



MINUTES

Tuesday, June 21, 2016

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 AND SUCCESSOR AGENCY OF THE FORMER MARINA
REDEVELOPMENT AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

TELECONFERENCE LOCATION:¹

161 Upshire Circle
Gaithersburg, MD

¹ 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

MEMBERS ABSENT: David W. Brown (Excused)
3. CLOSED SESSION: None

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

4. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
5. SPECIAL PRESENTATIONS:
 - a. Recreation Announcements

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.*

- Patti Bradshaw – noted that Cal-Fire came by and cleaned the perc-pond on Flower Circle and did a great job but left piles of rubbish, hopes public works will come by and pick it up prior to July 4th
- Mike Owen – Commented on proposed tax measures and what would be generated and going door-to-door around his neighborhood asking people their thoughts on the proposed tax.
- Dusan Tatomirovic – Asked about the status of the neglected streets; noted city’s website “current development projects” page has not been updated since August 2015; Marina Heights development is dragging on vertical construction; status of Cypress Knolls, Airport Development area, Downtown Revitalization and asked if Springhill Suites is opening soon.
- Council Member Amadeo – announced she will be attending the League of California Cities Council/Mayor Forum in Monterey lot of great subject matters but will mainly be attending City Finances and Economic Development.
- Mayor Delgado – Shout-out to the Recreation Department for having the highest number of children going to the Teen Center during the Summer time than they’ve had before. Will also be attending the League of California Cities Council/Mayors Forum on City Finances.

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 78952-79096, totaling \$363,453.69

b. MINUTES:

- (1) May 24, 2016, Special City Council Meeting
- (2) June, 7, 2016, Regular City Council Meeting

c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID:

- (1) City Council consider adopting **Resolution No. 2016-90**, awarding the Interchange Improvements Project State Highway 1 Northbound & Southbound at Imjin Parkway to Granit Rock Company of San Jose, California; authorize Finance Director to make necessary accounting and budgetary entries, and; authorize City Manager to execute contract documents and all change orders on behalf of City subject to final review and approval by the City Attorney.

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS:

- (1) City Council consider adopting **Resolution No. 2016-86**, approving the Repayment Plan Schedule between the City of Marina and the Department of Housing and Community Development in the Amount of \$196,207 as obligation of Community Development Block Grant (CDBG) programs; and, authorizing City Manager to execute document(s) on behalf of the City subject to final review and approval by City Attorney.
- (2) City Council consider adopting **Resolution No. 2016-87**, establishing appropriations limit for FY 2016-17.

g. APPROVAL OF AGREEMENTS:

- (1) City Council consider adopting **Resolution No. 2016-88**, approving Amendment No. 6 amending the agreement between the City of Marina and CSG Consultants, of Foster City, California, to extend the current contract to December 31, 2016, and; authorize the City Manager to execute Amendment No. 6 on behalf of the City subject to final review and approval by the City Attorney.
- (2) City Council consider adopting **Resolution No. 2016-89**, authorizing the Mayor to execute an Amendment to the Property Transfer and Hydrant Maintenance Agreement on behalf of the City of Marina subject to final review by the City Attorney.

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

Council Member Morton had question for agenda item 8g(2). Asked if the contract now being supplemented or amending that transfer back to us the responsibility for maintaining the drainage system. I want to be sure that what's being transferred back to us is our responsibility, is not still located on land that is being retained by MCWD? Everything we're maintaining is situated on land owned by the City of Marina?

Mayor Delgado - Why is it that MCWD will no longer have any maintenance responsibility? Why is the city receiving \$9000+ from MCWD? What is the annual maintenance cost?

Mayor Delgado pulled agenda item 8d(1) to be discussed and voted on after approval of Consent Agenda.

AMADEO/DELGADO: TO APPROVE THE CONSENT AGENDA MINUS 8d(1). 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

Agenda Item 8d(1)

Council had questions related to: design of the project; how the merges will work; if project is mandatory for 2016; prevailing wage language inserted into the agreement consistent with the Fort Ord Reuse Authority Master Resolution; if Settlement Agreement was on city website or if it can be made available; timelines of construction;

APPROVE ITEM 8d(1) AS WRITTEN UNLESS AMENDED BY RECOMMENDATION OF THE CITY ATTORNEY BASED ON THE CONVERSATION LEAD BY COUNCIL MEMBER MORTON. 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

9. PUBLIC HEARINGS:

- a. City Council open public hearing taking testimony from public and consider adopting **Resolution No. 2016-91**, approving discussion of design phase for possible State Community Development Block Grant (CDBG) Application; and, to solicit citizen input on possible competitive project(s).

The Public Hearing (Design Phase) covered the highlights of the CDBG Program. Highlights were as follows:

Marilyn explained the Purpose of Public Hearing is to inform citizens of CDBG grant opportunities; and, receive public comments regarding types of eligible activities the City of Marina should apply under the state CDBG Program; HUD's allocation of \$27,000,000 to State of CA for CDBG Programs to non-entitlement jurisdictions; State CDBG Program offers up to \$2,000,000/year per non-entitlement jurisdictions, except for Over-the Counter grant; Other requirements were discussed such as the 50% Rule, need for an Updated Housing Element; and, spending down Program Income; Two public meetings are required. The first is the Design Phase Public Hearing to receive public comment; the second Public Hearing is to approve submittal of application to HCD. The public meetings must be 30 days apart. Next Public Hearing application submittal will take place July 26, 2016; City must meet one of the National Objectives, which is Benefit to low-and-moderate income persons; elimination of slums and blight; or, meet an urgent community need certified by the grantee; According to HUD Exchange the City of Marina LMI is 41.86%, which means city cannot apply for "city-wide program" but by specific eligible group; Eligible Activities under CDBG NOFA: Homeownership & Housing Rehabilitation, Public Facility, Public Improvement Projects (including Public Improvement support of new housing construction, Public Service, Planning Studies, Economic Development Business Assistance, Economic Development Microenterprise Technical Assistance, Colonia and Native American; Being that City's LMI is 41.86%, city cannot apply for city-wide project/program.

However, city can apply under Low/moderate Limited Clientele (LMC) who are generally presumed by HUD to be LMC. LMC benefits a specific group of person rather than everyone in an area. Qualifications of LMC are abused children, elderly persons, battered spouses, homeless persons, illiterate adults, persons living with AIDS, migrant farm workers. There are restrictions on use of activity/facility to LMC. Those restrictions are that such service/facility is not open to entire community, serves only LMC and be of nature and in location that reasonable concludes that project will serve LMI persons. The grant application is due to HCD on July 27, 2016.

Council had questions on: ability to apply for future similar monies for Cypress Knolls blight removal; 41.86% characterized as low & moderate income persons qualified for “affordable housing”; future can we construct affordable homes with CDBG monies to meet needs; clarification of grants uses as for new construction;

Mayor opened public hearing for comments:

- Virgil Piper, Senior Advisory Board Member – Favors the idea of a Community Development grant provided that is was for a senior center. Commented letter sent to council on the possible purchase of the VFW for a new senior center and received over 300 signature as a means of support for that idea. Wide support for a senior center as a standalone building. Marina Senior program is failing. In 2006 we had 400 members and now we are down to just about 160 members. Quoted 2010 census on seniors in Marina. There is an opportunity here to salvage this programs and believes it can be accomplished by a creating a separate freestanding senior center. Provided copy of senior petition.
- Ruth Krotzer – provided council with reasons why the current senior center is not pragmatic for senior use. Current location was built as very needed gymnasium for the youths; lacking proper storage for senior items (boards games, sewing materials, etc...) we have to use time and energy to put everything away before the youths arrive; used by youth programs every afternoon and rented on the weekend, which precludes us being there in the afternoon and weekends; can’t leave kitchen stocked because of the item come up missing; conflicts with youths programs; no welcome/information area for seniors to find out current events & memberships; Food Bank distribution site is a hazard and dangerous, a lot of traffic.
- Harold Krotzer – Read letter from Liz Billingsley who is in support of the city applying for a grant for a new senior center. Seniors need to socialize and feel comfortable with their own. City has open space where a nice place could be built for the older generation.
- Darlena Ridler, Recreation Commissioner/Senior Advisory Board Liaison - passed on Senior Advisory Board discussions, feel like they don’t have their own place to go. Not complaining about the other programs and appreciate that we have youth programs and want them to have the facilities they need. Senior program is ran out of a gymnasium and making due for years. Many limitation with current location. On the senior’s behalf that we dedicate this grant money for the building of a new senior center. Senior programs need to provide critical support, they need to stay engaged on a regular basis to stay healthy and to make new friends. They need health and wellness support. Exercise and nutrition programs and wellness checks when people are absent. Would like to be involved in the selection of the new center. Asked to consider placing building on the upper-level of Vince DiMaggio Park
- Margaret Davis – commented on when the Housing Element came before the planning commission when discussion took place on needs for our seniors and one needed element to makes us eligible for the CDBG Grant application was the adoption of the updated housing element.

- Wayne Ivey – We are the only community that doesn't have a dedicated senior center. This money is available at no cost to the city, there's an existing structure the DiMaggio building that could be modified within the grant request amount and the need has already been established.
- Adam Urritia, Planning Commissioner – commented that when the housing element came before the planning commission the deliberations related to the housing element that we were deliberating for the purpose of establishing that this grant would be spent on affordable housing. I believe everybody on the planning commission was aware that the item being considered for this grant was for a senior center and believe the majority of the planning commission support that, though it wasn't discussed explicitly.

Mayor closed public comment period

MORTON/AMADEO: THAT WE APPROVE THE DISCUSSION OF DESIGN PHASE FOR POSSIBLE STATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016 APPLICATION; AND, THAT WE HAVE SOLICITED PUBLIC INPUT ON A PROJECT FOR A SENIOR CENTER FOR THE 2016 AND DIRECT THAT STAFF INVESTIGATE FOR FUTURE YEARS, WELL IN ADVANCE THAT WE MIGHT APPLY FOR ANY AVAILABLE FUNDING THAT MIGHT ASSIST US WITH OUR COMMITMENTS TO OUR HOUSING ELEMENT THAT WE WILL BE CONSIDERING LATER TODAY. 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

- b. City Council opening a public hearing and take any testimony from the public objecting to abate such weeds, rubbish and/or refuse, and; consider adopting **Resolution No. 2016-92**, approving abatement of weeds, accumulation of rubbish and/or refuse upon specified private property parcels to be public nuisances by the City Public Works Division, and; set public hearing for Tuesday, July 6, 2016, to confirm any assessment of costs for weed abatement to be levied against any parcel not in compliance, and; direct filing of such levy with Monterey County Assessor's Office.

Council Questions: Assessment of property in Foreclosure, who pays; risks of not getting reimbursed for public works abatement.

Mayor opened public hearing for comments:

- Adam Urritia – City should check into SB1137, which allows for fines up to \$1000/day that the houses are out of compliance for bank owned properties. City would need to adopt an ordinance to the effect of compliance with SB1137.

Mayor closed public comment period

MORTON/AMADEO: TO APPROVE RESOLUTION NO. 2016-92, APPROVING ABATEMENT OF WEEDS, ACCUMULATION OF RUBBISH AND/OR REFUSE UPON SPECIFIED PRIVATE PROPERTY PARCELS TO BE PUBLIC NUISANCES BY THE CITY PUBLIC WORKS DIVISION, AND; SET PUBLIC HEARING FOR TUESDAY, JULY 6, 2016, TO CONFIRM ANY ASSESSMENT OF COSTS FOR WEED ABATEMENT TO BE LEVIED AGAINST ANY PARCEL NOT IN COMPLIANCE, AND; DIRECT FILING OF SUCH LEVY WITH MONTEREY COUNTY ASSESSOR'S OFFICE. 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

- c. City Council open public hearing receiving testimony from public and consider adopting **Resolution 2016-93**, to adopt a Negative Declaration of no significant environmental impact for the Interim Updated Housing Element 2015-2023 to the General Plan, and; adopting **Resolution No. 2016-94**, to amend the City of Marina General Plan by adopting an Interim Updated Housing Element 2015-2023, and finding the Interim Updated Housing Element 2015-2023 consistent with the Fort Ord Base Reuse Plan.

Veronica Tam presented staff report on Housing Element Update

What is the Housing Element? The housing element is a policy document.

Housing Element Update - Policy document to plan for existing and projected housing needs of all economic segments of the community; CA State requirement; required chapter of General Plan; Must be reviewed by the State Dept. of Housing and Community Development; Statutory Deadline – December 15, 2015 = Four-Year Update for Marina, Next Update – December 15, 2019.

Why update the Housing Element? Finding of Substantial Compliance - Legally adequate General Plan; Presumption of validity in case of lawsuit; Eligibility/priority for housing and related funds - State CDBG and HOME funds, CalHFA, CalHOME, BEGIN loans, Affordable Housing and Sustainable Communities (AHSC) Program.

Housing Element Requirements - Provide a variety of housing types for all income levels; Assist in the development of lower and moderate income housing; Remove constraints to housing; Conserve and improve existing housing; Promote fair housing.

Components of Housing Element - Needs Assessment (general & special needs), Constraints (governmental, market, environmental), Resources (financial, land, administrative), Public Input (residents, stakeholders) = Housing Plan (goals, policies, program).

Housing Element Update Process - Accelerated Schedule - To accommodate the CDBG application for construction of Senior Center; CDBG NOFA released in May, 2016; application due July 28, 2016; City must have an adopted Housing Element to be eligible for CDBG funds; Current Housing Element (adopted 2009) expired on December 15, 2015.

CDBG Requirements - A Draft Housing Element submitted to the State Department of Housing and Community Development for review - HCD proposes a two- to three-week review instead of 60-day review to accommodate City CDBG application; HCD issues comments on Draft Housing Element; City “considers” HCD comments prior to adoption.

Housing Element Proposed Schedule - May 12 – Planning Commission Study Session; May 16 – Draft Housing Element to HCD for Review; June 1 – HCD Comment Letter; June 9 – Planning Commission Public Hearing for Adoption; June 21 City Council Public Hearing for Adoption, Housing Element eligible for CDBG Application; July-September – Reopen Housing Element process to conduct additional outreach and receive public comments; September – Revise Housing Element to address public and HCD comments; October/December – Re-adoption of Housing Element.

Summary of Housing Needs - Population steadily increasing after drastic drop due to Fort Ord closure; Aging population – seniors 60+ (16%); Decreased proportion of young families with children (83% to 68%); Median income 8% lower than County ; Low homeownership rate (43%); More than 60% of housing older than 30 years; Housing cost burden (more than 30% income on housing) - 78% of lower income renter-households - 66% of lower income owner-households; Overcrowding (more than 1 person/room) - 6.2% of renter-households - 2.5% of owner-households.

Regional Housing Needs Allocation – How much housing is needed in the future for the City of Marina as your share of the Regions Housing needs.

How are Future Housing Needs Defined? State requirement for every region to accommodate “fair share” of future housing; AMBAG calculates targets for every city in region with projection of new housing units needed; Housing targets at all income levels: very low income, low income, moderate income, and above moderate

RHNA Targets for Marina - RHNA is NOT a production obligation; must demonstrate adequate sites, with appropriate zoning and development standards: Very Low Income = 315 units, State Mandated Default Density – 20 du/ac; Low Income = 205 units, State Mandated Default Density – 20 du/ac; Moderate Income = 238 units – Small-Lot Subdivisions, Townhomes, Condominiums; Above Moderate = 550 units – Single-Family Homes.

Strategies for Meeting the RHNA - Sites identified in 2008-2014 Housing Element mostly still available = Central Marina; Downtown Marina (no specific plan) - C-1, C-2, C-R, and R-4 zoning permit housing; Marina Station; South Marina – Former Fort Ord.

Housing Programs

Program	Title	Comment
Policy 1: Adequate Sites		
1.1	Provide Adequate Sites for RHNA	Modified – No rezoning proposed
1.2	Mixed Use/Increased Density – MST Site	Existing
1.3	Mixed Use/Increased Density – Monitoring Housing Production	Existing
Policy 2: Variety of Housing Options		
2.1	Density Bonus	Modified – update ordinance to be consistent with recent changes in State law
2.2	Affordable Housing Development	Modified by merging existing programs
2.3	Inclusionary Housing	Existing

Program	Title	Comment
2.4	Rezone Additional Land for Mobile Home Park	Existing
2.5	Preferential Housing for Marina Workers and Residents	Existing
Policy 3: Improvement Standards		
3.1	Improvement Standards Review	Existing
3.2	Zoning Ordinance Amendments	Modified
Policy 4: Funding Sources		
4.1	Affordable Housing Resources	Modified by merging existing programs

Program	Title	Comment
Policy 5: Conserve Existing Units		
5.1	Property Inspection/Code Enforcement	Existing
5.2	Conservation of Existing Affordable Housing	Modified by updating inventory of affordable housing
Policy 6: Energy Conservation		
6.1	Energy Conservation	Existing
Policy 7: Housing Discrimination		
7.1	Fair Housing Outreach	Existing
Policy 8: Housing for Special Needs		
8.1	Special Needs Housing – Removal of Constraints	Existing

Program	Title	Comment
Policy 9: Adequate Water Supply		
9.1	Collaboration with Water Resources Agencies	Existing
Policy 10: Greenhouse Gas		
10.1	Greenhouse Gas Reduction	Existing

Quantified Objectives

Objectives are only estimates; Can be lower than overall needs due to funding

	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	157	158	205	238	550
New Construction	50	50	100	150	400
Rehabilitation	20	40	40		
Conservation	238	238			

Summary of Comments on Draft Housing Element - Planning Commission May 12, 2016 Meeting - Diversify housing stock by encouraging other housing options such as second units; Add veterans as a group with special housing needs; Consider acquisition/substantial rehabilitation of abandoned military housing; Re-examine the Inclusionary Housing program.

HCD Comments June 1, 2016 Letter - Provide more detailed information on available sites for 4th and 5th cycle RHNA; Evaluate development standards as potential constraint to achieving allowable densities; Include updated planning and development impact fees; Clarify findings for CUP approval and criteria for design review; Provide specific timeframe and objectives for housing programs, to the extent feasible; Continue to make diligent efforts for public participation.

Planning Commission June 9, 2016 Meeting - Inclusionary housing requirements - An in-lieu fee option, How to make sure developers comply with the requirements ; Constraints to affordable housing - Funding sources available, Impact fees and City fee schedules, Development standards, Design review; Demographic shifts and housing needs, Affordable housing for young families, especially homeownership opportunities, Housing options for an aging population, Lower median income in City – programs should use City median income, not County median income, How to prioritize assistance to City residents; Opportunities for development-Commercial areas/Mixed use development, Appropriate development standards; Additional opportunities for public input, Staff to add topics to agenda in upcoming months.

Council had questions: In-Lieu Fees usage; obligation of 51 units of In-Lieu in a particular timeframe or show location; water cap allocations; comment letters by council and planning commission to be added in “round two” of the update; is this the final Mitigated Negative Declaration or will it be modified and come back.

Mayor opened public hearing for comments: None received

DELGADO/MORTON: THAT WE ADOPT RESOLUTION 2016-93, TO ADOPTING A NEGATIVE DECLARATION OF NO SIGNIFICANT ENVIRONMENTAL IMPACT FOR THE INTERIM UPDATED HOUSING ELEMENT 2015-2023 TO THE GENERAL PLAN, AND; ADOPTING RESOLUTION NO. 2016-94, TO AMEND THE CITY OF MARINA GENERAL PLAN BY ADOPTING AN INTERIM UPDATED HOUSING ELEMENT 2015-2023, AND FINDING THE INTERIM UPDATED HOUSING ELEMENT 2015-2023 CONSISTENT WITH THE FORT ORD BASE REUSE PLAN. 4-0-1(BROWN)-0 Motion Passes by Roll Call Vote

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. 2016-95**, receiving informational presentation and setting public hearing for July 6, 2016, on proposed intention to amend Chapter 3.26 of the Marina Municipal Code regarding mitigation fees for new development within the City of Marina.

Development Impact Fee 2016 Update

Purpose = Update 2011 Fee; Update Land Use Development Projects; Update Capital Improvement Projects; Update with Cypress Knolls Removal – **Fee Programs** = Public Buildings; Public Safety; Transportation (Roadways and Intersections); Parks

Development Impact Fees (2016 Update) - Development Entitlements = Entitlements between 2011 and 2016 = Land Use Assumptions; Residential; Commercial/retail; Office; Industrial - **Projects with Development Agreements are Excluded:** Dunes; Marina Heights and CSUMB

Development Impact Fees - (2016 Update) – Cypress Knolls

May 17, 2016 Public Hearing - Evaluate No Cypress Knolls, Increase in Impact Fees; **Assumptions-** No Cypress Knolls Development; No Land Use Replacing Cypress Knolls; New development in Cypress Knolls area will require a change in the DIF and they will pay the updated fees.

Development Impact Fees 2016 Update

Land Use	Total Fee
Residential	
Single Family Dwelling Units	\$ 21,189
Senior Homes	\$ 11,697
Assisted Living - Senior	\$ 7,041
Multi-Family Dwellings	\$ 17,647
Mobile Home Park	\$ 16,135
Campground/RV Park	\$ 14,049
Non-residential	
Office/Research	\$ 10,803
Retail/Service	\$ 17,340
Industrial	\$ 6,501
Hotel	\$ 7,647
Church	\$ 8,450
Day Care Center	\$ 68,072
Animal Hospital/Veterinary Clinic	\$ 43,905
Medical/Dental Office Building	\$ 33,820
Casino/Video Lottery	\$ *
Casino	\$ *

Note:
* Depends on gaming area and gross building space square footage. Must be calculated separately for Public Buildings, Public Safety, Parks, Roadways, and inspections.

Public Comments: None received

MORTON/AMADEO: TO APPROVE RESOLUTION NO. 2016-95, RECEIVING INFORMATIONAL PRESENTATION AND SETTING PUBLIC HEARING FOR JULY 6, 2016, ON THE PROPOSED INTENTION TO AMEND CHAPTER 3.26 OF THE MARINA MUNICIPAL CODE REGARDING MITIGATION FEES FOR NEW DEVELOPMENT WITHIN THE CITY OF MARINA. 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

Public Comments: None Received

- b. City Council consider adopting **Resolution No. 2016-96**, Receive and file the Unanimous Approval of Annexation of property into the City’s Community Facilities District No. 2015-1 (The Dunes).

AMADEO/DELGADO: TO APPROVE RESOLUTION NO. 2016-96, RECEIVE AND FILE THE UNANIMOUS APPROVAL OF ANNEXATION OF PROPERTY INTO THE CITY’S COMMUNITY FACILITIES DISTRICT NO. 2015-1 (THE DUNES). 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

Public Comments:

- Dusan Tatomirovic – Asked is a map of the area could be put on display for the public to see what areas were included in the annexation

- c. City Council consider adopting **Resolution No. 2016-97**, accepting dedication of Public Improvements as shown on the approved Dunes Phase 1C (Formerly University Village) Improvement Plans and Final Map for Residential Phase 1; authorize City Clerk to release 90% of bond securities, and; authorize City Clerk to record acceptance with Monterey County Recorder’s Office.

DELGADO/AMADEO: TO APPROVE RESOLUTION NO. 2016-97, ACCEPTING DEDICATION OF PUBLIC IMPROVEMENTS AS SHOWN ON THE APPROVED DUNES PHASE 1C (FORMERLY UNIVERSITY VILLAGE) IMPROVEMENT PLANS AND FINAL MAP FOR RESIDENTIAL PHASE 1; AUTHORIZE CITY CLERK TO RELEASE 90% OF BOND SECURITIES, AND; AUTHORIZE CITY CLERK TO RECORD ACCEPTANCE WITH MONTEREY COUNTY RECORDER’S OFFICE AND THAT THE RESOLUTION BEING APPROVED REFERENCING MARINA COMMUNITY PARTNERS (MCP) BE CHANGED TO SHEA HOMES. 4-0-1(Brown)-0 Motion Passes by Roll Call Vote

Public Comments: None received

- d. City Council consider adopting **Resolution No. 2016-98, 2016-03 (S/A MRA), 2016-01 (NPC) and 2016-02 (MAC)**, adopting Fiscal Year 2016-17 Budget, establishing procedures for amending budget, and authorizing the Finance Director to make necessary accounting and budgetary entries; and consider adopting **Resolution No. 2016-99, 2016-04 (S/A MRA), 2016-02 (NPC) and 2016-03 (MAC)** authorizing Finance Director to make certain post year-end accounting adjustments to FY 2015-16 and FY 2016-17 Budgets.

Presented by Finance Director Lai

This budget includes many services but does not include some very important services such as street improvements, facilities, sidewalks, downtown vitalization and the restoration of public safety.

Council question: are sidewalks in front of home, who’s responsible for maintaining them?

MORTON/DELGADO: THAT WE APPROVE THE BUDGET WITH REVENUES OF \$18,792,800, WITH EXPENDITURES OF \$18,792,800, AND OF THE \$6,477,868 GENERAL FUND BALANCE INDICATED IN THIS BUDGET THAT WE ALLOCATE AND CREATE A 20% EMERGENCY RESERVE FUND, WHICH IS \$3,752,600; AND THAT WE ALLOCATE \$200,000 OF THAT GENERAL FUND MONEY TO PAY THE CDBG OBLIGATION, WHICH IS PAID OVER THREE YEARS; AND THAT WE ALLOCATE \$1 MILLION IN ADDITION TO THE \$75,000 IN THE 2016-2017 ANNUAL BUDGET FOR VEHICLE AND EQUIPMENT REPLACEMENT FUND; THAT WE ALLOCATE \$400,000 FOR COMPENSATED ABSENCES; \$500,000 FOR FACILITIES REPAIRS RESERVE AND THE BALANCE OF \$6,497,868 REMAIN UNCHARACTERIZED AND UNENCUMBERED PENDING A STUDY AND PLANNING SESSION OF OUR CAPITAL IMPROVEMENT PROJECTS BUDGET AND NEED AND THAT THAT MEETING SHOULD OCCUR PRIOR TO SEPTEMBER 30, 2016. 3-1(O’Connell)-1(Brown)-0 Motion Passes by Roll Call Vote

DELGADO/MORTON: TO APPROVE RESOLUTION NO. 2016-99, 2016-04 (S/A MRA), 2016-02 (NPC) AND 2016-03 (MAC) AUTHORIZING FINANCE DIRECTOR TO MAKE CERTAIN POST YEAR-END ACCOUNTING ADJUSTMENTS TO FY 2015-16 AND FY 2016-17 BUDGETS. 4-0-1(Brown)-0 Motion Passes by Roll Call Vote.

12. COUNCIL & STAFF INFORMATIONAL REPORTS:

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

Mayor Delgado – Mayors Association met in Carmel this month but was unable to attend whole meeting due to graduation events; will report back when the minutes from the meeting are available.

- 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: 9:35 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor