



AGENDA

Tuesday, July 23, 2024

4:00 P.M.- 6:00 P.M. OPEN HOUSE
6:00 P.M. OPEN SESSION

SPECIAL STUDY SESSION MARINA CITY COUNCIL

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)

Jennifer McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
5. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
6. STUDY SESSION:
 - a. The City Council to hold discussion and provide direction regarding consideration of potential General Obligation Bond Measure options for constructing new city facilities and potential rehabilitation of existing city facilities.
7. 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, July 19, 2024.

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.ciymarina.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.

July 19, 2024

Item No: **6a**

Honorable Board Members
of the Marina City Council

City Council Study Session
July 23, 2024

**CITY COUNCIL RECEIVE PRESENTATION, HOLD DISCUSSION AND
PROVIDE DIRECTION REGARDING OPTIONS FOR CONSTRUCTING
NEW CITY FACILITIES AND POTENTIALLY PLACING A GENERAL
OBLIGATION BOND MEASURE ON THE NOVEMBER 2024 BALLOT.**

REQUEST:

It is recommended that the City Council:

1. Provide direction regarding options for constructing new facilities and potentially placing a General Obligation Bond measure on the November 2024 ballot.

BACKGROUND:

Beginning with the budget process for fiscal years 2021/22 and 2022/23 the City Council ranked, prioritized, and funded the most important and critical needs of the community which were able to be funded through the city's existing revenue sources. As part of that process, community facilities, road and park infrastructure, public safety and new staffing needs 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 session 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 consider.

Beginning in January 2022 many public meetings have been held discussing critical facility needs including police and fire facilities, community center, council chambers, and city offices.

At the July 6, 2022, City Council meeting, the Council directed staff to bring back to the Council for approval a \$50 million General Obligation Bond to be placed on the November 8, 2022, ballot. The ballot measure language was as follows:

"Marina emergency response, public safety, essential city services measure, - To ensure 9-1-1 emergency/medical/fire/disaster response, public safety by building a fire station, and a police station and improve essential services by building an earthquake-safe community center/city hall, shall the City of Marina's measure authorizing \$50,000,000 in bonds at legal rates, levying \$74 per \$100,000 assessed value, providing \$2,960,000 annually while bonds are outstanding, requiring, public spending disclosure, oversight, all funds spent locally, be adopted?"

At this meeting, the council also gave direction to engage a consulting firm to assist with the public engagement and education efforts for the potential General Obligation Bond ballot measure.

After reaching out to two consulting firms whose work primarily focuses on educational efforts for ballot measures, and after reviewing the opinion survey results from FM3 with both consulting firms, both of these firms recommended that the City not move forward with placing a measure on the ballot for November 2022, and instead continue with public engagement and education efforts and possibly look at holding a special election for fiscal year 2023 or wait until the November 2024 presidential election. It was decided not to place the General Obligation Bond ballot measure on the November 2022 ballot and continue the public education efforts and look at the November 2024 election.

The public engagement efforts continued in 2023 and beginning in 2024 the City Council directed the hiring of Team CivX to assist with the public engagement and education efforts and then also directed the hiring of RNT architects to assist with looking at potential sites for city facilities, provide an assessment of the condition of existing facilities, work with city staff in developing the size or square footage needed to meet current service and staffing needs as well as future needs, and develop an approximate cost to build these facilities. FM3 also conducted another public opinion survey, and the results of this survey were shared with the council at the July 2 City Council meeting.

ANALYSIS:

The purpose of the study meeting tonight is two-fold. First, an open house will be held with the public from 4:00 – 6:00 pm. A 30-minute presentation will be made by city staff and RNT Architects that will cover and discuss topics associated with city facility needs and the potential November 2024 General Obligation bond. Some of the topics will include:

- Facility needs assessment review
- Facility cost estimates
- Facility potential locations
- Sports and aquatic center options
- Emergency and fire area response times and needs
- Funding availability options
- Impact fees

A sixty-to-ninety-minute period for questions and answers will be provided after the presentation.

Display boards with pictures and other information will be around the room and staff and consultants will be available to answer questions one on one. The open house will provide the public with more opportunities to ask questions directly to staff and the consultants. The city council is also invited to the open house.

The study session with the City Council will begin at 6:00. The same presentation made at the open house will be made at the study session. The study session format will provide the City Council with an opportunity to have a discussion regarding these issues in a more informal setting and format.

At the August 7th City Council meeting, if the Council wants to put a General Obligation bond measure on the November 2024 ballot, then a Resolution with the exact language for the ballot measure must be adopted at this meeting. This will require that the City Council give specific direction to staff at this study meeting on the boundaries and parameters for the General Obligation Bond which will include the dollar amount of the General Obligation Bond and the facilities to be included in the bond.

At previous meetings, the Council reviewed several potential sites for city facilities including the existing civic center site, Locke Paddon park, a site adjacent to the Marina/Salinas Transit station, Cypress Knolls and Vince DiMaggio park. The Council decided at this point not to identify a specific site for the community center buildings, since several of the potential identified sites will work. A more engaged process with the public identifying the specific sites for the community center facilities will happen later if the bond is approved.

The Council also directed staff not to include the sports or aquatic center as part of the General Obligation bond discussion. However, plans and estimated costs for these facilities will still be provided.

Staff will need specific directions from the City Council at the study session on the dollar amount of the General Obligation bond to be placed on the ballot and which types of facilities are to be funded from the General Obligation bond. This will allow staff to prepare the specific ballot language needed for the Resolution placing the General Obligation Bond on the November 2024 ballot. Council must adopt this Resolution at the August 7 City Council meeting if Council wants this measure to go on the November 2024 ballot.

To assist with the discussion, Council could consider the following options.

Option 1 – Construction of a new fire station with an approximate cost of \$16 million dollars.

Option 2 – Construction of a new fire and police station with an approximate total cost of \$33.5 million. (fire \$16 + police \$17.5)

Option 3 – Construction of a new fire and police station and a community center including city council chambers, community rooms, recreation, and city offices with an approximate total cost of \$55 million. (fire \$16 + police \$17.5 + community center \$21.5)

Option 4 – Construction of a new fire and police station, city offices, and renovation of existing public safety building and community center into a recreational campus at Hillcrest with an approximate total cost of \$62.5 million. (fire \$16 + police \$17.5 + community center \$21.5 + renovation Hillcrest campus \$7.5)

The following are just ballpark numbers to give a sense of the approximate cost for the bond at the various bond levels for the median single-family home in Marina which has an assessed value of \$497,000.

\$20 million bond	\$9 per month	\$108 annually
\$30 million bond	\$13.60 per month	\$163 annually
\$40 million bond	\$18 per month	\$217 annually
\$50 million bond	\$22.70 per month	\$272 annually
\$60 million bond	\$27 per month	\$325 annually

Staff is compiling a document list of previous presentations, staff reports, and other documents and information related to city facility needs, fire studies and the general obligation bond measure. We expect to have this document list ready on Monday and will have it posted online for access by the public.

Respectfully submitted,

Layne Long
City Manager
City of Marina