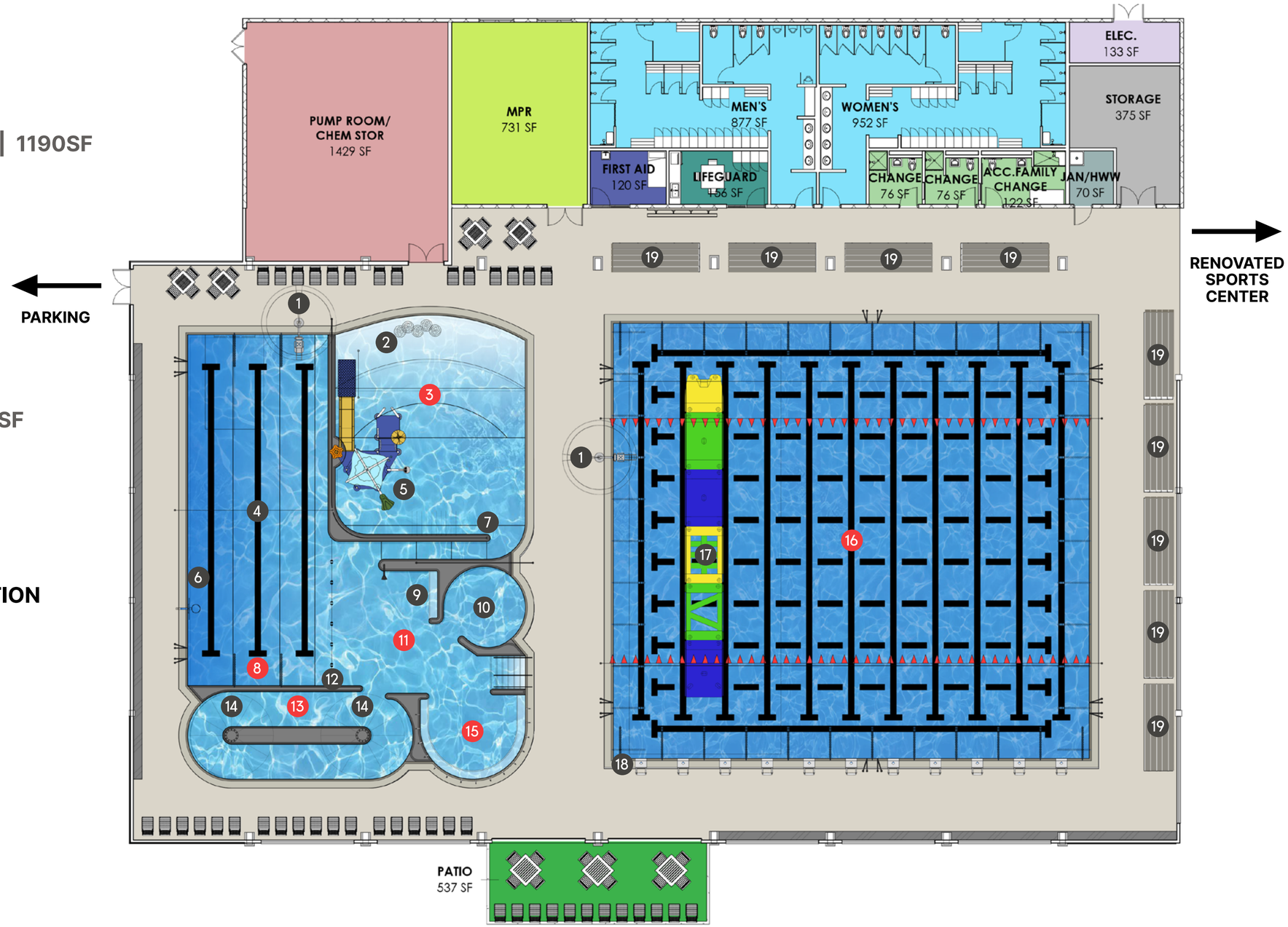
CORRUGATED METAL PANEL

SITE PLAN


9TH STREET
FUTURE SPORTS PAVILION
RENOVATED AQUATIC CENTER
CONNECTOR BUILDING
RENOVATED SPORTS CENTER
2ND AVE.

AQUATIC CENTER - FLOOR PLAN

1. POOL LIFT
2. GEYSERS
3. BEACH ENTRY & SHALLOW WATER PLAY | 1190SF
4. VOLLEYBALL
5. PLAY STRUCTURE
6. BASKETBALL
7. WALL SPRAYS
8. 20Y LAP SWIM POOL | 1415SF
9. UNDERWATER BENCH
10. 15' DIA. VORTEX
11. WELLNESS/INSTRUCTIONAL AREA | 530SF
12. MASSAGE JETS
13. CURRENT CHANNEL | 73SF
14. DONUT SPRAYS
15. THERAPY BENCH/SOCIAL AREA | 306SF
16. 10 LANE X 11 LANE, 25Y X 25M COMPETITION POOL | 6163SF
17. WIBIT INFLATABLE OBSTACLE COURSE
18. STARTING BLOCKS
19. SPECTATOR SEATING



SCALE

0 4' 8' 16' 32'

N

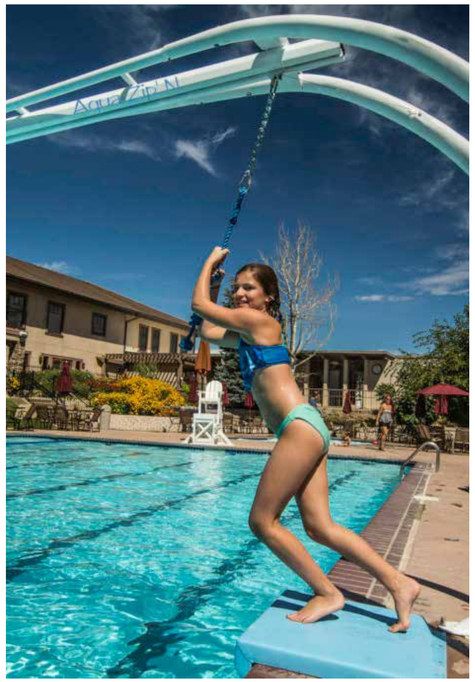
AQUATIC CENTER - PROGRAM

























AQUATIC CENTER - INTERIOR RENDERING



AQUATIC CENTER - EXTERIOR RENDERING



AQUATIC CENTER ELEVATIONS & MATERIALS

1. GLASS STOREFRONT
2. CORRUGATED METAL PANEL
3. TRANSLUCENT FIBERGLASS SKYLIGHT
4. ENTRANCE SIGNAGE
5. SHINGLE ROOF
6. PATIO
7. FIXED WINDOW
8. LOUVERS
9. STUCCO
10. FROSTED WINDOWS WITH HORIZONTAL SUNSHADE
11. WOOD PERGOLA
12. CONNECTOR BUILDING
13. OVERHEAD DOOR

SCALE:

0 4′ 8′ 16′ 32′



HORIZONTAL SUN SHADE



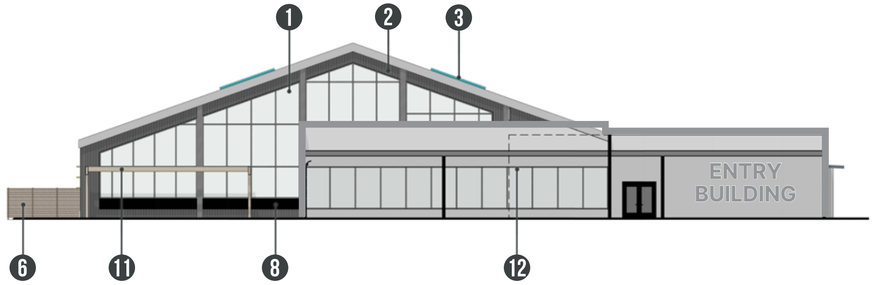
TRANSLUCENT FIBERGLASS PANEL



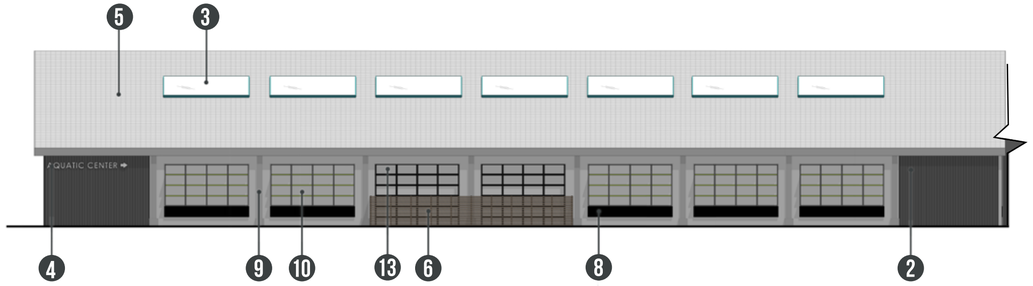
GLASS STOREFRONT



CORRUGATED METAL PANEL

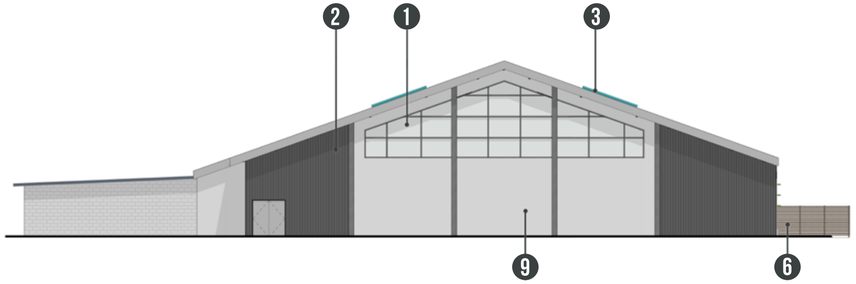


EAST

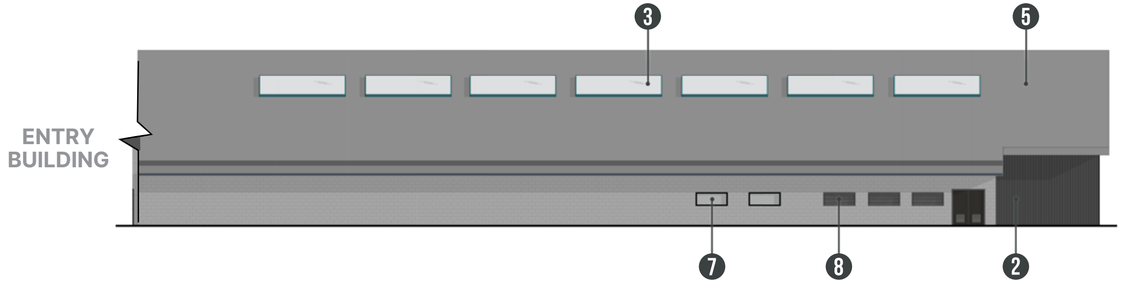


ENTRY BUILDING

SOUTH



WEST



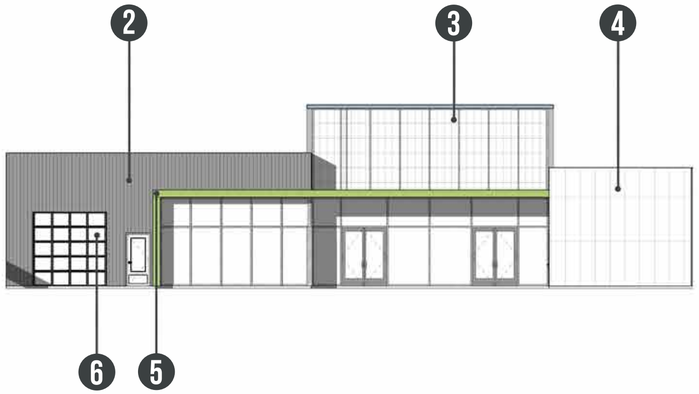
NORTH

SITE PLAN

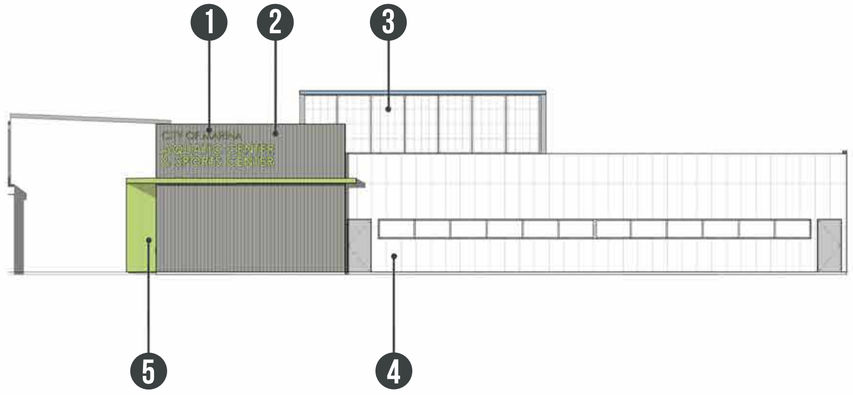

9TH STREET
FUTURE SPORTS PAVILION
RENOVATED AQUATIC CENTER
CONNECTOR BUILDING
RENOVATED SPORTS CENTER
2ND AVE.

CONNECTOR BUILDING - FLOOR PLAN & ELEVATIONS

1. SIGNAGE
2. CORRUGATED METAL PANEL
3. TRANSLUCENT WALL SYSTEM
4. COMMUNITY ART OPPORTUNITY
5. PAINTED STANDING SEAM ROOF
6. OVERHEAD DOOR



SOUTH



NORTH

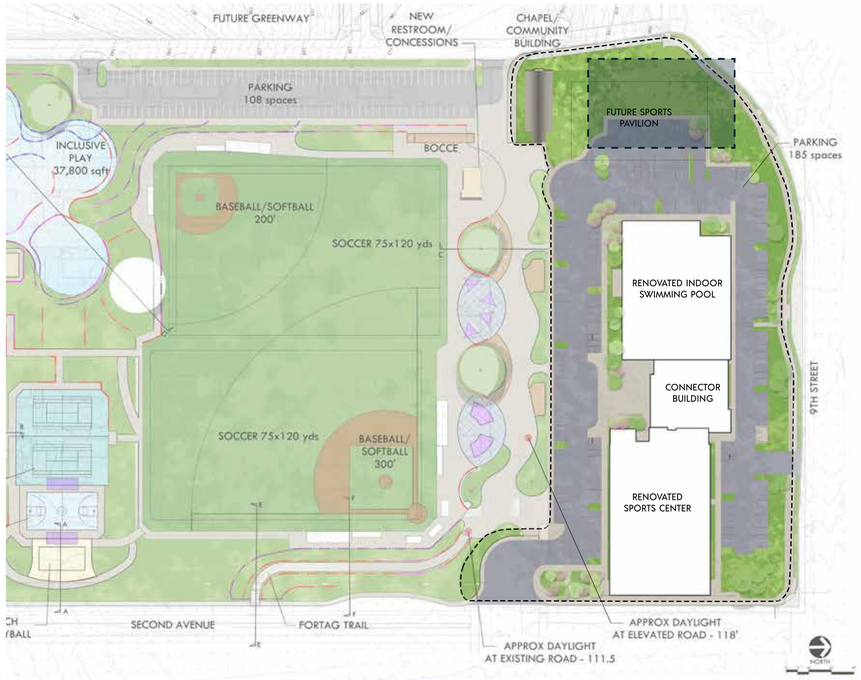


LOBBY- INTERIOR RENDERING



SITE PLAN


9TH STREET
FUTURE SPORTS PAVILION
RENOVATED AQUATIC CENTER
CONNECTOR BUILDING
RENOVATED SPORTS CENTER
2ND AVE.



Conceptual Plan by Verde Design

VERDE DESIGN



*CONCEPTUAL PLAN FROM CITY OF MARINA PARKS AND RECREATION MASTER PLAN

SPORTS PAVILION STUDY

- There is limited space on current site for a pavilion and would require relocating the fortag trail
- Master Plan includes an outdoor roller rink at nearby location
- Size:
  - 180ft x 105ft overall
  - 164ft x 80 ft
- Roller sports priority use
- Pavilion can be used for other uses including:
  - Indoor soccer & lacrosse
  - Pickle ball overflow
  - Flexible court space
  - Open air event space





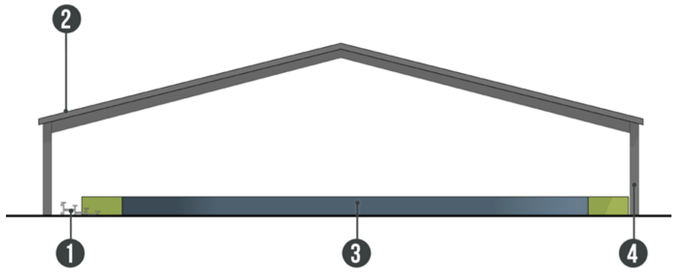


SPORTS PAVILION - FLOOR PLAN & ELEVATIONS

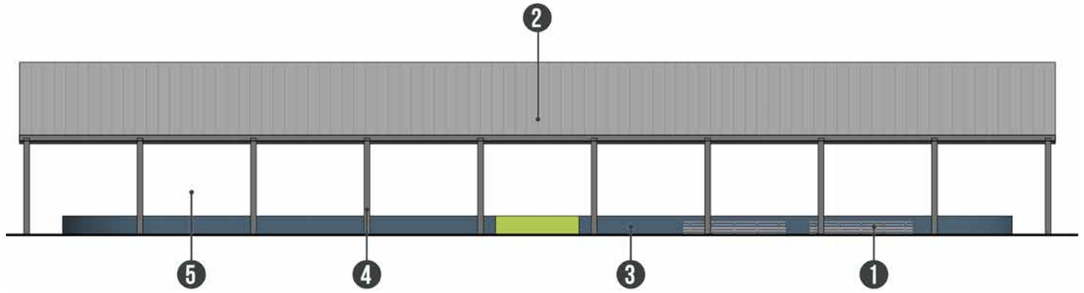
1. SPECTATOR SEATING
2. METAL ROOF
3. STEEL STRUCTURE
4. ROLLER RINK
5. RETRACTABLE SIDES

PICKLE BALL
20’ X 44’

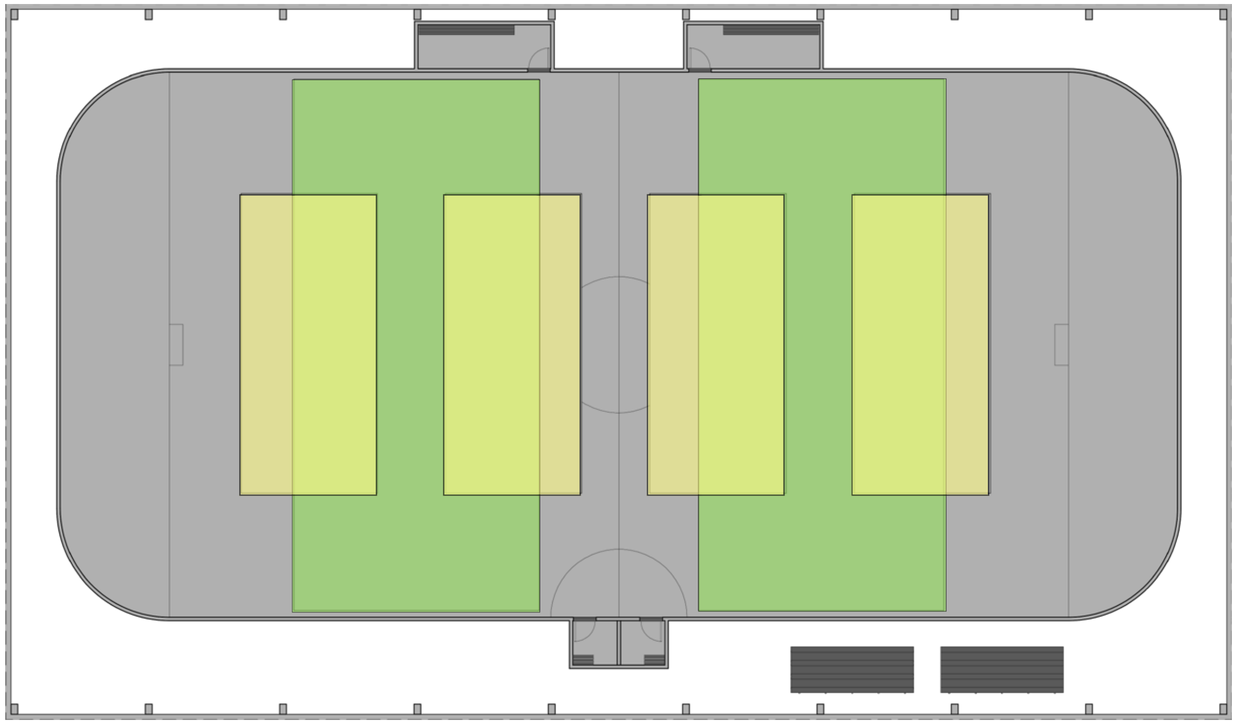
TENNIS
78’ X 36’



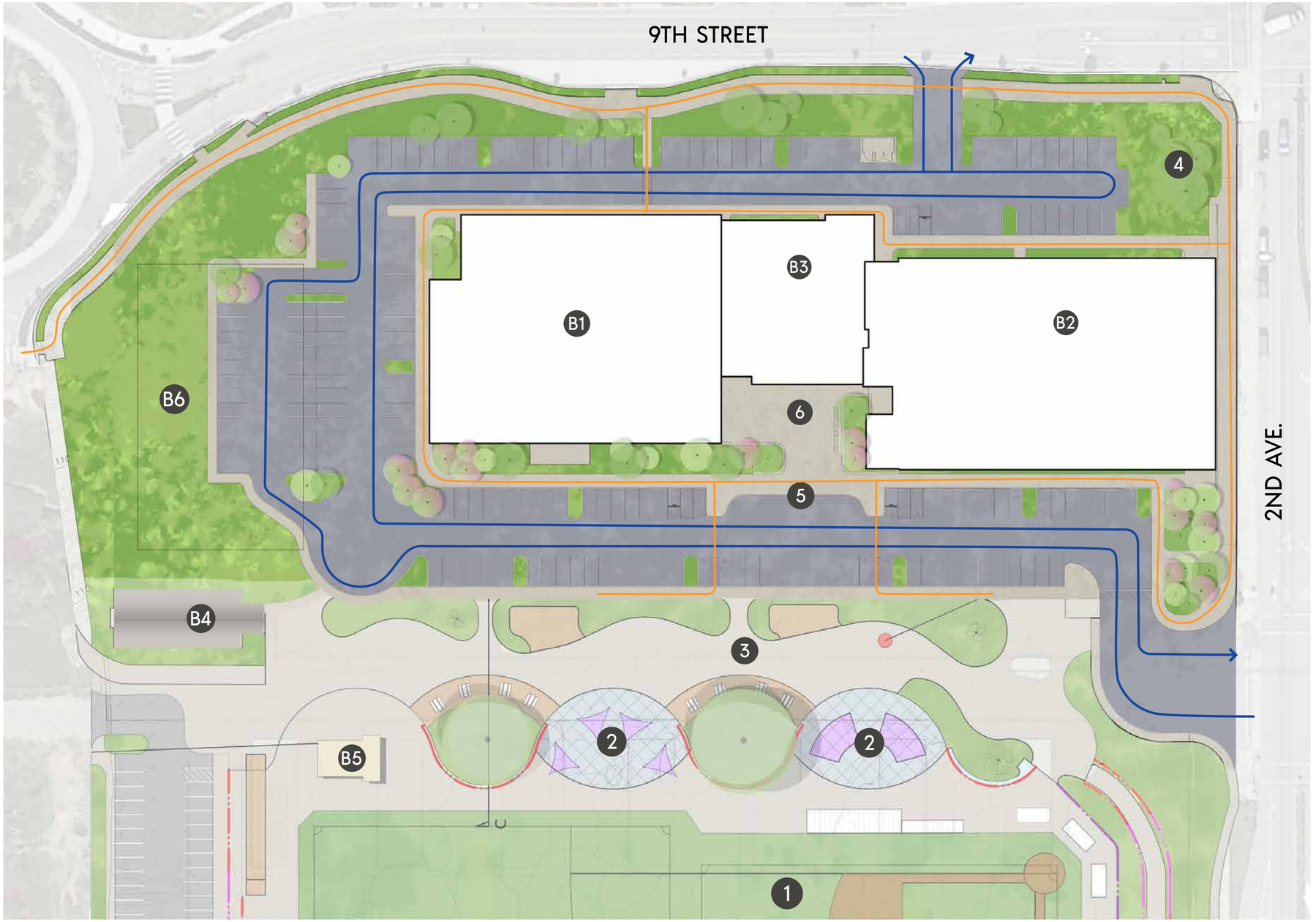
SOUTH



WEST



SITE PLAN



LEGEND

1. MULTI-USE FIELD
2. PICNIC / LAWN GAME AREA
3. PEDESTRIAN WALKWAY / PLAZA
4. EXISTING TREE WITH NEW BENCH
5. PASSENGER DROP-OFF / PICK-UP
6. ENTRY PLAZA

- B1 RENOVATED AQUATIC CENTER
- B2 RENOVATED SPORTS CENTER
- B3 POTENTIAL CONNECTOR BUILDING
- B4 CHAPEL / COMMUNITY BUILDING
- B5 RESTROOM
- B6 POTENTIAL SPORTS PAVILION

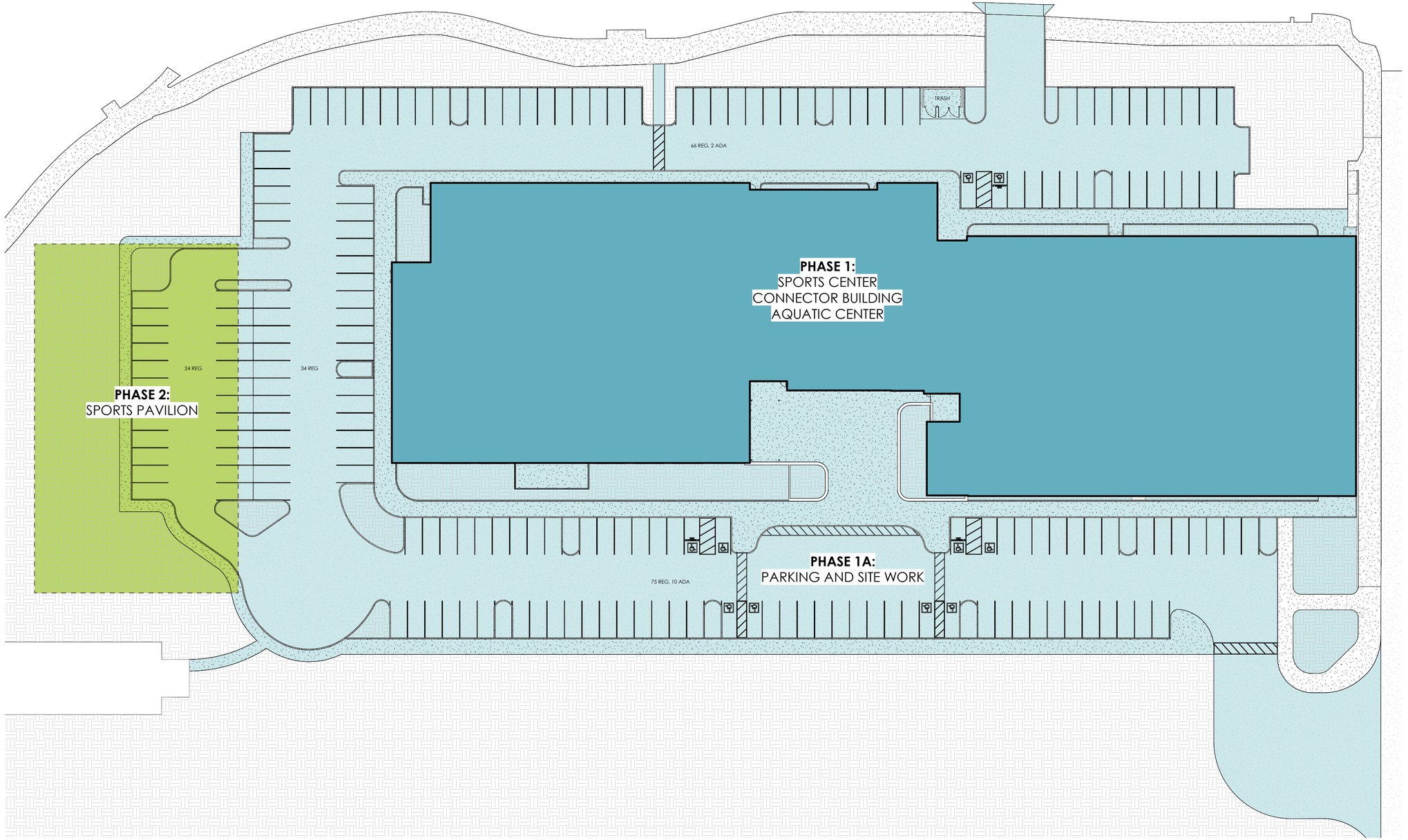
VEHICLE CIRCULATION

PEDESTRIAN CIRCULATION

SCALE: 0 25 50 100 200

N

PROPOSED PHASING



PROPOSED PHASING

SPORTS CENTER
APPROX. $8,400,000

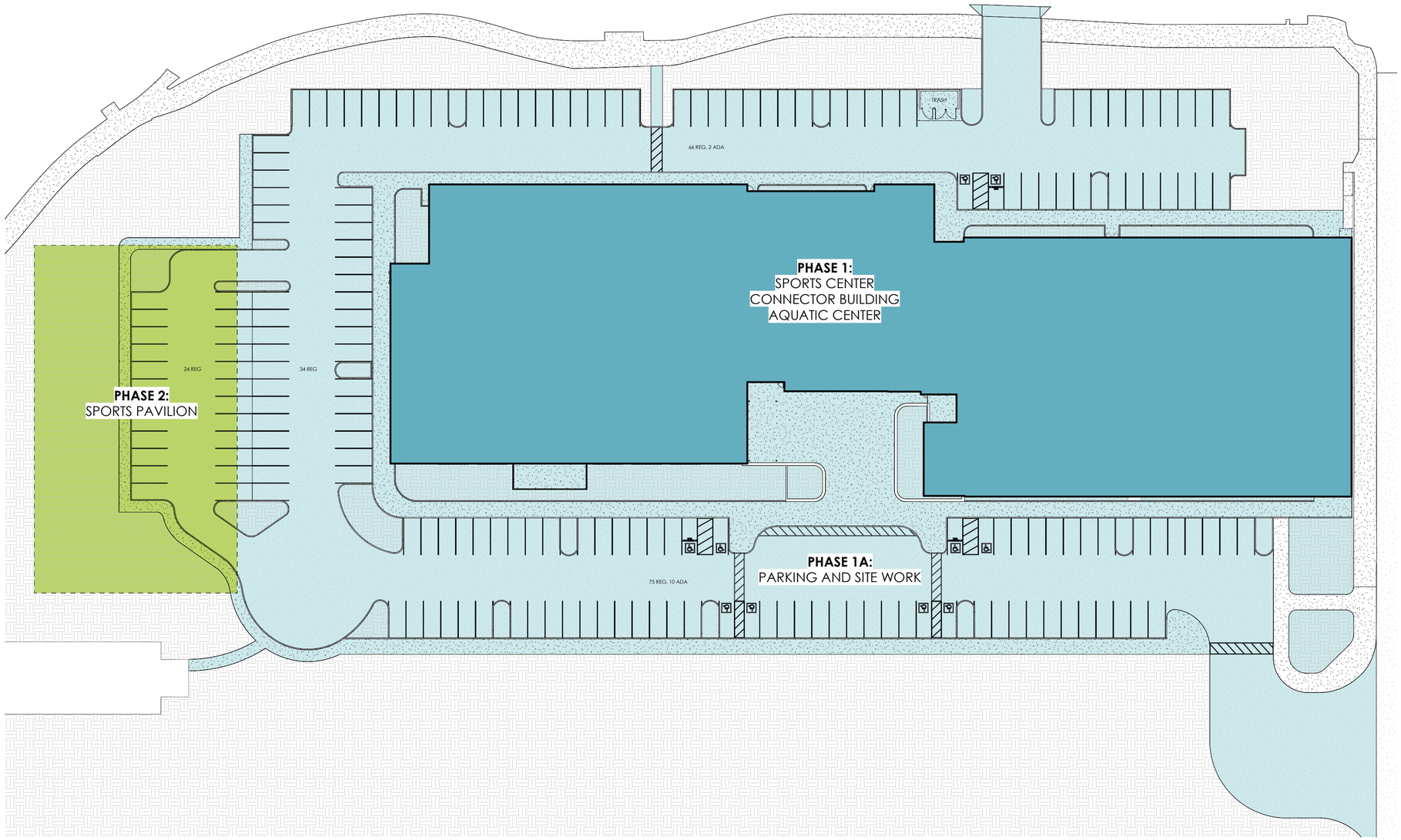
AQUATIC CENTER
APPROX. $11,000,000

CONNECTOR BUILDING
APPROX. $5,000,000

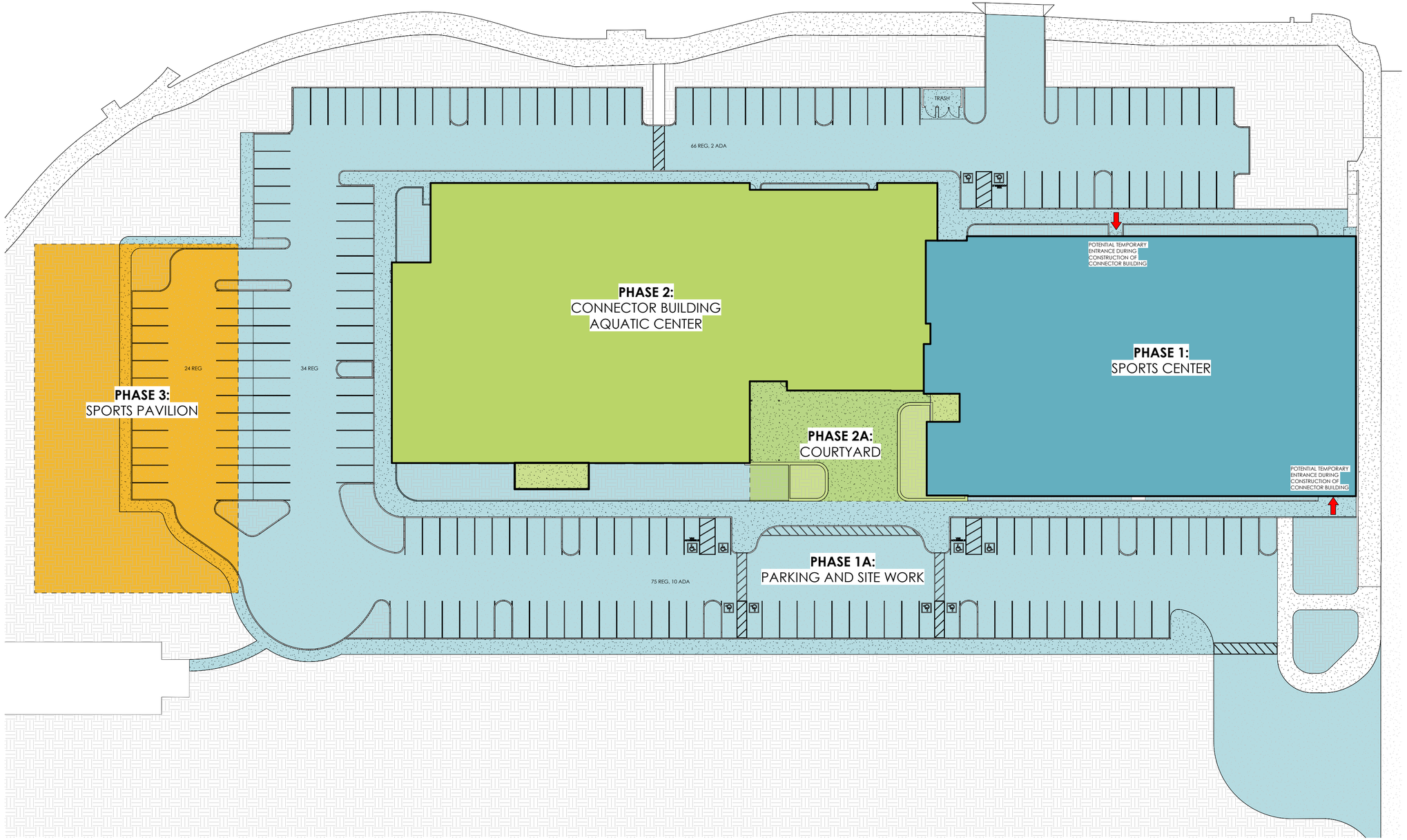
SITE WORK
APPROX. $2,600,000

TOTAL
$27,000,000

SPORTS PAVILION
APPROX. $3,900,000



PHASING OPTION 2



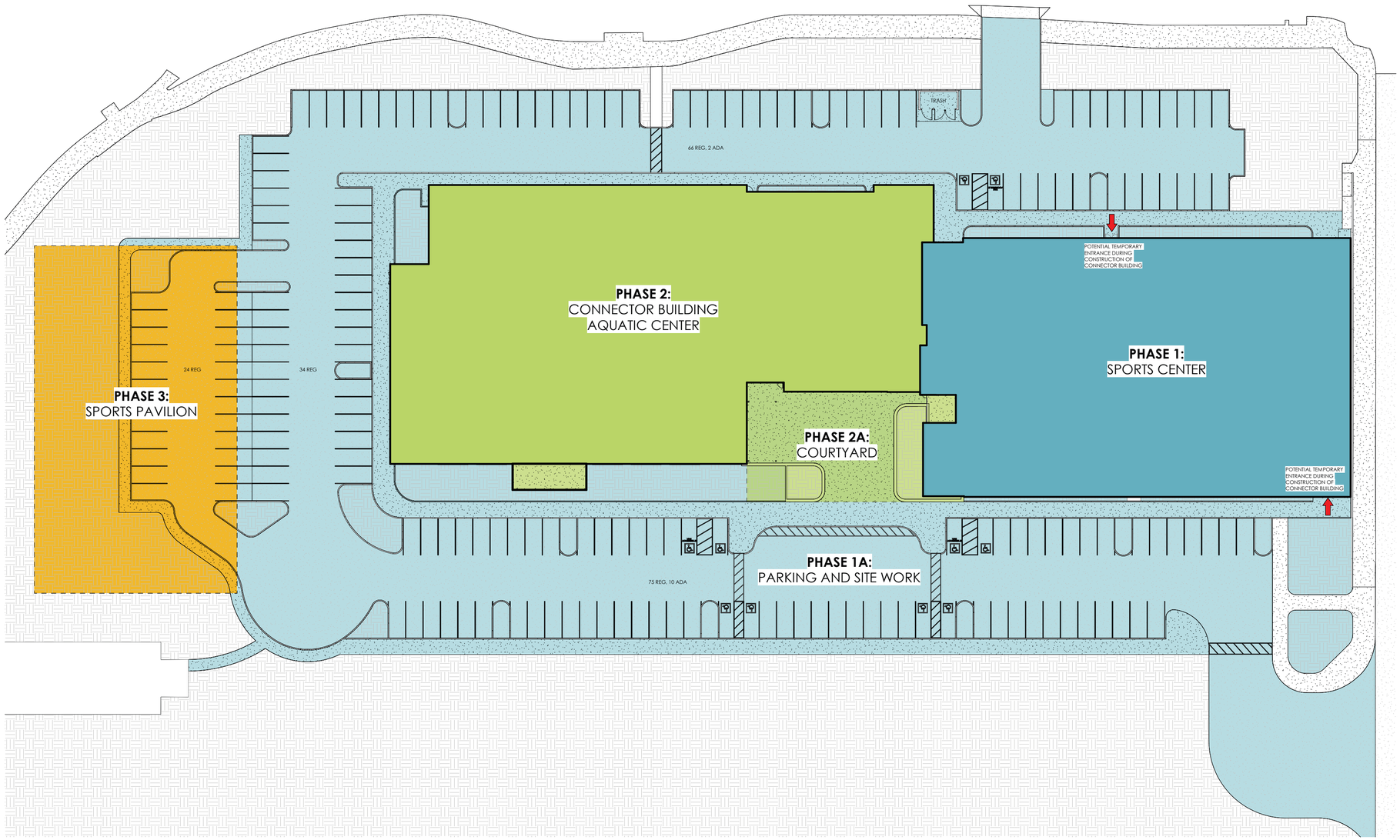
PHASING OPTION 2

SPORTS CENTER & SITE WORK
APPROX. $12,100,000

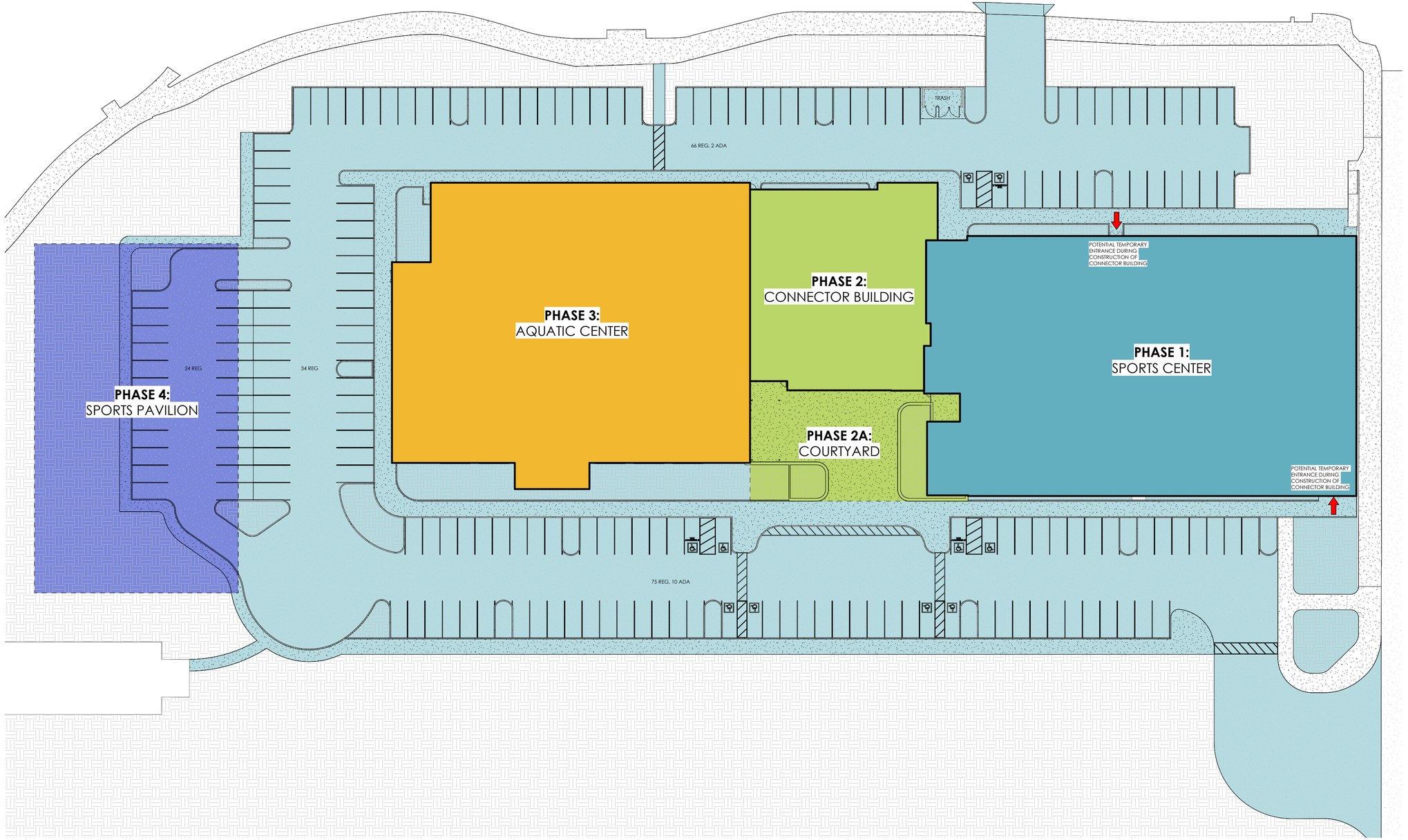
AQUATIC CENTER & CONNECTOR BUILDING
APPROX. $19,400,000

TOTAL
$31,500,000

SPORTS PAVILION
APPROX. $3,900,000



PHASING OPTION 3



PHASING OPTION 3

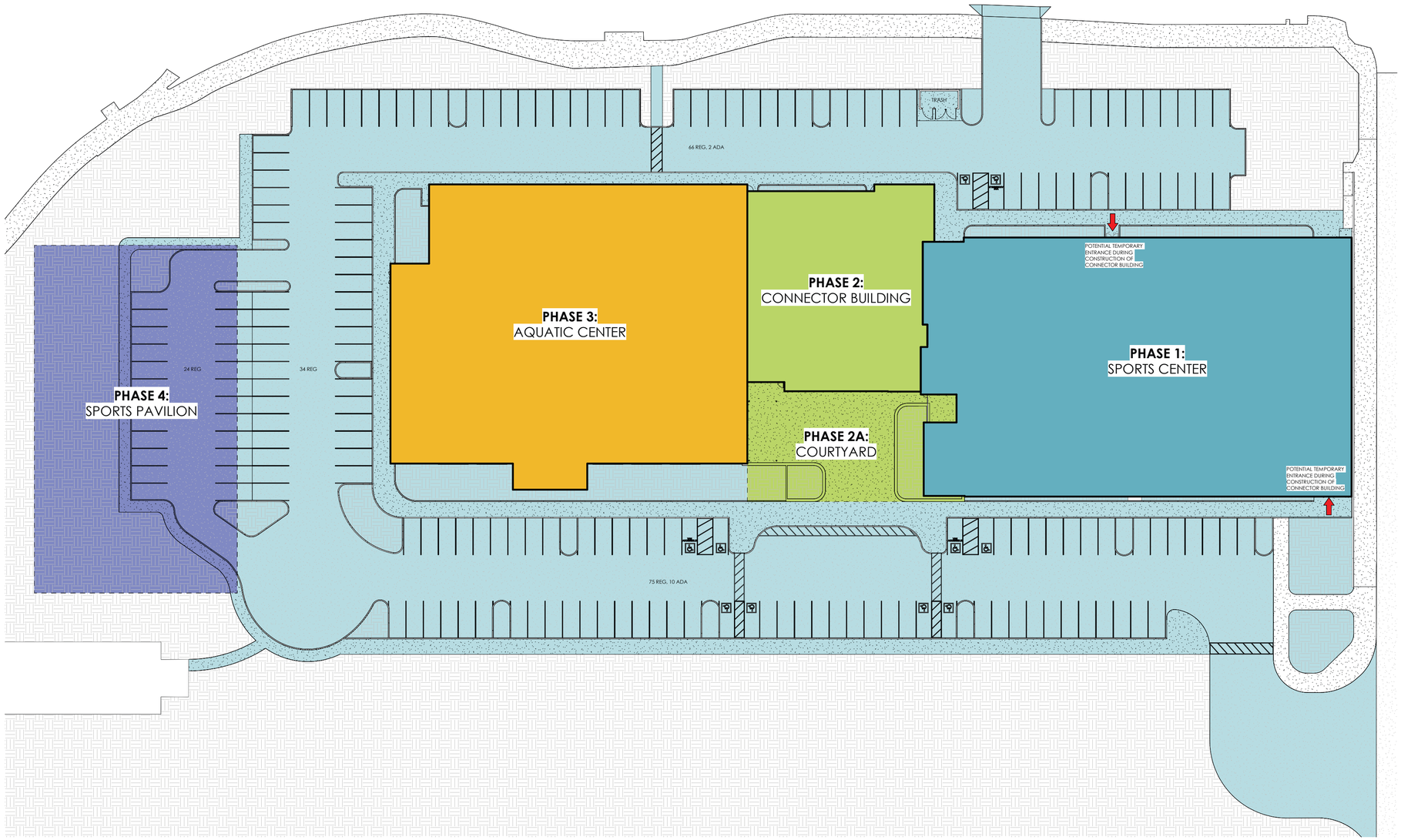
SPORTS CENTER & SITE WORK
APPROX. $12,100,000

CONNECTOR BUILDING
APPROX. $5,700,000

AQUATIC CENTER
APPROX. $16,000,000

TOTAL
$33,800,000

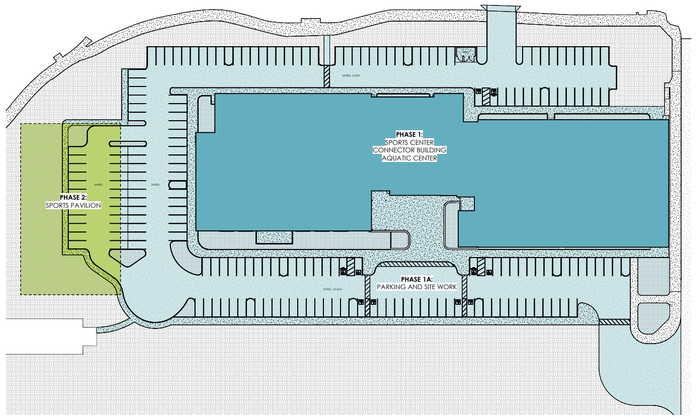
SPORTS PAVILION
APPROX. $3,900,000



PHASING SUMMARY (NOT INCLUDING SPORTS PAVILION)

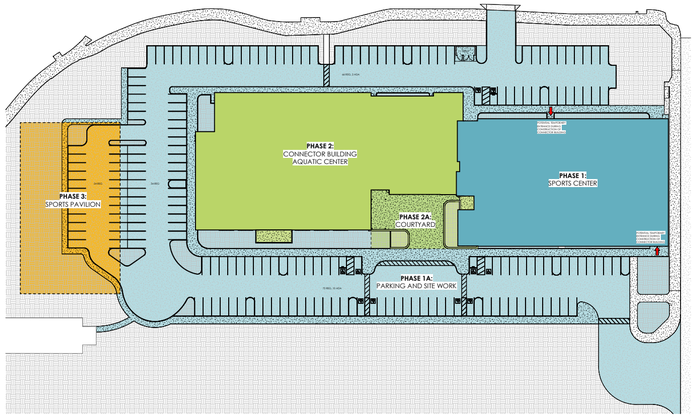
PROPOSED PHASING

- ESTIMATED COST: $27M
- CONSTRUCTION TIME: 10 MONTHS
- MOST EFFICIENT



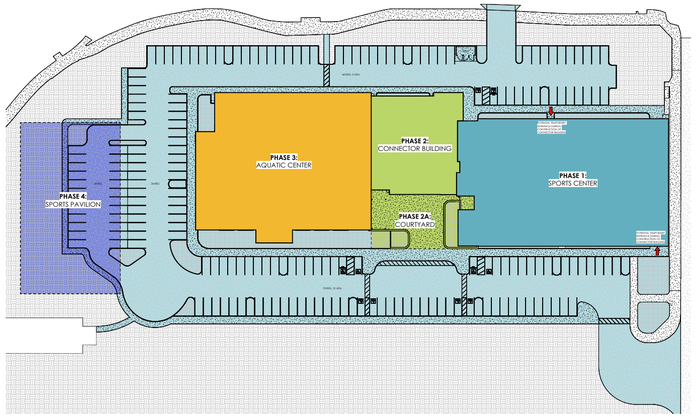
PHASING OPTION 2

- ESTIMATED COST: $31.5M
- TOTAL CONSTRUCTION TIME: 18 MONTHS
- POTENTIAL ADDED COSTS DUE TO UNKNOWN TIMING/ ESCALATION OF PHASING



PHASING OPTION 3

- ESTIMATED COST: $33.8M
- TOTAL CONSTRUCTION TIME: 26 MONTHS
- POTENTIAL ADDED COSTS DUE TO UNKNOWN TIMING/ ESCALATION OF PHASING

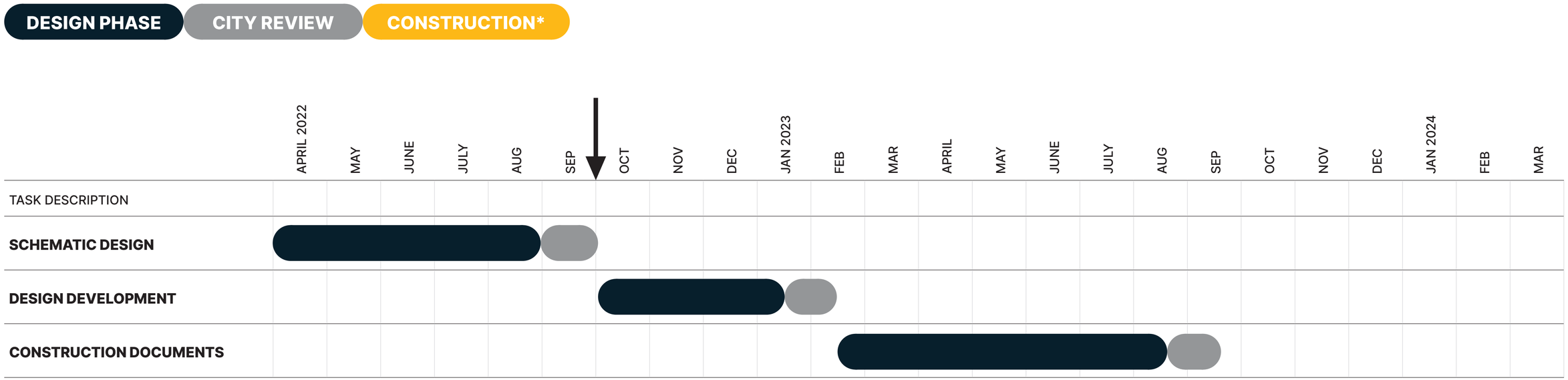


NOTE: AT THIS EARLY DESIGN STAGE WE RECOMMEND AN ADDITIONAL 12% DESIGN CONTINGENCY BE APPLIED TO THE PROJECT BUDGET TO ALLOW FOR UNANTICIPATED DESIGN & ENGINEERING ITEMS TO BE ADDRESSED AS WELL AS FLUCTUATING MARKET CONDITIONS.

OVERALL FLOOR PLAN



PROJECT SCHEDULE



*** CONSTRUCTION DURATION PENDING CONFIRMATION OF PHASING**

NEXT STEPS: RECOMMENDED

» Proceed with all design phases for the sports center, aquatic center, connector building, and sitework.

» Coordinate with concurrent park master plan to ensure a cohesive design and coordinated site work.

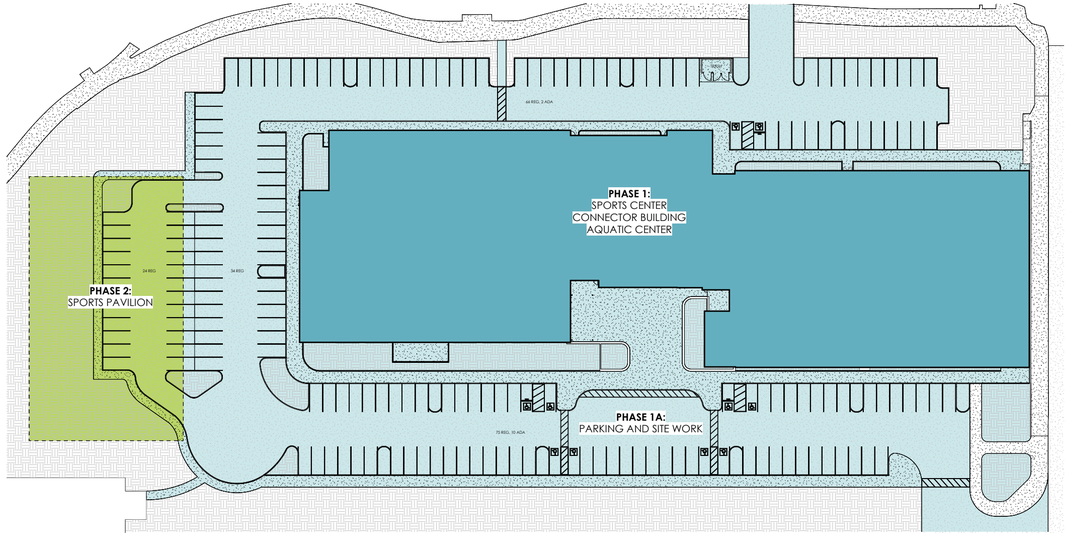
» At the end of the design development phase cost estimates would be updated and potential value engineering options evaluated to keep the project on budget.

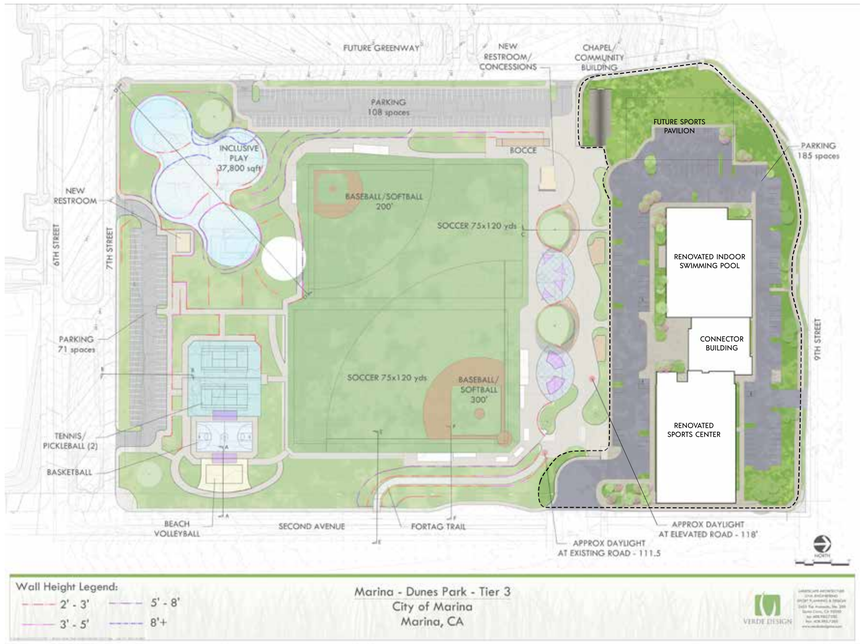
» Sports center, aquatic center, and connector building would then proceed into construction documents, bidding and construction.

» The sports pavilion design development package would then be available to proceed into further construction documents and engineering whenever funding and resources are available, and site location is determined.

» This approach best utilizes funding by taking a cohesive approach to the overall design, streamlines construction, separates the sports pavilion that can be constructed in separate phase, as well as allowing the full facility to operate efficiently as one.

» This approach also limits risk of policy or code changes that could impact the design if project is phased.





NEST STEPS: ALTERNATIVE OPTION PHASED PROJECT

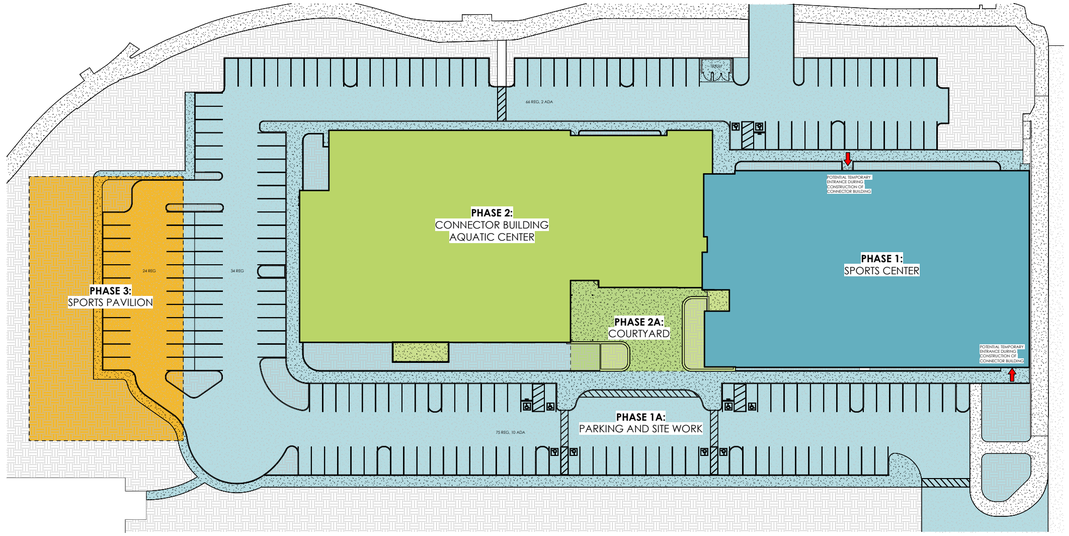
» Proceed with all design phases of the sports center only.

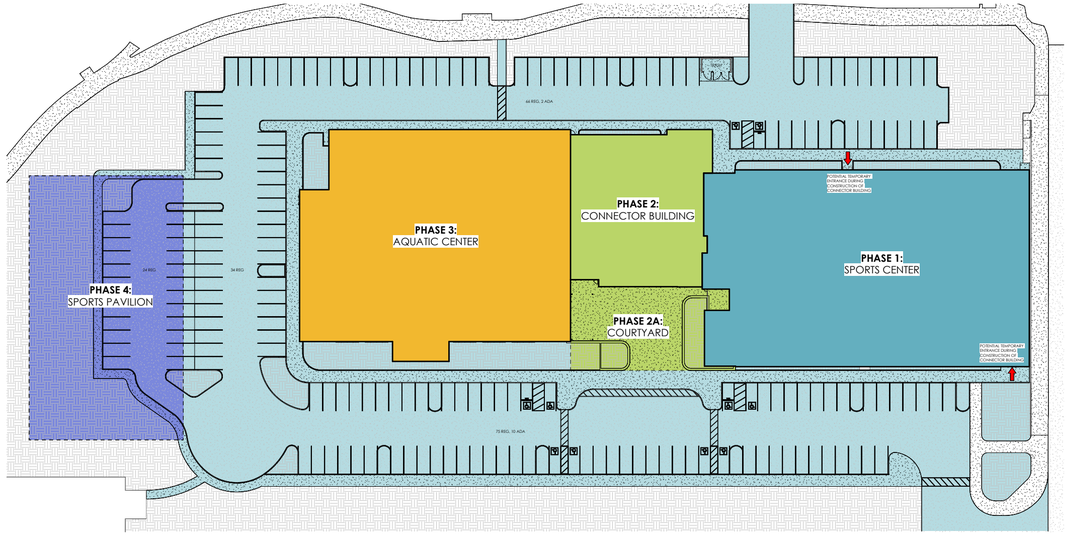
» Design would consider site improvements and infrastructure only as required for the sports center project.

» After completion of schematic and design development, with estimating, the sports center would then proceed into construction documents, bidding and construction.

» This approach potentially risks rework in future phases (the aquatic center and connector building) of site improvements and/or infrastructure completed as a part of the sports center project.

» This approach also limits the cohesiveness of the overall design/ program solution for both facilities which could impact program spaces, operations, and costs of both facilities.





OVERALL - BUILDING DESIGN - EXTERIOR RENDERING



Thank You.

coar
DESIGN GROUP

September 23, 2022

Layne Long
City Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

RE: **Architectural Services – Marina Aquatic and Sports Center Design Phase**

Dear Layne,

Thank you for the opportunity to provide this proposal for Design and Engineering Consulting services to further develop the current Schematic designs for the existing Aquatic and Sports Center facilities as well as the addition of an Entry Building and assessment of a Sports Pavilion. This proposal includes the following services: Architectural, Landscape Architecture, Structural, Civil, Aquatic, Mechanical and Electrical Engineering services as well as updated financial analysis and programming input from ISG and a specialty kitchen consultant.

We are excited to continue working with the City of Marina on this project utilizing the current programming and design for the rehabilitation of the existing Aquatic and Sports Center buildings, as well as a new Entry building connecting the two facilities and exploration of an ancillary sports pavilion on the site of the former Fort Ord. We estimate the overall construction cost for all project phases to be about $28 million. This proposal expands the previously proposed services to complete the project as a single phase through construction, except for the Sports Pavilion which will just be completed to a Design Development level per the previous agreement.

We have proposed the following scope of services based on the current Schematic Design and what we believe is necessary to successfully complete this project. However, if there are scope items that are not included, or that are not necessary, we would be happy to re-assess the scope and fee as needed. We will also provide coordination with the surrounding park master plan and assessment of impacts to our project including site circulation, parking, signage, storm water and utilities.

The following sections further outline our intended scope of services for each phase of the project:

SCHEMATIC DESIGN PHASE (Sports Center, Aquatic Center, Entry Building, Sports Pavilion)

Unchanged from previous proposal.

1. Meet with Project Team to discuss any adjustments to the established budget and program as well as potential phasing, schedule and design issues.
2. Develop Community Engagement approach and schedule.
3. Develop existing site and building plans based on field investigation and review of any as-builts.

4. Confirm Aquatic Program, Capacities, and Mechanical Program for the Aquatic Center.
5. Determine overall utility load requirements for the project to ensure adequate capacity for the facilities at the existing point of connection.
6. Determine impacts to Site Utilities including lighting, audio, electrical, gas, sewer and water.
7. Prepare updated program for each facility based on initial project finding, base plans and modified per discussions with the project team and community engagement.
8. Develop aquatic and building design alternatives as necessary and review with the City
9. Create updated base drawings and reconcile with current design (Sports Center, Aquatic Center, Sports Pavilion)
10. Prepare initial Site Planning including preliminary storm water hydrology, fire access, grading, utilities and phasing analysis.
11. Prepare Schematic Site Plan, Floor Plan(s), and initial design model for review.
12. Present to Project Team for schematic design review and approval to proceed with current program and scope extents. At this stage any adjustments to the scope/program should be identified.
13. Refine Schematic Plans to reflect overall scope requirements. These plans will be schematic in nature and are intended only to provide information with regard to overall extent of the project.
14. Prepare basis of design for additional design elements, aquatics, building systems, site lighting, site structures, planting and irrigation, hardscape, and miscellaneous items with imagery where necessary to communicate design approach.
15. Prepare interior and exterior renderings of proposed design and provide an initial walk-thru of the 3D model for design review.
16. Prepare Opinion of Probably Cost and meet with the Project Team to discuss budget, program and design issues.
17. During this phase ISG will build on, update, and enhance its prior work on both the Aquatic Center and the Sports Center. This analysis will consider the combined Aquatic Center and Sports Center option, as well as maintaining independent financial and operational analysis for each facility for comparison. This analysis will also include the analysis of the programming, operational, and financial impact of two new elements: the Sports Pavilion (multi-sport rink configuration) and the Entry building connecting the Aquatic Center and the Sports Center.
18. COAR and ISG will also work with the city to facilitate public and community engagement with stakeholders, users, and community organizations as well as updated market research.
19. This phase is anticipated to be 6 weeks long and include two in-person and two digital meetings.
20. After obtaining approval of Schematic Design, we will proceed into Design Development.

DESIGN DEVELOPMENT PHASE (Sports Center, Aquatic Center, Entry Bldg., Sports Pavilion)

Unchanged from previous proposal.

1. Refine design of each facility (Sports Center, Aquatic Center, Entry Building, Sports Pavilion) to approximately 30% design completion including Site Plans, Architectural Plans, and Engineering Plans.
2. Meet with the Building Department, Health Department and any applicable utility companies or other points of coordination as necessary to establish expectations for the project and understand timelines for incorporation into the project schedule(s).
3. Updated site analysis including delineation of the recommended scope and limit of work relative to the future park project.
4. Prepare preliminary material and equipment selections for review.
5. Prepare updated design renderings and project walk thru.
6. Develop Landscape Planting and Irrigation design.
7. Develop low voltage basis of design with City input as required.
8. Develop and refine plans as needed for each discipline including site plan(s), grading plan(s), utility plan(s), electrical/lighting plan(s), landscape plan(s), mechanical plan(s), structural plan(s) and architectural plans to describe design intent for each of the project elements and systems.
9. Aquatics plans for pool and water features, slide, piping and equipment including Pool Wall Profile, Shapes/Depths, and develop updated Water Activities and Features including the refinement of Mechanical Equipment, Development of Mechanical Equipment Layout and Utility Requirements for new design
10. Prepare preliminary Interior Elevations, Building Sections, Reflected Ceiling Plan and Roof Plan.
11. Preliminary Water, Sewer and Drainage Study.
12. Preliminary Stormwater Control Plan in accordance with City requirements.
13. Prepare preliminary grading, structural, mechanical and electrical engineered plans for the new design
14. Develop project estimate.
15. Provide submittal and presentation to Project Team for design review and approval to proceed with current design direction. At this stage any adjustments to the design and phasing should be identified.
16. This phase is anticipated to be 12 weeks long and include one in-person and two digital meetings.
17. During Design Development ISG will continue to work with the COAR Team to update the program, management, and financial models and analysis based on final design elements. The Services in the Design Development and Construction Phases will also include an analysis of any cost cutting or value engineering based on impact on program, participation, management, and financial operations.

18. This phase also includes Supplemental Topographic Survey as needed to support our specific project needs. These fees have been identified separately.
19. After obtaining approval of Design Development, we will proceed into Construction Documents.

CONSTRUCTION DOCUMENTS PHASE (Sports Center, Aquatic Center, Entry Bldg.)

Revised to include Aquatic Center & Entry Building.

1. Prepare drawings and specifications suitable for permitting and bidding of the improvements to clearly delineate the Contractor's scope of work, including required architectural, civil, structural, mechanical, landscape, aquatic and electrical design (including low voltage).
2. Submittals will be made to the City at 60% CDs, 90% CDs, 100% CDs and will include plans and specifications. A final FOR CONSTRUCTION document set will be distributed for construction once permitting is complete. It is assumed that the City will provide all required General and Supplementary Conditions and Bidding Information.
3. Submit plans to City Building Department for Building permit plan check and perform all required revisions to construction documents based on Building Department's plan check comments (Note: plan check and permit fees are not included).
4. Submit plans to County Health Department for Pool permit plan check and perform all required revisions to construction documents based on Health Department's plan check comments (Note: plan check and permit fees are not included).
5. Prepare final Signage, Fixtures, Furnishings and Equipment plans for the Sports Center.
6. Prepare updated cost opinion at each milestone.
7. Provide drawings and specifications (in electronic format) for bid package. For this proposal it is assumed that the City will advertise, assemble and distribute bid packages to General Contractors.
8. Interpret and clarify contract documents for bidders and assist in issuing addenda as required.
9. Attend a Pre-Bid walkthrough at the site with all interested contractors.
10. Participate in bid review of contractor's detailed cost breakdown and assist the City in evaluation of the bids.
11. This phase is anticipated to be 16 weeks long (from start to permit submittal) and include two in-person and four digital meetings.

CONSTRUCTION ADMINISTRATION PHASE (Sports Center, Aquatic Center, Entry Bldg.)

Revised to include Aquatic Center & Entry Building as well as consultant support.

1. Develop RFI responses as required to support Owner requests and to coordinate Contractor questions in the field
2. Coordinate all RFI review by provided consultants

3. Set Up and Manage an RFI log to enable all stakeholders to verify status
4. Consultant shall provide ASI's as required to reflect changes in scope or modifications made necessary due to changed field conditions based on the direction of the Owner
5. Where required, the ASI's shall include all drawings and specifications required to obtain the construction permits and approvals of the governmental authorities having jurisdiction over the Project.
6. Review Submittals as required by Contract Documents and coordinate all submittal review by provided consultants
7. Set Up and Manage a submittal review document to enable all stakeholders to verify status of submittals
8. Coordination of consultants for support as required on an hourly basis.
9. Provide bi-weekly on-site project support through the course of construction and as requested by the Owner
10. This phase is anticipated to be 40 weeks long and include twenty on site meetings and twenty digital meetings.

ASSUMPTIONS & ADDITIONAL SERVICES

The following items are not included in the Proposed Services but can be provided as additional services only after written authorization is received. Unless a subsequent fixed fee proposal is provided, the work will be done on an hourly basis according to the terms established under our as-needed contract with the City.

Additional Services not included in our proposed scope of work include:

1. Title search and easement identification.
2. Additional design or drawings for tree relocation, temporary irrigation, drainage or detention systems beyond the project boundary. See Exhibit C attached for assumed project boundary.
3. Additional design or drawings for offsite water, sewer or storm drain systems outside the project boundary.
4. Design of fire access, fire access design or agency processing beyond our immediate site area.
5. Site signage design including overall park signage/wayfinding.
6. Assessment of Management and/or Partnership Options, Funding and Sponsorship Opportunities, Economic Impact Analysis or any ISG services during construction or startup.
7. Boundary Survey/Mapping, Traffic Analysis, Signal Design and/or Median Improvements.
8. Off-site Improvements, Work/Design in Public-Right-of-Way
9. Recycled Water Design, Plans, and DEH permitting.
10. Fence, Gate, Perimeter, and/or Retaining Wall Design.

11. Fire Protection Design and Engineering, Flow Test, Fire Sprinkler Design, Sprinkler Demand Calculations (anticipated as a deferred submittal).
12. Environmental Studies and Reports.
13. Geotechnical Engineering and Reports, Infiltration Testing.
14. Evaluation report providing recommendations for pavements, structures, earthworks, utilities, storm water infiltration, etc.
15. Additional Park improvements including playgrounds, sports fields, or site lighting.
16. HVAC studies and Life Cycle Cost Analysis.
17. Noise Studies and/or Acoustical studies and analysis.
18. Revisions to Contract Documents resulting from Owner requested changes to documents previously approved by the Owner, or due to code or zoning changes made subsequent to Owner approval.
19. Preparing separate construction document packages for discretionary permits, alternate bid items or project phasing.
20. Attendance of any public hearings and/or additional meetings other than detailed in this proposal.
21. Services required because of significant changes in the project (not due to the design team's acts or omissions) including, but not limited to, size, quality, complexity, schedule, or the method for bidding and contracting for construction.
22. Processing change requests for Owner requested changes, and for unforeseen site conditions, after bid, including revisions to Contract Documents, processing approval of revisions through the Building Department, and Change Order negotiation.
23. Providing services in conjunction with implementing substitutions proposed by the Contractor and making subsequent revisions to Contract Documents resulting from such.
24. Providing services made necessary by the default of the Contractor, by major deficiencies in the work of the Contractor, or by failure of performance of either the Owner or the Contractor under the Contract for Construction.
25. Providing services in conjunction with arbitration proceedings or legal proceedings, except where the Architect is a party to such proceedings.
26. Providing "Special Inspection" services required by law or the Contract Documents.
27. Preparation of documentation to process the project through the US Green Building Council as a LEED project.
28. Design of photo-voltaic electrical generation systems.
29. Plan check and permit fees are not included and are to be paid by the City.
30. Anticipated Reimbursable Expenses for travel, delivery, printing and reproduction costs have been included in the proposed fee. Expenses will be billed as they are accrued at a rate of 1.15 times the expense.

We propose to provide the stated basic services on an hourly time and materials basis not to exceed a fee of One Million Seven Hundred Seventy-Two Thousand Dollars ($1,772,000.00). Invoices will be submitted monthly for the hours of work accrued during the month on any particular phase.

The breakdown for the proposed services is as follows:

	PREVIOUS	UPDATED	CHANGE
Schematic Design Phase	$ 154,200.00	$ 154,200.00	$ NA
Supplemental Survey	$ 7,900.00	$ 7,900.00	$ NA
Design Development Phase	$ 362,000.00	$ 362,000.00	$ NA
Construction Documents Phase	$ 293,400.00	$ 914,000.00	$ 620,600.00
Construction Administration Phase	$ 84,500.00	$ 320,100.00	$ 235,600.00
Included Reimbursables	$ 11,500.00	$ 13,800.00	$ 2,300.00
Total	$ 913,500.00	**$1,772,000.00**	$ 858,500.00

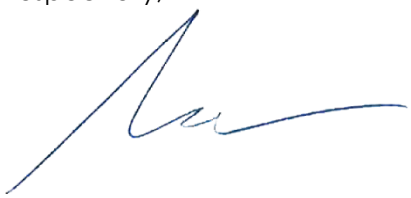
All travel and reimbursable costs have been anticipated/included in this proposal and any additional terms are consistent with our as-needed contract.

Below we have listed potential services that could arise through the development of the project. We have estimated fees for these services if deemed necessary and directed by Owner to proceed:

Vehicular Access Point to 9th Street	$ 18,500
Existing Sewer Main Relocation	$ 15,000
Traffic Assessment(s)	$ 4,500

We appreciate the opportunity to present this proposal and we are excited about the opportunity to continue to work with you on this project. If you have any questions regarding this proposal, please do not hesitate to contact me at (619) 698-9177.

Respectfully,



Matt Kingdon
Principal

coar DESIGN GROUP previously JKA

Marina Sports Aquatic Center

July 19, 2022 Public Engagement Workshop Community Center Comments

Name	Contact Information	Comment	Notes
(Mr.) Leslie Asher	Phone: 530.386.4451 Email: LeslieAsher@Outlook.com	From previous email correspondence with the City: Could the city include tennis courts in its plans for parks that it will develop in the roller rink/Dunes neighborhood? Might city-maintained tennis courts make the city more attractive to its current and potential residents? From workshop: I still hope that tennis courts will be part of the new park at the Dunes, as Terry Siegrist had suggested they'd be (in an email on March 20, 2021).	Terry Siegrist **to** Leslie Asher via email 3/20/2021: It was good talking to you and as promised I followed up on your request and am happy to report that the city park in its approved concept designs by the city council the park does have two multi use Tennis/Pickle Courts include as part of the park concept plan. It was further clarified in email correspondence that dimensions would be painted on the court surfaces for both tennis and pickleball and nets would be connected to wenches for adjusting net heights (34" for pickleball, 36" for tennis). *Fields not in COAR's project scope*
Grace Silva-Santella	Phone: 831.238.4286 Email: ssgardens2@gmail.com	Roller skate activity inside Sports Center, what is 1) Cost to repaint lines where basketball & pickleball courts are inside Sports Center if damaged by roller skating; 2) How do you prevent "free loaders," non payers, from entering Aquatic Center & Sports Center through Sports Pavilion connector building; 3) Universal changing areas. Women are always waiting longer for toilet needs; 4) Bathroom facilities for Sports Pavilion. How do people use this facility and not use sports center bathrooms that require membership or paid daily use to go inside. Are the bathroom needs of Pavilion users dependent on bathrooms in the open park area; 5) Where would food trucks park for large events; 6) Is there still an interest in roller hockey sports? If not, how can the pavilion be used for activities other than roller hockey. or should it be removed?	Back of card has these words: sports pavilion & MBM
Sheila Baker	Phone: 831.917.4191 Email: ssan1013@yahoo.com	No water hockey at all only skate + actual sports center. For our community!!	
Steve Parkes	Phone: 831.238.1546 Email: stevenparkes@gmail.com	Very interested in pickleball. I'm on the board for the Monterey Bay Pickleball Club. As you know it is a fast growing sport. Great exercise for seniors and great for personal interaction.	
Delmar King	Phone: 831.7472245 Email: anointeddk@gmail.com	Great plan/Marina needs all it can get	
N/A	N/A	Overall everything looks good so far but what about some kind of outdoor field. There is no info really about the look and status of that despite one of the boards mentioning a multi use field but not showing it on the map. I understand it is a separate project but it would be beneficial to have that field built in conjunction with the rest of the facilities. The field at Marina Vista now for soccer is really the best option for youth soccer but is not ideal. I hope the multi-use field can progress quickly.	*Fields not in COAR's project scope*
Karen Anderson	Phone: 510.672.0220 Email: kla1105@earthlink.net	Really cool concept plans for both old facilities! My quick calculation of the increase to my property taxes for a $50M bond is 10%: $595k assess valuation; current prop. taxes of $6.6k/year; new increase looked to be $600 per year.	
Mike Kennedy	Phone: 408.569.9548 Email: mgk333@sbcglobal.net	Will the existing equestrian trail on 9th Street be extended to the sports/aquatic center?	
Lisa Rike	Phone: 238.0161 Email: lmrike@yahoo.com	Love the zero depth pool. Looking forward to a pool I don't have to drive 20+ minutes to use with kids.	
Rob Weisskirch	Phone: 384.6443 Email: montereybayrob@gmail.com	Please consider collaboration with CSUMB. The students can easily overrun the Marina Sports Center, given its newness. With the CSUMB gym/pool and montage nearby - Marina needs to consider how collaboration could enhance service provision and the structure. Parking needs greater attention to assure the inflow/outflow as families drop kids off. Integration with outdoor space and the adjacent accessible playground is critical. There does not appear to have accounted for that possibility. Are there additional plans for growth? How long will this serve Marina?	
Daniel Muñoz	Phone: 551.696.9748 Email: dan_muñoz@hotmail.com	We need help with fields for our children now!! Soccer fields and we have never built a softball only field in the city!! Girls need a place to play softball!!	*Fields not in COAR's project scope*
Amanda and Daniel Muñoz	Phone: 551.696.9748 Email: dan_muñoz@hotmail.com	We were hoping to receive more information and details in regards to the sports fields that were considered in the original plans. City and school districts fields within Marina are unsafe for our youth to play. We continue to lose our student athletes to other cities and if we want to continue to build our community, we need to invest in our youth!	*Fields not in COAR's project scope*
Carrie Burley	Phone: 831.331.6484 Email: carrie@marinasoccer.com	Would like to see local problems solved. Fields for leagues need to be settled before moving onto/ other projects. As soon as changes are made I would support other projects like sports and aquatic center for families.	*Fields not in COAR's project scope*
Myra M Maedo-Malaga	Email: myra.malaga@gmail.com	Please consider 4 pickleball courts in the new sports complex in Marina. My grandson Joel as a 4th grader was taught the sport of pickleball by his school teacher. His teacher elaborated on a lesson to his students: play pickleball with your grandparents and you will grow up with a spirit of joy, plus good will within your family stretching three generations. Marina needs a sense of "Belonging " and we can accomplish this goal thru pickleball.	

Darius Rike	Email: darike@yahoo.com	I attended the public information session on July 19th and liked what I saw. A couple comments. I like all the elements but would REALLY like to see the aquatic center get done more than anything else. While Marina often does not have great weather for an outdoor pool it would be great if the aquatic center building could be constructed in a way that one side (downwind and toward green space) could be opened when the weather was nice to give the sense of an outdoor pool.	
Liesbeth Visscher	Email: liesbethvisscher@yahoo.com	It is exciting to see the plans for the Sports Center, Aquatic Center, and Connector Building. Here are a few remarks/suggestions: •Connector Building: As stated by several attendees of the presentation in July, the design of the connector building is "underwhelming". •Connector Building: Please reconsider the 2-story option because that would provide opportunities to offer seating with views looking into the pool and into the sports center. It would also make it possible to move the walking track to the 2nd story so that walkers can use it without "cross traffic". •If a one-story connector building is the only option, I suggest opening it up with windows looking out, at least at the front of the building, and into the pool- and sports areas. •Maybe there can be a bar where guests can purchase coffee or wine, and then take their drinks to seating areas with views of the pool or the sports center? •Does anyone know whether part of the historic bar of the Fort Ord Officers' Club is still available? If I'm'not mistaken, the bar at "The General" at Demetra Restaurant came from that club and is only part of the longer original bar. That would be a beautiful reference to the history of this area and buildings. •Connection between Connector Building and future Sports Park: Please provide raised paving to show that this is a PEDESTRIAN area. Move some of the parking spaces to make it even safer. Car drivers should be aware that pedestrians have the right of way in this "entrance area". Plant some more trees there (closer to the road). •Bicycle parking: Please provide lots of space for regular and electric bicycles. And potentially also electric scooters like the ones that were being offered at CSU MB and Marina before the pandemic. It might be good to add bicycle parking ALSO at the back entrance, make a safe connection with the bicycle path/ sidewalk on 9th Street for bicyclists and pedestrians. Same as suggested for the front: move 1-2 parking place, provide raised pavers to indicate it is a PEDESTRIAN area. •Outdoor seating area for cafe: decide whether it needs to be fenced off, to protect patio furniture, or can be open, maybe with fixed picnic tables & benches. The space East of the Aquatic Center will be out of the wind, at least most of the time, and will have sun - except on foggy days. •Offer seating under that beautiful cypress tree at the corner of 9th Street/ 2nd Avenue. (I now notice that this accidentally has been labeled as "2nd Street"). •Install a couple of EV chargers in parking lot? This can "lure" electric car drivers from Highway 1 into Marina. The cafe in the sports center can be a good destination, plus the nearby Dunes shopping center. "Electrify America" offers 2 (or even 3) years of FREE charges to new non-Tesla EV owners. Our city should try to get those chargers! At the moment, Pacific Grove and Watsonville are the closest Electrify America charging stations. •Sports Center: please add ballroom- and line/square dancing to the programs.	Drawing comments: - Widen sidewalks along eastern edges of building, push parking more east, and add street trees - Add glass for views on eastern portion of connector building

September 28, 2022 Item No. **11b**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of October 6, 2022

CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2022-, APPROVING AMENDMENT NO. 2 TO THE ON-CALL ARCHITECTURAL SERVICES AGREEMENT BETWEEN THE CITY OF MARINA AND JEFF KATZ ARCHITECTURE TO CHANGE THE FIRM NAME FROM JEFF KATZ ARCHITECTURE TO COAR DESIGN GROUP, TO INCREASE THE ANNUAL CONTRACT LIMIT AMOUNT TO $2,000,000 FOR FISCAL YEAR 2022-2023, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY.

REQUEST:

It is requested that the City Council consider adopting Resolution No. 2022- for the following actions:

1. Approving Amendment No. 2 to the On-Call Architectural Services agreement between the City of Marina and Jeff Katz Architecture (JKA) changing the name of the firm from Jeff Katz Architecture (JKA) to COAR Design Group and increasing the annual contract limit amount to $2,000,000 for fiscal year 2022-2023 (**Exhibit A**); and
2. Authorizing the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

On November 16, 2021, the City Council adopted Resolution No. 2021-119, approving the final 2021-22 & 2022-23 Budget. Included in the Capital Improvement Program (CIP) portion of the budget was an allocation of $3,500,000 in blight escrow bond funding to redevelop the sports center building on the former Fort Ord.

On July 7, 2021, the City Council passed Resolution No. 2020-79, approving a professional services agreement between the City of Marina and Jeff Katz Architecture for a period of two years with an annual contract limit amount of $300,000.00 for Architectural Services for execution of CIP projects.

On December 2, 2021, the City entered into an agreement with the Jeff Katz Architecture to provide on-call architecture services associated with various City projects.

On December 14, 2021, the City Council received a presentation on the Sports Center including options to include roller sports in the programmed facilities. City Council directed staff to begin design of the Sports Center, Aquatic Center, and an outdoor Sports Pavilion.

The City received a cost proposal for the architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation Project in the amount of $913,500. The JKA proposal also includes schematic design and design development to a 30% level for the Aquatic Center and outdoor Sports Pavilion.

On March 15, 2022, the City Council passed Resolution 2022-14 for the approval of Amendment No 1 to the On-Call Architectural Services agreement between the City and JKA increasing the annual contract limit to $900,000.00 for fiscal year 2022-2023.

Service Orders were issued to JKA for architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation Project and schematic design and design development to a 30% level for the Aquatic Center and outdoor Sports Pavilion.

ANALYSIS:

On September 23, 2022 the City received a letter from JKA regarding the company name change to COAR Design Group (see **EXHIBIT B**).

The rehabilitation of the existing Sports Center and Aquatic Center and construction of a new Connector Building is proposed to be named City of Marina Sports Complex Phase 1 Project.

An agenda item on this October 6th, 2022, Council meeting is for the approval of expanded architectural and professional services and approval of COAR's cost proposal of $858,500, EXHIBIT B. The expanded architectural and professional services include architectural design to 100% level, prepare bidding documents and architectural support services during construction for the Aquatic Center and Connector building and associated site work.

The total contract amount for architectural and professional services with COAR is for a time and material not to exceed $1,772.000 for the scope of work which includes design to 100%, prepare bidding documents and architectural support services during construction for the City of Marina Sports Complex Phase 1 Project and schematic and design development to 30% level for outdoor Sports Pavilion.

Currently, the approved annual contract limit for the On-Call Architectural Services between the City of Marina and JKA (currently named COAR) is $900,000 and is not sufficient to issue Service Orders for the full scope of the proposed architectural and professional services for the additional work.

COAR has the experience to provide architectural services including design, bid document preparation and architectural support services during construction. They are familiar with the project and have provided design concepts and financial feasibility studies for the Sports Center as well as the Aquatic Center. Amending the COAR contract is a time and cost-efficient way for the City to deliver the City of Marina Sports Complex Phase 1 Project and concept design for the outdoor Sports Pavilion.

Approval of this request allows the issuance of a service order to COAR for expanded architectural and professional services for the Aquatic Center, and Connector building.

The majority of the COAR work will occur during Fiscal Year 2022-2023. Increasing the annual compensation limit for the on-call architectural services agreement with COAR to $2,000,000 for this fiscal year will allow for completion of construction and bidding documents for the City of Marina Sports Complex Phase 1 Project.

FISCAL IMPACT:

Sufficient funding is allocated and available within the approved CIP budget to cover the full scope of the proposed architectural and professional services for City of Marina Sports Complex Phase 1 Project.

CONCLUSION:
This request is submitted for City Council consideration and action.

Respectfully submitted,

_____
Elvie Morla-Camacho, P.E., QSD
Project Management Services
Wallace Group

REVIEWED/CONCUR:

_____
Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

_____
Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING AMENDMENT NO. 2 TO THE ON-CALL ARCHITECTURAL SERVICES AGREEMENT BETWEEN THE CITY OF MARINA AND JEFF KATZ ARCHITECTURE TO CHANGE THE FIRM NAME FROM JEFF KATZ ARCHITECTURE TO COAR DESIGN GROUP, TO INCREASE THE ANNUAL CONTRACT LIMIT AMOUNT TO $2,000,000 FOR FISCAL YEAR 2022-2023 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY.

WHEREAS, on November 16, 2021, the City Council adopted Resolution No. 2021-119, approving the final 2021-22 & 2022-23 Budget. Included in the Capital Improvement Program (CIP) portion of the budget was an allocation of $3,500,000 in blight escrow bond funding to redevelop the sports center building on the former Fort Ord; and

WHEREAS, on July 7, 2021, the City Council passed Resolution No. 2020-79, approving a professional services agreement between the City of Marina and Jeff Katz Architecture with an annual limit amount of $300,000.00 for Architectural Services for projects in the CIP; and

WHEREAS, on December 2, 2021, the City entered into an agreement with the Jeff Katz Architecture to provide on-call architecture services associated with various City projects.

WHEREAS, on December 14, 2021, the City Council received a presentation on the Sports Center including options to include roller sports in the programmed facilities. City Council directed staff to begin design of the Sports Center, Aquatic Center, and an outdoor Sports Pavilion; and

WHEREAS, the City received a cost proposal for the architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation Project in the amount of $913,500. The JKA proposal also schematic design and design development to a 30% level for the Aquatic Center and outdoor Sports Pavilion; and

WHEREAS, the annual contract limit for the On-Call Architectural Services between the City of Marina and JKA is $300,000 and is not sufficient to issue Service Orders for full scope of the proposed architectural services for the Sports Center Building Rehabilitation Project; and

WHEREAS, the City Council passed Resolution 2022-14 for the approval of Amendment No 1 to the On-Call Architectural Services agreement between the City and JKA increasing the annual contract limit to $900,000.00 for fiscal year 2022-2023; and

WHEREAS, Service Orders were issued to JKA for architectural design, bidding document preparation, and architectural support during construction for the Sports Center Building Rehabilitation Project and schematic design and design development to a 30% level for the Aquatic Center and outdoor Sports Pavilion; and

WHEREAS, on September 23, 2022 the City received letter from JKA regarding the company name change to COAR Design Group; and

WHEREAS, an agenda item on this October 6th, 2022 City Council meeting is for the approval of expanded architectural and professional services and approval of COAR's cost proposal of $858,500 for total contract amount of $1,772.000 (time and material not to exceed) for the scope of work which includes design to 100% level, prepare bidding documents and architectural support services during construction for the City of Marina Sports Complex Phase 1 Project and schematic and design development to 30% level for outdoor Sports Pavilion; and

WHEREAS, approval of this request allows the issuance of a service order to COAR for the expanded architectural and professional services for the Aquatic Center, and Connector building; architectural building and site design to 100% level, prepare bidding documents and architectural support services during construction; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Marina does hereby adopt Resolution No. 2022- for the following actions:

1. Approving Amendment No. 2 to the On-Call Architectural Services agreement between the City of Marina and Jeff Katz Architecture (JKA) changing the name of the firm from Jeff Katz Architecture (JKA) to COAR Design Group and increasing the annual contract limit amount to $2,000,000 for fiscal year 2022-2023 (**Exhibit A**); and
2. Authorizing the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 6th day of October 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

AMENDMENT No. 2 TO AGREEMENT BETWEEN CITY OF MARINA AND COAR DESIGN GROUP FOR ON-CALL ARCHITECTURE SERVICES

THIS AMENDMENT No. 2 ("Amendment 2") to the Agreement for On-Call Architecture Services pertaining to various City projects and to provide on-call support services for the City on an as-needed basis as determined by the City Engineer is made this day _____, 2022, by and between the City of Marina, a California charter city ("CITY") and COAR Design Group, a California Corporation ("CONTRACTOR"). CITY and CONTRACTOR are sometimes referred to herein collectively as the "Parties."

Recitals

A. On December 2, 2021, CITY and CONTRACTOR entered into the Agreement for On-Call Architecture Services (the "Agreement") for services to provide architectural services pertaining to various City projects and to provide on-call support services for the City on an as-needed basis as determined by the City Engineer. The term of the Agreement ends on June 30, 2024, and compensation to the Contractor under the Agreement was limited to $300,000 per fiscal year.

B. On March 22, 2022, Amendment no. 1 was issued to increase the total annual compensation limit for fiscal (FY) 2022-2023 to $900,000. In the First Amendment, Section (a) of the Article 3 "Compensation" from the Agreement were deleted and replaced to increase the compensation cap into $900,000 for FY 2022-2023.

C. The Agreement provides it may only be amended or modified by written agreement of the Parties. Both Parties now desire to amend the Agreement to increase the total annual compensation cap for FY2022-2023 to provide additional compensation for the on-call architectural services associated with various City projects described generally by Exhibit A of the Agreement- Consultant shall provide services pertaining to city projects and shall perform standby and support services for City as determined by the City Engineer.

C. Only the numbered Articles of the Agreement which are being amended are set forth in this Second Amendment.

Terms & Conditions Amended

Now, therefore, the Parties agree to amend the Agreement and Amendment no. 1 as follows:

1. Jeff Katz Architecture "Contractor" is changed to COAR Design Group "Contractor"
2. Article 3 "Compensation" Section (a) is deleted and replaced to read its entirety:

"City liability for compensation to Contractor under this Agreement, as amended, shall only be to the extent of the present appropriation to fund this Agreement. For services to be provided under this Agreement City shall compensate Contractor in accordance with the provisions of this Section and the hourly rate(s) and reimbursable schedule(s) attached hereto as Exhibit B and incorporated herein by this reference. The total annual compensation under this Agreement as amended shall be limited to: (1) Three hundred Thousand ($300,000) for the period December 2, 2021 to June 30, 2022, FY 2021-2022; (2) Two Million Dollars ($2,000,000) for the period July

1, 2022 to June 30, 2023, FY 2022-2023; (3) On July 1, 2023 and continuing for the remaining term of this Agreement the total amount of compensation under this Agreement as amended shall be limited to Three Hundred Thousand Dollars ($300,000) per fiscal year. All fiscal years commence on July 1 and end on June 30 and compensation during any portion of a fiscal year shall be prorated. For purposes of calculating and pro-rating compensation due each fiscal year shall be considered to have 365 days."

All other terms and conditions of the Agreement shall remain in full force and effect.

This Second Amendment may be executed in two (2) counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument. Counterpart may be delivered by facsimile, electronic mail (including pdf. or any electronic signature complying with the U.S.ESIGN Act of 2000, California's Uniform Electronic Transactions Act (Cal. Civil Code 1633.1 et seq.) or other applicable law) or other transmission method and any counterpart so delivered shall be deemed to have been validly delivered and be valid and effective for all purposes. This Second Amendment consists of three (3) pages.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to the Agreement for CONTRACTOR to provide engineering and building permit services pertaining to City projects and development and to provide support services for the CITY on an as-needed basis as determined by the City Engineer on the date(s) and year written below.

CITY OF MARINA	COAR Design Group, a California Corporation
By: _____	By: _____
Layne Long	Name:
City Manager	Its:
Date: _____ 2022	Date: _____ 2022

ATTEST:

By: _____
Deputy City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

coar
DESIGN GROUP

City of Marina
211 Hillcrest Avenue
Marina, CA 93933

September 23, 2022

RE: Name Change

To Whom it May Concern,

Jeff Katz Architectural Corporation has changed its name to COAR Design Group. There is no change to the ownership or the address just the corporate name, see updated W-9 included.

Jeff Katz
President

September 28, 2022 Item No. **11c**

Honorable Mayor and Members of the Marina City Council

City Council Meeting of October 6, 2022

CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2020-, RECEIVING A PRESENTATION ON THE SEA HAVEN PARK PLAYGROUND, APPROVING THE ALLOCATION AND APPROPRIATION OF $650,000 FROM THE PARK IMPACT FEE FUND FOR ENHANCED PLAYGROUND FEATURES WHICH ARE BEYOND THE DEVELOPERS FUNDING COMMITMENT FOR THE PARK AND PREVIOUSLY ALLOCATED PARK IMPACT FEE FUNDS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A PURCHASE AND SALES AGREEMENT FOR THE PLAYGROUND EQUIPMENT AND INSTALLATION, AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES

REQUEST:

It is requested that the City Council:

1. Adopt Resolution No. 2022-, receiving a presentation on the Sea Haven Park playground; and
2. Approve the allocation and appropriation of $650,000 from the Park Impact Fee Fund for enhanced playground features which are beyond the developers funding commitment for the park and previously allocated Park Impact Fee funds; and
3. Authorize the City Manager or his designee to execute a purchase and sales agreement for the playground equipment and installation (**EXHIBIT A**); and
4. Authorize the Finance Director to make necessary accounting and budgetary entries.

BACKGROUND:

The city commenced a park planning process for the park at Sea Haven, the park at The Dunes, Glorya Jean-Tate Park, and the Equestrian Center in 2018. An open house on parks design was held on November 13th, 2018. At the open house, community members viewed plan sheets that showed the four existing parks and bubble diagrams containing elements identified in master plans. The participants also had a pallet of park amenities to select from for possible inclusion. Staff and the consultant team received input from 44 participants. The input was reviewed by staff and selection of elements were incorporated into draft conceptual parks plans for the park at The Dunes, Glorya Jean-Tate Park, and the Equestrian Center.

The four parks concept plans were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019. The Commissioners received the presentation, heard comments from the public, and made recommendations for changes.

The Sea Haven Park concept plan was presented to City Council on April 9, 2019. The City Council provided comments which were incorporated into the concept plan, which was presented on February 19, 2020, when it was approved by Resolution 2020-18 with the request that the addition of a second restroom be considered. Resolution 2020-18 also approved the allocation of $700,000 from Park Impact Fees to augment the project budget allowing for enhanced playground equipment.

The revised Sea Haven Park plan was presented to City Council on July 7, 2021. The City Council approved the Sea Haven Park plan with one restroom and pickleball courts by Resolution 2021-82. Resolution 2021-82 also approved the allocation of $400,000 from Park Impact Fees to augment the project budget allowing for pickleball courts in the construction.

The Sea Haven Park playground sketch as attached (**EXHIBIT B**) will be presented by staff, and the playground consultant.

ANALYSIS:

The overall park plan was approved by City Council through resolutions 2020-18 and 2021-82 with the design of the playground as the only outstanding approval. Staff worked with the landscape architect BEK Collective through the on-call landscape architect agreement to engage the public and obtain proposals from playground equipment companies. The playground equipment companies Miracle, Spec, and Kompan provided playground concept renderings in response to a request for proposals.

A meeting was held in the City Council Chambers on December 8, 2021, for outreach to the Youth Commission. Based upon input form the youth, swings and slides were the most popular equipment, rock climbing walls, tall structures like towers, bridges and nets were next in popularity.

On March 22, 2022, staff and the consultant met with Spec and Kompan, the two highest ranked proposers. Input from the youth outreach was presented to the proposers and direction was provided to revise their concept proposals.

On May 17, 2022, Staff and the consultant received presentations of revised playground concepts by Spec and Kompan.

May 28-29 staff and the consultant toured San Francisco Bay area playground installations by SPEC and Kompan to assess playability and long-term maintenance.

The proposed playgrounds were evaluated by staff and the playground consultant. Kompan was selected based upon maintenance, durability, play value, challenging play, inclusive play, play variety, theme quality, and the experience of the Kompan team.

A public outreach open house was conducted on July 19, 2022. A second public outreach open house followed by presentations was conducted on July 20, 2022. The public was invited to attend and participate. There were 25 and 21 attendees of the community engagement and public presentation, respectively. Given the suspension of commission meetings due to the pandemic, current and former members of the Recreation and Cultural Services Commission and the Public Works Commission were also invited to participate.

Kompan incorporated input from staff, the consultant, and the community to prepare the final playground design (**EXHIBIT B**) recommended for approval.

FISCAL IMPACT:

The current estimate for construction of the playground and pickleball courts and project budget shortfall are shown below.

Cost of play equipment, installation, and Freight	$1,530,352 (per **Exhibit A**)
City landscape architect consultant	$66,500
Cost of pickleball courts	$400,000
Total Estimated Cost	**$1,996,852**
Developer playground budget	$300,000
City playground budget	$700,000
City pickleball budget	$400,000
Total Budget	**$1,400,000**
Budget Shortfall	**($596,852)**

Sea Haven, per the Development Agreement, is obligated to contribute up to $3 million for the construction of the park. The park per the concept plan will cost Sea Haven at least $3 million to construct. The development agreement anticipated that the cost of the park would be more than $3 million and does not preclude the City from contributing monies from park impact fees for additional park improvements. The Sea Haven developer has allocated $300,000 towards the playground.

Staff anticipated additional costs for the park playground and submitted an application for funding of $1,000,000 from the Clean California Local Grant Program (CCLGP) in February of 2022. The California Department of Transportation (Caltrans) developed the CCLP through which approximately $296 million in funds will go to local communities to beautify and improve local streets and roads, tribal lands, parks, pathways, and transit centers to clean and enhance public spaces. Unfortunately, the application did not result in a grant award to the City.

Staff is proposing that City Council allocate and appropriate $650,000 from Park Impact Fees, which currently have a fund balance of over $6.3 million, for enhanced playground features which are beyond the developers funding commitment for the park and previously allocated Park Impact Fee funds. The additional funding request is slightly more than $50,000 above the projected budget shortfall to account for the current market of escalating costs. Allocation of the $650,000 will bring the total City contribution to $1.75 million for enhanced playground features and pickleball courts. If approved by City Council, $650,000 in Park Impact Fees will be allocated to Capital Improvement Program project QLP2016.

Over the course of Sea Haven's development, the developer will contribute an additional $7 million towards park impact fees which will be used in the development of other parks in the City.

CONCLUSION:

This request is submitted for City Council consideration.

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECEIVING A PRESENTATION ON THE SEA HAVEN PARK PLAYGROUND, APPROVING THE ALLOCATION AND APPROPRIATION OF $650,000 FROM THE PARK IMPACT FEE FUND FOR ENHANCED PLAYGROUND FEATURES WHICH ARE BEYOND THE DEVELOPERS FUNDING COMMITMENT FOR THE PARK AND PREVIOUSLY ALLOCATED PARK IMPACT FEE FUNDS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A PURCHASE AND SALES AGREEMENT FOR THE PLAYGROUND EQUIPMENT AND INSTALLATION, AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY ACCOUNTING AND BUDGETARY ENTRIES

WHEREAS, community members contributed to the preliminary parks planning process by participating in a public meeting held on November 13, 2018; and

WHEREAS, The Sea Haven developer prepared draft preliminary plans based upon input from the community, city staff, and stakeholder groups; and

WHEREAS, the Sea Haven Park concept plan was presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019; and

WHEREAS, the Sea Haven Park concept plan was presented to City Council on April 9, 2019 when City Council provided comments which were incorporated into the concept plan; and

WHEREAS, the revised concept plan was presented on February 19, 2020 when it was approved by Resolution 2020-18 which also approved the allocation of $700,000 from Park Impact Fees to augment the project budget allowing for enhanced playground equipment; and

WHEREAS, the revised Sea Haven Park plan was presented to City Council on July 7, 2021. The City Council approved the Sea Haven Park plan with one restroom and pickleball courts by Resolution 2021-82. Resolution 2021-82 also approved the allocation of $400,000 from Park Impact Fees to augment the project budget allowing for pickleball courts in the construction; and

WHEREAS, staff worked with the landscape architect BEK Collective through the on-call landscape architect agreement to engage the public and obtain proposals from playground equipment companies. The playground equipment companies Miracle, Spec, and Kompan provided playground concept renderings in response to a request for proposals; and

WHEREAS, a meeting was held in the City Council Chambers on December 8, 2021, for outreach to the Youth Commission. Based upon input form the youth, swings and slides were the most popular equipment, rock climbing walls, tall structures like towers, bridges and nets were next in popularity; and

WHEREAS, on May 28-29 staff and the consultant toured San Francisco Bay area playground installations by SPEC and Kompan to assess playability and long-term maintenance; and

WHEREAS, the proposed playgrounds were evaluated by staff and the playground consultant. Kompan was selected based upon maintenance, durability, play value, challenging play, inclusive play, play variety, theme quality, and the experience of the Kompan team; and

WHEREAS, a public outreach open house was conducted on July 19, 2022. A second public outreach open house followed by presentations was conducted on July 20, 2022. The public was invited to attend and participate. There were 25 and 21 attendees of the community engagement and public presentation, respectively. Given the suspension of commission meetings due to the pandemic, current and former members of the Recreation and Cultural Services Commission and the Public Works Commission were also invited to participate; and

WHEREAS, the current estimate for construction of the playground and pickleball courts exceeds the project budget by $596,852; and

WHEREAS, staff is proposing that City Council allocate and appropriate $650,000 from Park Impact Fees, which currently have a fund balance of over $6.3 million, for enhanced playground features which are beyond the developers funding commitment for the park and previously allocated Park Impact Fee funds.

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

1. Receive a presentation on the Sea Haven Park playground; and

2. Approve the allocation and appropriation of $650,000 from the Park Impact Fee Fund for enhanced playground features which are beyond the developers funding commitment for the park and previously allocated Park Impact Fee funds; and

3. Authorize the City Manager or his designee to execute a purchase and sales agreement for the playground equipment and installation (**Exhibit A**); and

4. Authorize the Finance Director to make necessary accounting and budgetary entries.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 6th day of October 2022, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

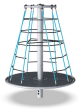
Sales Proposal

Quote No.	SP113597-3
Customer No.	870253
Document Date	07/12/2022
Expiration Date	09/10/2022

City of Marina
Layne Long
211 Hillcrest Avenue
Marina, CA 93933

Sales Representative	Doris Harpain
E-Mail	DorHar@Kompan.com
Phone No.	559-977-2656 / 800-426-9788
Sales Support	Garrett Lane
E-Mail	psc@Kompan.com

Project Name O6UJ9A003086 Sea Haven - Marina Heights

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
	Equipment 5-12 (Area 1)					
PCTG-KDS-CUSTOM	Giants w/ Ramp and Skywalk 200632	1	Pieces	596,040.00	45.00	327,822.00
US-KOMPAN-CUSTOM	CUSTOM - KNS8500326B **PENDING VARIANT**	1	Pieces	630,000.00	40.00	378,000.00
COR203301-1112 	CONE TWISTER INCLUSIVE LIGHT BLUE - IN-GROUND	1	Pieces	20,270.00	30.00	14,189.00
US-IDS-CUSTOM	IDS Sandstone Arch CB005	1	Pieces	25,622.50		25,622.50
GXY935000-12 	Starsurfer - Night Sky Blue In-ground 60cm	2	Pieces	7,060.00	30.00	9,884.00
ELE400024-3717BL 	Spinner Bowl - Blue In-ground 90cm	2	Pieces	1,460.00	30.00	2,044.00
	Equipment 2-5 (Area 2)					
US-KOMPAN-CUSTOM	Custom Robinia Whale - KNS8200197 **PENDING VARIANT**	1	Pieces	81,000.00	40.00	48,600.00
NRO613-1001 	Music Play Panel 2 - Untreated In-ground 100cm	1	Pieces	5,210.00	40.00	3,126.00

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No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
ELE400158-3517F 	Junior Spica - Yellow In-ground 70cm	1	Pieces	1,780.00	35.00	1,157.00
PCM103-0601 	Dolphin - Dark Blue In-ground 60cm	1	Pieces	950.00	20.00	760.00
M18701-12P 	Ocean Seesaw In-ground 60cm	1	Pieces	7,050.00	35.00	4,582.50
PCM157-0203 	Universal Carousel - Hpl Deck Plate In-ground 20cm	1	Pieces	13,710.00	40.00	8,226.00
	Equipment (Area 3)					
NRO-CUSTOM 	NRO 4-BAY SWING, TREATED 2 Inf, 1 Duo, 2 Belt, 1 Basket 899348	1	Pieces	17,630.00	40.00	10,578.00
US-ADA-SWING SEA5-12	ADA Swing Seat, 8' beam 5-12Y Yellow ADA Seat 8' beam w SS Chains	1	Pieces	1,172.00		1,172.00

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No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
NRO879-0601 	Zipline Start Platform - Untreated In-ground 60cm	2	Pieces	9,160.00	40.00	10,992.00
NRO881-1001 	Double Zipline, Sloped Space In-ground 100cm	1	Pieces	20,250.00	40.00	12,150.00
MI026	CABLE WAY PULLER	1	Pieces	740.00	40.00	444.00
INSTALL SPECIAL	Installation of Kompan Equipment	1	Pieces	227,166.67		227,166.67
FREIGHT	Freight for Kompan Equipment	1	Pieces	110,592.55		110,592.55
EXTRA SALES FREIGHT	Frieght for third party equipment IDS - CB005	1	Pieces	3,100.00		3,100.00
US ROBINIA SERVICE	Robinia Service Program included in sales price					
	Surfacing					
US-SPT-PIP5050 SF	PIP Surfacing as per CFH 50/50 / SF at PW Provide & install 5163 SF of 4.25" TOTAL UNIFORM thickness. Wear layer to be 50% STANDARD COLOR* / 50% BLACK mixed with standard aromatic resin. Includes graphics pattern per provided colorized drawing	5,163	Sq. Feet	28.80		148,694.40
US-CUSTOM-SUBBASE	Supply and Install 5163 SF of Subbase at PW Up to "4" inches Class AB Aggregate	1	Sq. Feet	17,938.46	10.00	16,144.61
US-CUSTOM-SURFACING	Supply and Intall of EWF/FF at 12" 570 CY / 11382 SF	1	Sq. Feet	71,769.23	10.00	64,592.31

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No.	Description	Qty	Unit	Unit Price	Discount %	Net Price

Notes

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

All sitework, concrete and excavation to be done by others prior to installation

Equipment is as per Site Plan L1.0 6/10/22

Please allow 26-28 weeks for product delivery upon order placement

Description	Qty	Retail Price	Discount	Net Price
No. of Products	20			
Subtotal - Products		1,456,784.50	597,435.50	859,349.00
Subtotal - Surfacing		220,463.63	7,176.92	213,286.71
Subtotal - Installation		245,105.13	1,793.85	243,311.28
Subtotal - Freight		110,592.55		110,592.55
Total USD Excl. Tax				**1,429,639.54**
Estimated Tax rate				100,712.18
Total USD Incl. Tax				**1,530,351.72**

Payment Terms 50% Prepayment, 50% Net 30 days

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Project Name O6UJ9A003086 Sea Haven - Marina Heights

Installation Site Address

Sea Haven Park
Imjin Parkway
Marina, CA 93933

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of ARRA of 2009.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

KOMPAN Authorized Signature:

Accepted By (signature): _____

Accepted By (please print): _____

Date: _____

INITIAL SKETCH

Please note: this is a sketch.
This design will need to go through a detailed design phase for the final design. Design approval documentation will be provided by KOMPAN Design Studio to be signed by the end client or Sales Team prior to the order being placed.

KOMPAN® Let's play

KNS8500326C+PCTG200715



Created 23.9.2022

Designer FreDed, HanMik, MatPiz

Designentwurf
Bitte beachten Sie, dass es sich hierbei um einen Entwurf handelt.
Dieser Entwurf muss noch eine ausführliche Entwicklungsphase durchlaufen, bevor das finale Design feststeht.
Die Dokumentation für die Designfreigabe wird vom KOMPAN Design Studio zur Verfügung gestellt und muss vor der Bestellung vom Endkunden oder dem Vertriebsteam unterzeichnet werden.

Diseño provisional
Tenga en cuenta que esta es una versión provisional.
Esta versión deberá superar un minucioso proceso de diseño antes de tener lista la versión final.
KOMPAN Design Studio aportará la documentación de aprobación del diseño, que el cliente final o el equipo comercial deberán firmar antes de hacer el pedido.

Conception de croquis
Veuillez noter qu'il s'agit d'un croquis.
Ce modèle devra passer par une phase de conception détaillée avant que le modèle final ne soit prêt.
La documentation d'approbation de la conception sera fournie par KOMPAN Design Studio et doit être signée par le client final ou l'équipe des ventes avant que la commande ne soit passée.

设计草图
请注意，此为设计草图。
此设计仍需进一步完善，并非最终设计。
设计审批文件将由 KOMPAN Design Studio 提供，经最终客户或销售团队签字后方可下单。

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EXHIBIT B

KOMPAN Let's play

Design

Age-group: 4–12 years

Safety standard: ASTM

Footing: Inground



KNS8500326C

PCTG200715

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EXHIBIT B

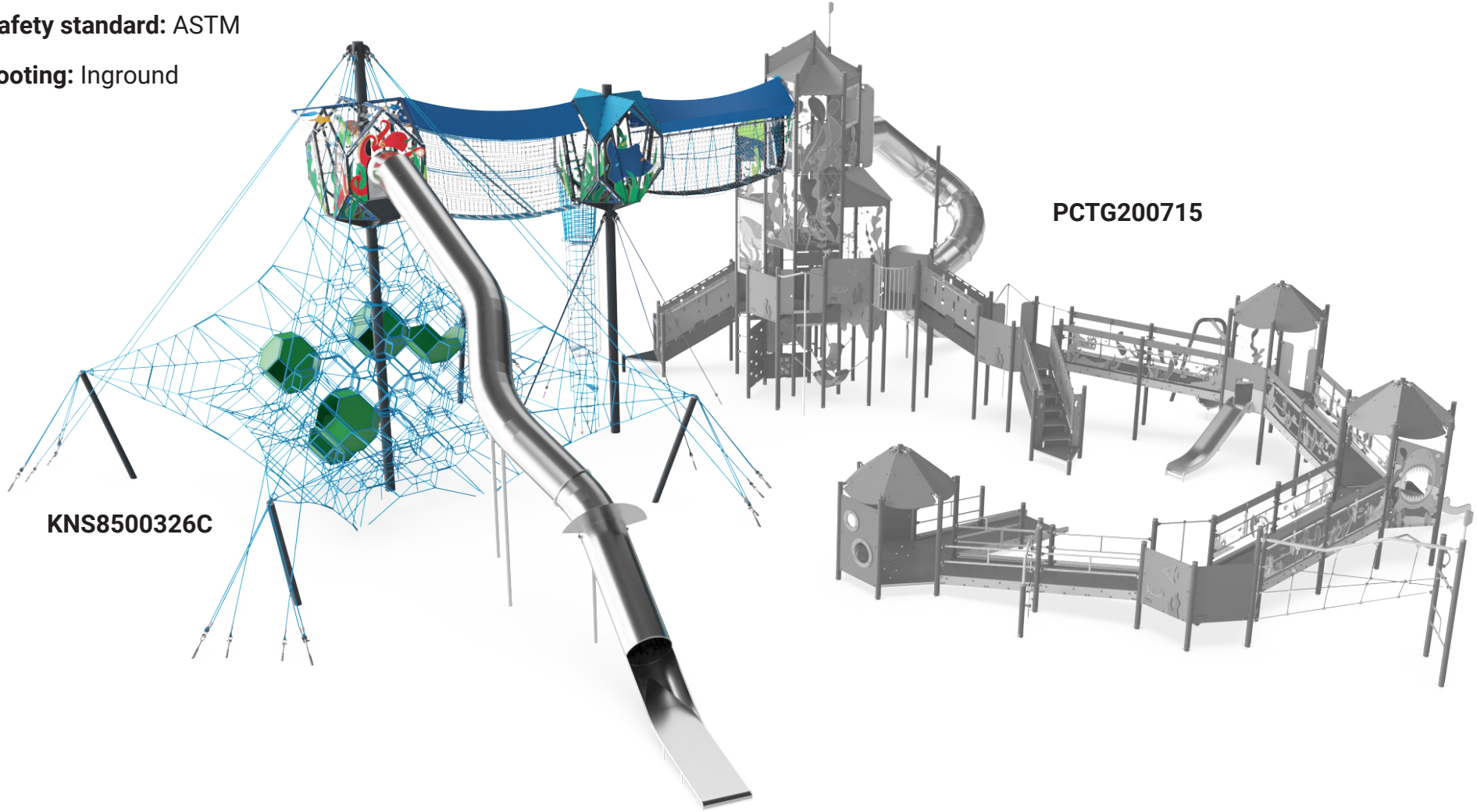
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KOMPAN Let's play

KOMPAN Design Studio

INITIAL SKETCH KNS8500326C+PCTG200715

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KOMPAN Let's play

KOMPAN Design Studio

INITIAL SKETCH KNS8500326C+PCTG200715

Design



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EXHIBIT B

KOMPAN Let's play

Activities

1. Tube slide



2. Custom HDPE panels



3. Custom graphic





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KOMPAN Let's play

KOMPAN Design Studio

Activities

4. Spacenet

5. Membrane balls

6. Wheelchair ramp

7. Climbing net twisted



INITIAL SKETCH KNS8500326C+PCTG200715

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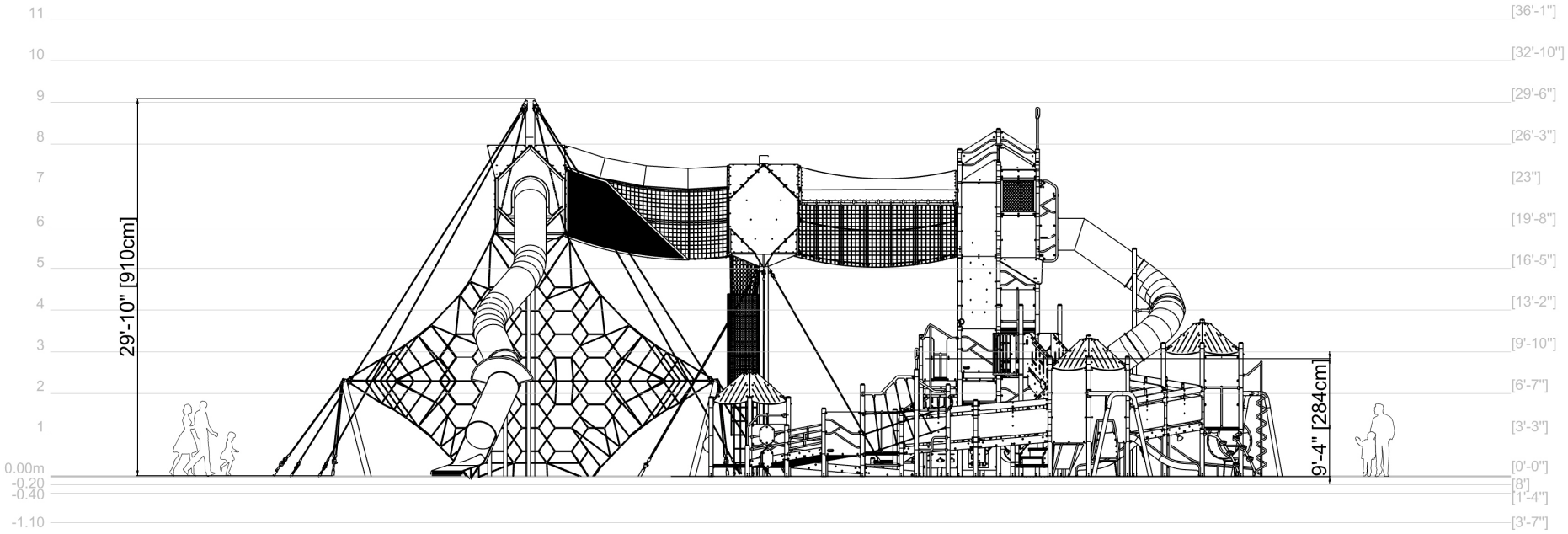
EXHIBIT B

KOMPAN Let's play

Main Dimensions

Max. fall height: 284 cm / 9'–4"

Total height: 910 cm / 29'–10"



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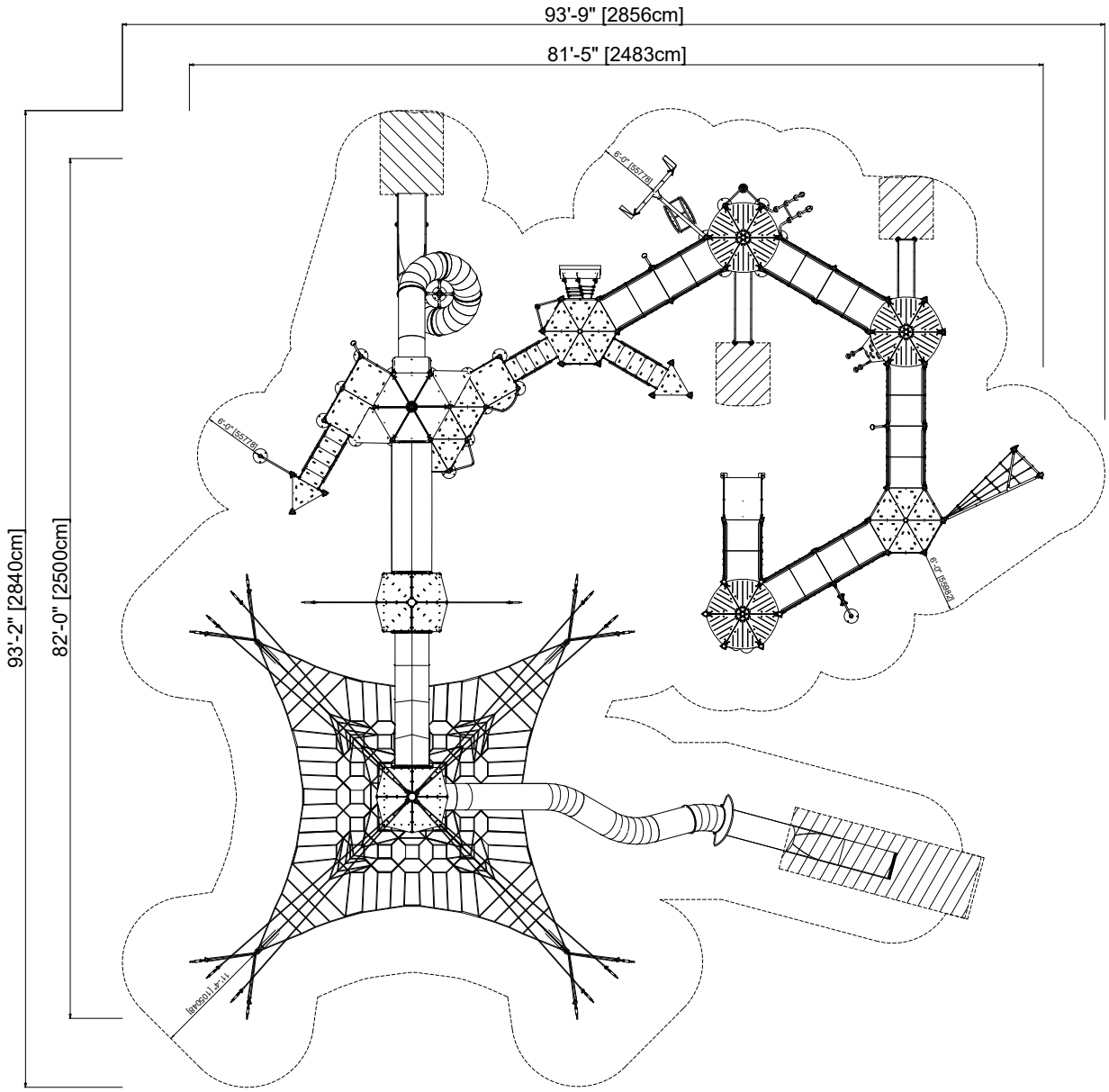
EXHIBIT B

KOMPAN Let's play

Main Dimensions

Safety zone area: 531.8 m^2 / 5 724 ft^2

Max. fall height: 284 cm / 9'–4"



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KOMPAN
Let's play

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This design will need to go through a detailed design phase for the final design. Design approval documentation will be provided by KOMPAN Design Studio to be signed by the end client or Sales Team prior to the order being placed.