



# MINUTES

Tuesday, June 14, 2016

5:30 P.M. Open Session

## SPECIAL MEETING CITY COUNCIL, AIRPORT COMMISSION, MARINA ABRAMS B NON-PROFIT CORPORATION, AND SUCCESSOR AGENCY OF THE FORMER MARINA REDEVELOPMENT AGENCY

Council Chambers  
211 Hillcrest Avenue  
Marina, California

### TELECONFERENCE LOCATION: <sup>1</sup>

799 West Birch Court  
Louisville, Colorado 80027

<sup>1</sup> Note: Pursuant to Government Code Section 54953(b), this meeting will include teleconference participation by Mayor Pro-Tem Frank O’Connell from the address above. This Notice and Agenda will be posted at the teleconference location

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Successor Agency of the Former Redevelopment Agency Members)

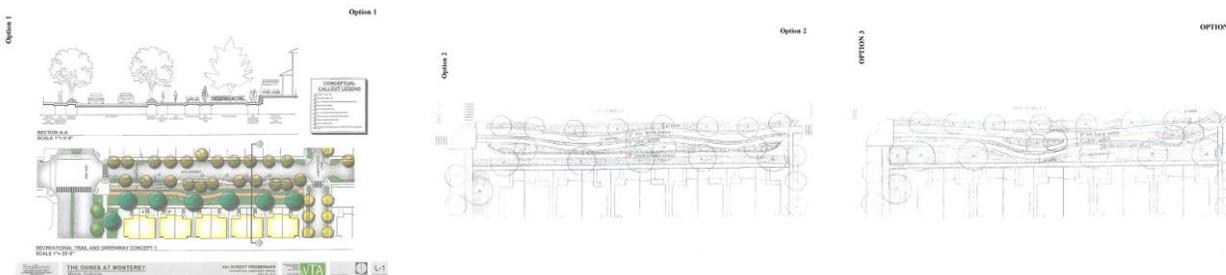
MEMBERS PRESENT: Nancy Amadeo, David W. Brown, Gail Morton, Mayor Pro-Tem/Vice Chair Frank O’Connell, Mayor/Chair Bruce C. Delgado

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. 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 hold discussion on 9<sup>th</sup> Street Design between 2<sup>ND</sup> Avenue and Imjin Road.

City Manager Long provided overview of this item and presented three options



Questions: What is the difference between the three options? Is staff recommending option 3? Sizing differences of the paths in option 3; Types of surfaces of all the paths/trails; Visual interests along and between the trails; narrow dump-out – is it feasible to do 180 degree smooth out? Ease and accessibility for ADA on 9<sup>th</sup> street; landing areas not impeding into traffic; pedestrian walkways in close proximity to others, can they be widened out? Types of connector; 9<sup>th</sup> street parking; buffer thickness at its widest point; responsibility of maintenance of trails; equestrian crossing at 2<sup>nd</sup> Avenue; other location in cities where equestrians currently are safely crossing arterials like 2<sup>nd</sup> Avenue; width of DG trail in Monterey; timeframes; what does temporary mean; TAMC Tax & Grant for FORTAG trail; it is anticipated that there will MST bus stops along this route and if so will the shelter or turnout reduce the trail width? Sidewalks next to homes; rows of trees along the paths/trails; irrigation during drought.

**MORTON/AMADEO: WE ASK STAFF TO GO FORWARD WITH LANDSCAPE PLAN OPTION 3 AND WITH FURTHER WORK IN CONFORMITY WITH CORNERS AND LANDINGS TO ACCOMMODATE SAFETY, EASE OF MOBILITY FOR MODES OF TRANSPORTATION; AND THAT THE STAFF WOULD LOOK AND WORK WITH THE DEVELOPER TO MAKE SURE THAT THE PLANTINGS THAT ARE IN THIS HARDSCAPE WOULD MEET THE FUNCTIONS OF BUFFERS BETWEEN THE MULTIPLE USES FROM THE STREET TO THE HOUSING; THAT IT WOULD MEET DROUGHT TOLERANT STANDARDS; THAT IT WOULD MEETING TO THE BEST OF OUR ABILITIES TO DICTATE THE REGIONAL URBAN DESIGN GUIDELINE STANDARDS FROM FORT ORD RECENTLY ADOPTED AND THE SPECIFIC PLAN FOR THE DEVELOPMENT. 5-0-0-0 Motion Passes by Roll Call Vote**

Public Comments:

- Margaret Davis – commented on design as it relates to safety, visual barriers for equestrians so as to not spook the horses like hedges vs. lollipop trees, something at eye level; landing areas need to be large; baffle to dieter horses from moving forward; suggested installing blinking crossing signals like what’s in front of the Monterey Sports Center.
- Adam Urritia – commented on the “puddles” between the pedestrian trails and the bike paths to be careful of what is planted due to the roots uplifting the sidewalks.

- b. City Council consider adopting **Resolution No. 2016-85**, receiving the City 2016-17 proposed budgets, receiving staff presentation thereof, and providing direction towards budget adoption.

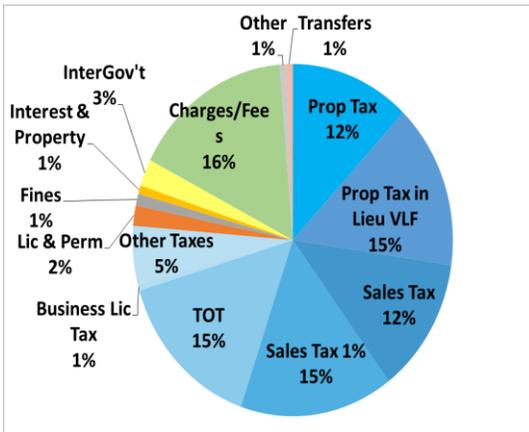
Finance Director Lai recapped certain funds from the last council meeting to allow for the council and the public to engage and ask questions and provide direction.

**FY 16-17 Budget Summary** = General Fund Budget Summary; Unmet Needs; Gas Tax Fund; Capital Improvements Project Fund; Airport Operations and its CIP; Debt Services

**FY 16-17 Budget General Fund – Council Retreat Highlights** = Staffing Level; Balanced Budget; Revenue Enhancements; Economic Development Projects; Streets Maintenance; Facilities Maintenance; Vehicle Reserve; Downtown Revitalization; Senior Center; Recreational, Veterans Trail & NPS Properties

**FY 16-17 Budget General Fund Summary** = Balanced Budget for Day-to-Day Operations; Revenue improvements; Expenditure controls; Service level – similar to prior year; Street Maintenance – remains unfunded

**FY 16-17 Budget General Fund – Revenues \$18.8 million**



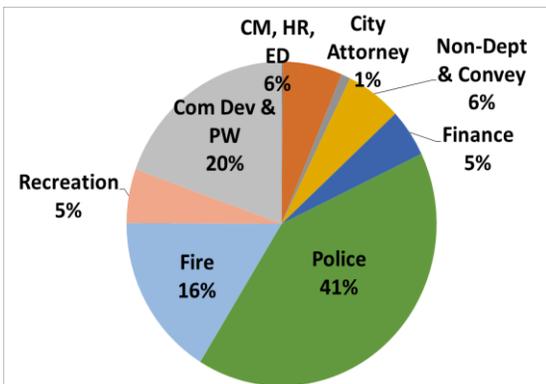
**General Fund Revenue Summary =**

**Economic Development Projects** = Enhanced FY16/17 revenues for property tax, sales tax and TOT

**FY16-17 Go-Live** = Cinemark (full-year); Veterans Administration Clinic; Marriott Springhill Suite Hotel; Dunes Homes; Dunes Restaurants; Dunes Retail; Marina Heights Homes

**FY16-17 Projects** = Continued homes for Dunes & Marina Heights; Ocean Point mixed use (58 units multi-family); Veterans Transition Center (# TBD units affordable hsg); Marina Greens (24 units multi-family); Cypress Ave (16 units multi-family); CHISPA (47 units affordable hsg); Industrial Warehouse; Airport Specific Plan and Master Plan

**General Fund Services/Expenditures \$18.8 million**



**Expenditure Summary** = Day-to-day operations

Organizational Development = PW, Comm Dev, IT, CM, Affordable Hsg, Internal Controls; FY15/16 Council authorized CM to hire several positions

Staffing Level = Add: Assistant City Manager; Add: Accounting Services Manager; Remove: HR & Risk Mgr (1/2 FTE-vacant)

Vehicle = Began vehicle amortization set aside \$75k; Fund balance recommendation of \$1 million; No vehicle purchase in proposed budget

Facilities – minimal repair, insufficient

Streets & Roads – minimal repair, insufficient, General Fund supplementing Gas Tax shortfall \$210k

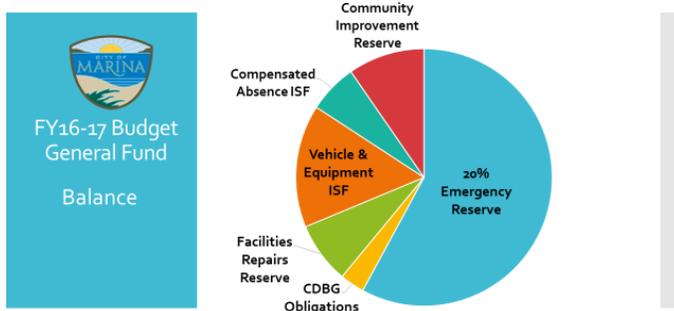
**General Fund Reserves** – April 6, 2016 = Reso. 2016-46 – Council established: 20% Emergency Reserve; Facility, Equipment and Vehicle Reserve

Government Professional organizations GFOA and CSMFO advise a minimum reserve of 16%. The majority of survey responses were within 10% to 25% reserve percentage range. This is a safeguard against financial risks. Affects the City’s bond rating.

**FY 16-17 Budget General Fund Balance - \$6.5 million**

20% Emergency Reserve	\$ 3,752,600
Vehicle & Equipment ISF	\$ 1,000,000
Community Improvement Reserve	\$ 625,268
Facilities Repairs Reserve	\$ 500,000
Compensated Absence ISF	\$ 400,000
CDBG Obligations	\$ 200,000
<b>General Fund - designations</b>	<b>\$ 6,477,868</b>

**FY 16-17 Budget General Fund Balance**



**FY 16-17 Budget General Fund Unmet Needs**

Streets & Roads – failing (need \$1.3 million/year).

Facilities – Existing facilities are deteriorating; New facilities – unfunded; ADA Compliance (\$3 million).

Community Improvements – unfunded = Parks; Trails (Veterans & recreational use); Restrooms; Downtown Vitalization; Traffic Calming; Code Enforcement; Lighting; Signage; Special events (5k run, Labor Day Parade, holidays); Recreation & Cultural Services Activities.

**FY 16-17 Budget General Fund – Gas Tax Fund**

	<b>Revenues</b>
FY09/10	\$ 640,843
FY10/11	\$ 633,331
FY11/12	\$ 792,026
FY12/13	\$ 756,212
FY13/14	\$ 869,627
FY14/15	\$ 685,605
FY15/16	\$ 510,055
FY16/17	\$ 470,692

Streets & Roads – failing

State Gas Tax Funding reduced over 40%

State of CA ended RDA

State of CA ended vehicle license fee

Other sources of funding is necessary

**FY 16-17 Budget – Capital Improvement Project**

Project Funding: Development Impact Fees; Grants

Infrastructure improvements; Not maintenance; Need additional revenues for street & sidewalk maintenance

**FY 16-17 Budget Airport Funds**

**Airport Operations** = \$1.2 million revenues; Continue collection on leases; Facility leases & fuel revenues; \$1.4 million expenditures; Airport master & specific plans; Building improvements & fuel costs; Airport equipment.

**Airport Capital Improvement Projects** = Storm drain mitigation; Perimeter fence replacement (grant); Beacon replacement (grant); Building 504 improvement.

**FY Budget Debt Service**

**Debt Savings** = Paid off the Public Safety Building debt (~\$800k); Refinanced Library Building debt (~\$8 million); Saving property owners 12% (NPV); Preston Park Sustainable Housing Debt; Abrams B debt refinancing due Dec. 2016.

Questions: if city unfunds the vacant ½ time HR position, who takes on the HR duties? Delay of Springhill Marriot fees and estimated TOT for FY 16-17; estimated completion date for the casual dining at The Dunes; understanding the benefits of financing Abrams B and the benefits of refinancing in December; reserve balance at the end of FY 15-16; explaining & understanding Internal Service Fund (ISF); explanation of “day-to-day operations”; anticipation of increase in revenues of \$360,000 in FY 16-17; expenditure decrease in FY 16-17, are vehicles, employee salary increases and benefit increases included in FY 16-17 expenditures; one-time expenditures; staffing levels; City Council budget, salary estimates, travel and promotional activities; Admin/HR/RM, breakdown of employee salaries & compensation; annual interfund transfers from NPS to Recreation; FY 16-17 \$50,000 expense for Library maintenance; FY 16-17 “Go Live” assumption of \$200,000 from hotel, The Dunes retail; Police opinion of vehicle status, personnel and ability to fulfill COPS obligation; Downtown revitalization improvements; explanation of the NPS being called an Enterprise Fund. Status of FAA & Non-aviation related events and the business park at Airport;

**O’CONNELL/DELGADO: APPROVING RESOLUTION NO. 2016-85, RECEIVING THE CITY 2016-17 PROPOSED BUDGETS, RECEIVING STAFF PRESENTATION THEREOF, AND THAT THE CITY MANAGER AND THE CITY STAFF COME BACK ON THE 21<sup>ST</sup> WITH A PROPOSED BUDGET THAT IS IN COMPLIANCE WITH RESOLUTION NO. 2012-45. 5-0-0-0 Motion Passes by Roll Call Vote**

Public Comments:

- Margaret Davis – Commented on the Equestrian Center/NPS Fund budget and tracking the expenditures and interfund transfers since 2008, which has not been done in a satisfactory way. NPS is an enterprise fund so the city can build up its equestrian center and provide services and improve the entire city through this fund. It’s supposed to accrue and not just be a cash-cow. Asked council to look at this fund, understands it thoroughly, set policies.

**5. COUNCIL & STAFF INFORMATIONAL REPORTS:**

- a. Monterey County Mayor’s Association [Mayor Bruce Delgado]

Mayors Association met in Carmel and met the new Mayor Steve Dallas. Had to leave early and will report out more on our June 21<sup>st</sup> meeting.

- 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.

Mayor Delgado - Attended a vigil at the Epiphany Church for those victims of Sunday's shooting in Florida.

OPEN SESSION ADJOURNMENT: City Council Adjourned open session at: 8:57 PM

- 6. **CLOSED SESSION:** *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency Members) 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. Real Property Negotiations

- (1) Property: 3240 Imjin Road, Hangar 510  
Negotiating Party: Rick Wilcoxsen, Driven Performance, LLC  
Property Negotiator: City Manager  
Terms: All terms and conditions
- (2) Property: 761 Neeson Road, Hangar 524  
Negotiating Party: Md7 on behalf of Sprint Spectrum Realty Company, LLC  
Property Negotiator: City Manager  
Terms: All terms and conditions

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Anita Sharp, Deputy City Clerk

ATTEST:

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Bruce C. Delgado, Mayor

