



AGENDA

Tuesday, September 12, 2023

7:00 P.M. Open Session

**ADJOURNED 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**

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

PARTICIPATION

You may participate in the City Council meeting in person or in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only.

The most effective method of communication with the City Council is by sending an email to marina@cityofmarina.org. Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

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)**

LAND ACKNOWLEDGEMENT

The City recognizes that it was founded and is built upon the traditional homelands and villages first inhabited by the Indigenous Peoples of this region - the Esselen and their ancestors and allies - and honors these members of the community, both past and present.

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)

Liesbeth Visscher, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Cristina Medina Dirksen, Mayor/Chair Bruce C. Delgado
13. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. Members of the public may be given up to three (3) minutes to speak.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).
 - b. Discussion regarding public engagement, community outreach and messaging materials for a potential ballot measure issuing a bond for the construction of Police/Fire/Community Center and City Facilities.
 - c. Discussion regarding Project Room Key operations at the Country Inn.
14. COUNCIL & STAFF INFORMATIONAL REPORTS:
 - a. Monterey County Mayor's Association [Mayor Bruce Delgado]
 - b. Council reports on meetings and conferences attended (Gov't Code Section 53232).
15. ADJOURNMENT:

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing Adjourned Regular City Council Meeting 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 3:30 p.m., Thursday, September 7, 2023.

ANITA SHARP, DEPUTY CITY CLERK

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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.cityofmarina.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 at the City Clerk's Office during regular office hours and in a 'Supplemental Binder' at the meeting.

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 2023 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, September 19, 2023	Tuesday, November 7, 2023 Tuesday, November 21, 2023
Tuesday, October 3, 2023	Tuesday, December 5, 2023
Tuesday, October 17, 2023	Tuesday, December 19, 2023

*** Regular Meeting rescheduled due to Monday Holiday**

**** Regular Meeting rescheduled due to National Night Out**

C I T Y H A L L 2 0 2 3 H O L I D A Y S
(City Hall Closed)

Labor Day ----- Monday, September 4, 2023
Veterans Day (City Offices Closed)----- Friday, November 10, 2023
Thanksgiving Day-----Thursday, November 23, 2023
Thanksgiving Break----- Friday, November 24, 2023
Winter Break----- Monday, December 25, 2023-Friday, December 29, 2023

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of September 6, 2023

**DISCUSSION REGARDING PUBLIC ENGAGEMENT, COMMUNITY
OUTREACH AND MESSAGING MATERIALS FOR A POTENTIAL
BALLOT MEASURE ISSUING A BOND FOR THE CONSTRUCTION OF
POLICE/FIRE/COMMUNITY CENTER AND CITY FACILITIES**

REQUEST:

Staff will provide information and receive input and direction from the City Council regarding a potential ballot measure for the construction of city facilities including: Police/Fire/Community Center.

ANALYSIS:

On January 25, 2022, the City Council held a special city council meeting to discuss unmet facilities, infrastructure, public safety and staffing needs and possible funding options and strategies to address these needs. **(EXHIBIT A STAFF REPORT).**

Over the next five months, the City Council held many discussions and outreach meetings with the community including an opinion survey conducted by FM3 Research. Over the course of these community meetings, it was decided that a new fire station (including a ladder truck), a police station and community center/city hall facility needed to be built. The estimated cost to build all these facilities was estimated to be around \$50 million dollars and that a General Obligation Bond which requires a 2/3 majority approval by the voters was the best option to move forward with construction of these facilities. It was estimated at that time that the estimated cost to the average household owning a residential home in Marina would be about \$29 per month or \$350 per year.

Earlier this year, the City Council approved an agreement with TeamCivX to provide consulting services to assist the city with public engagement, community outreach and messaging materials for the potential ballot measure.

TeamCivX has been analyzing the survey results from 2022, staff reports and background information and is putting together informational messaging highlighting the city's facility needs and potential funding sources. The information they are putting together includes talking points, FAQs, fact sheets, informational video, social media and web content, and power point presentations for public meetings.

They are developing stakeholder outreach target lists and are preparing a first informational mailer and social media ads. TeamCivX will be making a presentation to the City Council at our next meeting on September 19th. TeamCivX will also be working with FM3 Research to develop another bond measure feasibility survey.

Public outreach over the next couple of months will be critical in determining our next steps as we try to address our critical city facility needs.

CONCLUSION:

This request is submitted for City Council consideration and approval.

Respectfully submitted,

Layne Long
City Manager
City of Marina

January 21, 2022

Honorable Mayor and Members
of the Marina City CouncilSpecial City Council Meeting of
January 25, 2022

**CITY COUNCIL DISCUSSION REGARDING UNMET COMMUNITY
FACILITIES, INFRASTRUCTURE, PUBLIC SAFETY & STAFFING
NEEDS AND POSSIBLE FUNDING OPTIONS AND STRATEGIES TO
ADDRESS THESE NEEDS AND PROVIDE DIRECTION TO CITY
STAFF**

REQUEST:

It is requested the City Council consider:

1. Have a discussion regarding unmet community facilities, infrastructure, public safety & staffing needs and possible funding options and strategies to address these needs and provide direction to city staff.

DISCUSSION:

In October 2021, the final budget for fiscal years 2021/22 and 2022/23 was adopted. As part of the budget process, many public meetings and hearings were held including a community survey. In these meetings many unmet community needs were discussed. In adopting the budget which includes a capital improvement program, the City Council ranked/prioritized and funded some of the most important/urgent identified needs of the community which were able to be funded through our existing revenue sources. Attached is this priority list. However, there are other community facilities, road and park infrastructure, public safety and new staffing needs that were identified and discussed, but were not able to be funded due to lack of revenue. The City Council gave direction to staff to schedule a special study meeting to discuss these unmet needs and explore possible funding options to address these needs which may include a future ballot measure for the public to vote.

Facility Needs**City Hall, Community Center, Council Chambers, Community Development Annex**

The current city hall and city council chambers are actually double-wide trailers hooked together that were installed at the civic center site back when the city was incorporated in 1975. The original plan was to start building a city hall within the next year. When the City's General Plan was adopted back in the year 2000, again the building of a civic center was included as a top priority and several sites were identified including Locke Paddon Park.

These buildings are now over 45 years old and need significant maintenance, ADA updates, and repairs over the next five years just to be able to continue to be used. As the city has developed and city staff has grown over the years, the building space is not sufficient to accommodate existing and future needed staff positions. Additionally, with the new work environment changes that will be required to accommodate current and future COVID conditions, the existing space needs to be reconfigured to address safety needs for employees and the public.

The estimated cost just to address the minimum maintenance, ADA, repair and renovations needed to continue to work in these facilities is estimated at \$7 million. This will leave a building that is still 45 years old that will not meet current and future space and staffing needs.

A site has been identified in the City's General Plan at Locke Paddon Park next to the library that can easily accommodate the construction of a new city hall. The very rough estimated cost to do this would be approximately \$20 million dollars. We are working with a consultant to refine the costs better and will have updated costs at our Tuesday meeting.

Most cities across the country are never able to save up funds to build new facilities. If a city is trying to save up funds, usually the increase in construction costs and cost of living outpace your ability to save. Additionally, if a city tries to save up for facilities it often creates inequity in the community. A generation or longer of residents will pay taxes into a savings or reserve fund for a facility or desired need, but they will not be able to experience the quality of life improvement or use of that facility. Most facilities are built by cities by issuing some type of debt or bond issuance.

Police and Fire Facility

The existing police and fire station was built over twenty (20) years ago. It was designed and built to meet the needs of the community at that point in time, but as the city has grown over the past 20 years, the current building and location of the building will not meet the future public safety needs of the community.

In 2020 a fire study was completed that analyzed the city's fire suppression, medical, and rescue operations; assessed the safety needs of the community; and identified hazards, risks, and challenges of the community. The study made recommendations to improve the delivery of fire and emergency services to the community.

The recommended time for a first fire response unit to arrive on the scene of a fire or medical emergency is 5 minutes 20 seconds. This includes dispatch and putting on turnouts time. Actual time driving from a fire station needs to be 4 minutes. The current performance of the Marina fire department is 8 minutes. To meet some of these needed standards a fire department needs to have sufficient staffing, and the departments fire resources (fire engines) need to be located close enough to the required service areas so that effective response times can occur within the identified time frames.

As cities incorporate and begin to grow, a fire station is typically located in the heart or center of the city so that adequate response times can be met. However, as cities develop and spread out, the fire station located in the center of the city, often is no longer able to provide adequate response times to the newly developed areas of the community. This is exactly what is happening to Marina, particularly in the Dunes, Sea Haven and Abrams Park areas. The Presidio of Monterey (POM) Fire Department which is currently located in Seaside on General Jim Moore Blvd is closest to these areas and typically is the first responder to arrive on scene. This station will be closing in 18 months, and after that, the Dunes, Sea Haven and Abrams Park areas will not be able to have adequate fire and medical response times due to the location of fire stations in Marina. The attached graphs show Marina's current areas of 4 minute response time and what these areas will be like when the POM station relocates.

Additionally, the current Marina fire station was built too small and a ladder truck, which is one of the priority needs of the city, cannot fit in this station. It is critical that a new headquarter fire station be built that can house a ladder truck and is located in the area around California Avenue and Imjin Parkway to provide needed fire and medical coverage to the southern areas of Marina including Sea Haven, Dunes, Abrams Park and future annexed areas of the city.

In the near term, the existing headquarters fire station on Palm Avenue needs to be relocated to the north end of the city in the Vince DiMaggio Park area.

The estimated cost of a new fire headquarters station is \$10 – 15 million. In addition to a fire station, a \$ 1.5 million fire ladder truck needs to be purchased.

Police Facility

A new police facility can be build built as part of the new city hall facility and that portion of the cost is estimated to be \$ 12 million.

Other City Facilities

Other needed city facilities that have been identified are:

- Upgrades to community center, teen center, skate park - \$ 1 million
- Senior Center - \$ 3-5 million. This could be included in a city hall building plan
- Sports Center \$ 3.5 – 4 million. Funded from FORA escrow bonds
- Aquatic Center \$ 8 – 10 million
- Arts Village \$ 3 – 5 million
- Hockey Pavillion \$ 3 million

Unmet Current Staffing Needs

While all city departments will need to add staffing as continued growth of the community and service demands increase, as established by city policy, new staff must be funded by ongoing revenue growth and not one-time revenues. This is why economic development and growth of our tax base is so critical to our city.

Currently, we have service level demands from the community that we are unable to meet due to lack of staffing and funding to support that staffing. These current needs include:

- Firefighters (3) to increase staffing from 2nd engine company from 2 firefighters to 3 per engine company - estimated annual cost \$500,000
- Deputy Chief/Fire Marshall – estimated annual cost \$125,000
- Affordable Housing/ Lease/ Grants Manager – estimated annual cost \$150,000
- Human Resources/ Risk Management/ Liability Manager/Director – estimated cost \$200,000
- Public works maintenance workers (4) – estimated cost \$100,000 each
- Associate Engineer – estimated cost \$155,000
- Code Enforcement Officer – estimated cost \$100,000

Street Infrastructure

The city has implemented a pavement management street repair program with a goal of getting the condition of all city streets up to a rating of 70. Under this system a brand new street has a rating of 100 and a street undriveable is rated 0. Currently, the city is allocating \$1.6 million annually from the General Fund, \$600,000 annually from measure X funds, and \$400,000 annually from State road maintenance funds for a total of \$2.6 million annually to repair streets. While we have made significant improvements to our streets with these additional funds to our street programs, with our current funding we are still unable to fix 26 identified streets in the city that over the next three years will need to be completely reconstructed.

To fund the repair of these streets the city will need to issue a bond and pledge the \$600,000 annually from Measure X funds to make the annual debt service payments of this bond. This bond will be approximate \$7 – 8 million dollars. This still will require that the city come up with approximately an additional \$4-5 million to repair these streets.

Additional Fund or Revenue Options

The State of California by law gives cities four primary tax revenue sources in order to operate and meet the service demands and infrastructure needs of their community; sales tax, property tax, transient occupancy tax (TOT, hotel tax) and utility users tax (UUT). The City of Marina has established its sales tax rate at the maximum allowed by State law, it has established its TOT tax at 14%, property tax is established at 1% of assessed value, and the city does not have a utility users tax.

Most cities in the State and every city in Monterey County except one, has a utility user tax. The utility user tax is a primary tax source that other cities use to meet service and infrastructure demands. The City of Marina previously had a utility user tax but the citizens voted this down years ago. The lack of this primary tax source (especially over time) certainly contributes to the unmet facility and infrastructure needs of the city.

The attached exhibit is an estimate of additional revenue the city could generate with a UUT. It also shows the bonding capacity if the city were to pledge this revenue source to a bond. All tax increases must be approved by the voters. With a 6% UUT, the City of Marina would generate another \$1.6 million annually in taxes.

Another revenue source would be issuing a General Obligation Bond. A general obligation bond is paid by increases to property taxes. School districts typically use this funding source to pay for new schools and maintenance and repair of schools. The library in Marina was built by a general obligation bond. The following shows the estimated property tax increase with different levels of a general obligation bond.

- \$30 million GO bond - \$5.25 per month (\$63 annually) per \$100,000 assessed property value
- \$40 million GO bond - \$7.00 per month (\$84 annually) per \$100,000 assessed property value
- \$50 million GO bond - \$8.75 per month (\$105 annually) per \$100,000 assessed property value.

If a home in Marina had an assessed property value of \$600,000 they would pay an additional \$31.50, \$42.00 or \$52.50 per month depending upon the size of the bond.

The city could look at bringing an issue like this to the voters as early as June in a special election or in November at a regular election. While it's difficult to tax about tax increases, especially as we are recovering from the COVID pandemic, if we are ever as a community going to address aging facility and infrastructure needs we must have this discussion.

Respectfully submitted,

Layne P. Long
City Manager
City of Marina