



MINUTES

Tuesday, September 20, 2016

5:30 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 AND SUCCESSOR AGENCY OF THE
FORMER MARINA REDEVELOPMENT AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

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. 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. Labor Negotiations
 - i. Marina Professional Firefighters Association

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

 - b. Real Property Negotiations
 - a. Property: Marina Municipal Airport Restaurant, 771 Neeson Road, Marina, CA
Negotiating Party: Mahony and Associates
Property Negotiator: City Manager
Terms: All terms and conditions

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

City Attorney Rob Wellington reported out closed session: Council met at 5:30 as indicated with regard to the items listed as having to do with: Labor Negotiation and Real Property Negotiations and with regard to both items Council received information, gave direction, no reportable action was taken.

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

5. SPECIAL PRESENTATIONS:

a. Proclamations

i. Iris Peppard, Everyone's Harvest

b. Monterey Peninsula Unified School District Measure P Update

c. Cypress Knolls Development Project Presentations (10 Minutes Each)

i. Cypress Knolls Partners

Council Questions on: FORA share of proceeds of purchase and/or ground lease; demolition of any portion of Cypress Knolls; impact fees for rehab of structures vs. new construction; what percentage of the 400 units will be for active adult seniors; street connections; the role Montage Health would have; feasibility of demolition of existing units vs. rehab.

ii. Cypress/Marina Highlands

Council Questions on: Financial benefits to city (partnership, appraisal, purchase of land or ground lease); calculation of 50 affordable units; median income pricing; completion of buildout/absorption timeline; water allocation needs; demolition of all existing buildings; consideration of project on less than 188 acres.

iii. Marina Woods

Council Questions on: Recycling of demolition material costs; active adult/senior services; number of home and percentages of those for active adults; water needs for project; price range and percentages for median income; age range; HOA covers activities; consideration of smaller project; complete buildout/absorption timeline; land purchase upfront; renters cost for activities vs. HOA; street connectivity.

d. Recreation Announcement

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.*

- Diane Creasey – Commented on the differences between the three projects and is interested in what the City decides. Happy to see the MPUSD presentation on agenda
- Mike Owen – Commented on Measure V and how other cities in California elect their mayors. 61% do not have anybody run for mayor, just council member run and then they select someone to lead for 1-2 years. Commented on the Forum that took place on Saturday and noted a comment from a candidate that stated “if elected he would be depending strongly on the city staff and fellow council members”. Professional competent staff is there to provide consistency.

- Patti Bradshaw – Proposals are interesting and different but hope if council decides to bring this matter back that they do a separate meeting for it.
- Edrick Stewart – Asked about the detriment to the land itself and the endangered species that are currently out at the Cypress Knolls development area and what will be done with them
- Dan Amadeo – Supports MPUSD proposal to bundle up Measure P; commented on Measure V indicating that is was not good for the City, it disenfranchises to citizen of the city to change the focus and direction of this council every two years; Council made a grave error in allowing public comment on things that are on the agenda. In the future when someone wants to come up here and want to speak to something on the agenda and you shut them down you will be wrong because you allowed it here tonight. Commend the three groups who took the initiative on Cypress Knolls, however what happened to our process. We have unsolicited proposals coming before the council instead of being vetted by the citizens or the planning commission or design review board.
- Paula Pelot – Conducted internet research on Mr. Dadwal and came across an October 2013 story prior to the original approval of this package with Marina and it shows how he attempted one project in Seaside and could not do it because the Cal-Am restraints. He tried another project in seaside and needed to ink the deal prior to 2014 because MCWD was upping their fees and would have cost him another \$500,000 and seaside scratched the project because it was an unsolicited proposal. Pointed out he has many businesses, luxury home and private plane. Asked if the Council knew Mr. Dadwal had these assets when they approved their incentive decision in December 2013. For the unsolicited proposals, what resources do we have to deal with any of these projects right now?
- Margaret Davis – Invite to all to the 7th Annual Veterans Day Event on November 12, 2016 from 10:30-1:00 at the Marina Equestrian Center. Hope to get more Vietnam Veterans to attend this year. Last year we gave out 65 commemorative pins from the Department of Defense to Vietnam Era Veterans. Re: Cypress Knolls, Why should we sell land at 2017 prices when buildout will take a minimum of 10-40 years? The city realize the appreciation and make that profit? Wait until FORA sunsets? At The Dunes we have a remaining obligation the Promenade. This should be the focus of our city staff. Asked council to have the discipline and creativity to figure out what the city wants and go through that process. Commented on the FORTAG Trail and vote YES on Measure X. Announced that the Planning Commission meeting of Thursday, September 22nd there will be a presentation by the new Community Development Director on Sound Planning Principles.
- Kathy Biala – Hopes developers and council will abide by the spirit in which we were able to hear the proposals tonight and no further action is implied by hearing the proposals. Appreciates receiving the information from the developers and the line of questions from the council. A map outlining the tasks that must be accomplished before consideration. Hopes city would establish priorities related to completion of The Dunes Promenade and the infill related to the Downtown Revitalization area before any full commitments to Cypress Knolls is made.
- Scott Waltz and Fred Watson– Please all three proposals included discussion of the FORTAG and its integration. The idea of FORTAG is not just to build a FORTAG route itself, but to provide a whole network that will reach into Marina neighborhoods and seeing as these developments considerations are in the middle of that network we thought it might worth paying a little be more attention to what that looks like. This parcel holds a critical geographic place in our region. It's between what we might call classic Marina and the new Marina. We need to think about circulation and regional pedestrian/cyclist circulation. We have an incredible opportunity to be a signature community with respect to the ability to travel by foot, bike and horse through and around our community. Talked about the crucial points of connectivity along California Avenue towards the Equestrian Center and CSUMB and Imjin and California down towards the sand dunes along the coast.

- Grace Silva-Santella – Commented on the one proposal that talked about using the sewage on the property to put back into their developments. Will be interesting to see how that develops out because sewage (gray/black water) has become almost as valuable, if not more valuable as potable water. Curious to see how that comes together in these three proposals. Thanks for the opportunity to let us hear them.
- Mayor Pro-Tem O’Connell – Announced Monterey County Democratic Committee is endorsing Measure X, U, V and is also endorsing Council Members Morton and O’Connell for re-election.
- Council Member Amadeo – Will be attending the League of California Cities Annual Conference the first week of October. Went over the workshops available with the city manager and came up with a few we believe will be beneficial to the city. Spoke about Homelessness in Marina and was asked to have a community discussion on October 13th at 7:00PM at the Epiphany Lutheran Church on homelessness and would involve homeless service providers, members of the homeless community and the public who is currently housed. Will check to see if our liaisons from our Police Department would participate.
- Mayor Delgado – Supports Measure X which is a countywide transportation measure that will bring Marina share \$400,000 a year which must be spent on road projects and sidewalk repairs and \$20,000,000 to the FORTAG; Dining Guide had 46 places listed and suggested if attending a group event to take a stack and help promote Marina; Marina Friends of the Marina Library shout out for their 5-day used book sale; movie night and music day in October. Support our library.
- Council Member Morton – October 5, 2016 from 6:30-8:30 pm in the Marina public Library there will be an Informational Forum about tax Measures E (Special Tax for the Parks Open Space and Preservation), U (Marina Business License Tax Update), V (Charter Amendment-Mayoral Term), X (Transportation Safety and Investment Plan) and Z (Fracking-Oil and Gas Drilling Initiative).

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.*

- a. Council/Agency Board consider adopting **Resolution No. 2016-05 (SA-MRA)**, receiving and filing the Successor Agency to the former Marina Redevelopment Agency audited statement of net position as of June 30, 2015 and the related statement of changes in net position for the year ended June 30, 2015.

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 79824-79959, totaling \$338,450.92

b. MINUTES:

- (1) September 7, 2016, Regular City Council Meeting

c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID:

- (1) City Council consider adopting **Resolution No. 2016-139**, awarding the construction contract to Denison Roofing of Carmel Valley, California for the Reroofing of Building 504 at the Marina Airport, and; authorizing the City Manager to execute all contract documents on behalf of the City subject to final review and approval by the City Attorney.

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS:

g. APPROVAL OF AGREEMENTS:

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None

i. MAPS: None

j. REPORTS: (RECEIVE AND FILE):

- (1) City Council consider adopting **Resolution No. 2016-140** and **Resolution No. 2016-04 (NPC)**, receiving and filing the audited special-purpose statements of financial position of Abrams Park for fiscal year ended June 30, 2015 and June 30, 2014.

k. FUNDING & BUDGET MATTERS: None

l. APPROVE ORDINANCES (WAIVE SECOND READING): None

m. APPROVE APPOINTMENTS: None

DELGADO/MORTON: TO APPROVE ALL CONSENT AGENDA ITEMS. 5-0-0-0 Motion Passes

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 receiving information regarding the Monterey Bay Community Power initiative and participation in a Community Choice Energy program and provide further direction to staff.

City Manager Long – Important decision council will have to make in the next couple months. Opportunity for our city to join up with other cities potential in the Tri-County area and form an energy purchasing coop. The opportunities that it provides is amazing. When we look at sustainability as a priority and one of the key things is as a city that we’re focusing on is that this provides a lot of opportunities to meet these sustainability goals, energy efficiency goals that we would not without this coop. There some confusing information as for proper names (Community Choice Energy (CCE), Community Choice Aggregates (CCA)). Tim Flanagan has represented a lot of cities in Monterey County for the past several years. We have a timeline to adopt a Resolution of Intention by October 31, 2016 on whether or not we intend to participate in this. It is not an obligation to official join the JPA.

Presentation by Tim Flanagan, City’s Representative - Community Choice Energy Program

What is Community Choice Energy?

Community Choice Aggregation: Puts control of energy purchasing and pricing into local hands; Allows the community to determine what type of energy mix best serves their needs; Energy transmission, billing, line maintenance and customer service remains the responsibility of PG&E; Community Choice is not a utility company, it is an energy procurement company

Why Investigate Community Choice?

Local Choice = Local control over rates; Transparent accountability

Clean Energy = Allows for greater use of solar, wind, bio mass etc.; Greatest reduction in greenhouse gas.

Economic Vitality = Creating local jobs; redirecting revenue

Real World Results: 2 Years

Sonoma Clean Power: Serves 196,206 customer (89% of the total customers); Annual Budget \$165,495,000; Net assets increased to \$35,000,000 at the end of the last fiscal year; 36% Renewalbe portfolio versis 305 from PG&E with 6-14% lower rates – 80% Carbon Free; \$2.5 million of startup costs paid off

Is Community Choice Energy Right For Us?



Monterey Bay Community Power Indicative Supply Scenarios



General Environmental Benefits 2014 PG&E Power Mix: 27% Renewable, 56% GHG-Free	1%: 59% Renewable, 70% GHG-Free 1%: 30% Renewable, 83% GHG-Free
Rate Competitiveness 30-Year Average	Rate parity relative to PG&E rate projections
Comparative GHG Emissions Impacts 30-Year Average	142,415 metric tons/year GHG emission reduction (approx. 36% reduction)
GHG Equivalency Impact (EPA) 30-year average	-25,982 cars year
Assumed MBCP Participation	85% customer participation rate assumed across all customer groups
Annual Surplus Revenue Expected	\$8.5 million to \$9 million

Project Status

May 2016:	Project Development Advisory Committee gave final approval of the Information Packet with recommendations. PDAC formed two subcommittees, Governance and Finance.
May through August:	Regional outreach program deployed, including public workshops and presentations. PDAC subcommittees meet to determine final structure of the CCE agency.
October 31, 2016:	Final formation decisions by early adoptive county and city partners.
September/October 2017:	CCE agency starts providing power to customers.



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Council Questions: Startup costs-who would be responsible; percentage of customers to opt-in make this successful; anticipation of development of local energy sources; who does this work if someone has solar panels through PG&E and they opt-in; any type of study or knowledge obtained related to PG&E and the loss of employees because of opt-in’s; will there be a rate change if opting-in; are we buyin on

a local or national market/how is it purchased; installation of energy generators; costs passed onto rate payers for linestaff salaries; savings on bills and reserves in power bank; how are profits regenerated back to city and customers; what is the proposal about representaion; what is being considered, does Marina get 1 vote or a vote based on a formula; what is the formula to determine the cost to each participating jurisdiction; estimate on annual cost for a member our size; is there a main reason not to participate; any survey done to understand why people are opting out;

MADEO/DELGADO: TO CONTINUE DOWN this PATH AND HAVE AN UPDATE AS SOON AS WHEN ITS AVAILABLE BY STAFF TO ANSWER OUR QUESTIONS SO WE CAN MAKE A DETERMINATION IF WE WANT TO CONTINUE. 5-0-0-0 Motion Passes

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 10:02 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor