



## AGENDA

Monday, December 12, 2016

5:30 P.M. Closed Session  
5:45 P.M. City Council Open Session  
6:15 P.M. City Council/Public Works

### SPECIAL MEETING

**CITY COUNCIL, MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK  
SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION**

**AND**

### SPECIAL MEETING

**JOINT CITY COUNCIL AND PUBLIC WORKS COMMISSION**

Council Chambers  
211 Hillcrest Avenue  
Marina, California

### 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)**

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)

Council Members: Nancy Amadeo, Gail Morton, Frank O'Connell, Mayor Pro-Tem/Vice Chair David W. Brown, 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. Conference with Legal Counsel re matters of Existing Litigation (GC§54956.9(d)(1)) one case – City of Marina v. Integrated Composites (16CV001977)

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

5. OTHER ACTION ITEMS

- a. City Council and Board Members consider adopting Resolution No. 2016- and Resolution No. 2016- (NPC), approving Amendment No. 10 To Management Agreement Between City of Marina, City of Marina Abrams B Non-Profit Corporation, and Alliance Communities Inc., for Abrams B Housing Area, subject to approval by the Federal National Mortgage Association; and authorizing City Manager/Executive Director to execute Amendment No. 10 to Management Agreement on Behalf of the City and the Non-Profit Corporation subject to final review and approval by the City Attorney/Non-Profit Corporation Legal Counsel; and direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.
- b. City Council and Board Members consider adopting Resolution No. 2016-, and Resolution No. 2016- (PPSC-NPC), approving the Amendment # 1 to the Management Agreement between City of Marina, and Alliance Communities Inc., for Preston Park Housing Area; and authorize City Manager to execute Agreement on behalf of the City and the Non-Profit Corporation subject to final review and approval by the City Attorney/Non-Profit Corporation Legal Counsel; direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.
- c. City Council discussion for support of MCWD to form their own Ground Water Sustainability Agency.

6. **ADJOURNMENT: CITY COUNCIL, MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION**

**6:15 PM CONVENE AS THE SPECIAL JOINT CITY COUNCIL AND PUBLIC WORKS COMMISSION**

7. ROLL CALL & ESTABLISHMENT OF QUORUM

Council Members: Nancy Amadeo, Gail Morton, Frank O’Connell, Mayor Pro-Tem/Vice Chair Frank O’Connell, Mayor/Chair Bruce C. Delgado

Public Works Commissioners: Garth Ridler, Mike Owen, Donald Lebel, Jim Perrine, Chair, Demetrius Flewellen

8. CAPITAL IMPROVEMENT PROGRAM (CIP) STUDY SESSION:

- a. City Council and Public Works Commission consider adopting Resolution No. 2016-, receiving informational presentation on the City’s capital improvement needs, and; provide direction on criteria to be used to prioritize projects within the currently available funding for capital improvements; and provide direction on possible funding sources to address CIP needs

9. 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, December 9, 2016.

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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.ci.marina.ca.us](http://www.ci.marina.ca.us)), 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.*

*Members of the public may receive the City Council, Airport Commission and Successor Agency of the Former Redevelopment Agency Agenda at a cost of \$55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at [marina@ci.marina.ca.us](mailto:marina@ci.marina.ca.us).*

*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@ci.marina.ca.us](mailto:marina@ci.marina.ca.us). Requests must be made at least **48 hours** in advance of the meeting.*

December 9, 2016

Item No. **5a**

Honorable Mayor and Members  
of the Marina City Council

City Council Meeting  
of December 15, 2015

Honorable Chair and Members  
of the Abrams B Non-Profit Corporation

Abrams B NPC Meeting  
of December 12, 2016

**CITY COUNCIL AND BOARD OF ABRAMS B NON-PROFIT CONSIDER ADOPTING RESOLUTION NO. 2016- AND RESOLUTION NO. 2016- (NPC), APPROVING AMENDMENT NO. 10 TO MANAGEMENT AGREEMENT BETWEEN CITY OF MARINA, CITY OF MARINA ABRAMS B NON-PROFIT CORPORATION, AND ALLIANCE COMMUNITIES INC., FOR ABRAMS B HOUSING AREA, SUBJECT TO APPROVAL BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION, AUTHORIZING CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 10 TO MANAGEMENT AGREEMENT ON BEHALF OF THE CITY AND THE NON-PROFIT CORPORATION SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY/NON-PROFIT CORPORATION LEGAL COUNSEL**

**REQUEST:**

It is requested that the City Council and Board of Abrams B Non-Profit Corporation consider:

- (1) Adopting Resolution No. 2016- and Resolution No. 2016- (NPC), approving Amendment No. 10 To Management Agreement Between City of Marina, City of Marina Abrams B Non-Profit Corporation, and Alliance Communities Inc., for Abrams B Housing Area, subject to approval by the Federal National Mortgage Association, and
- (2) Authorizing City Manager/Executive Director to execute Amendment No. 10 to Management Agreement on Behalf of the City and the Non-Profit Corporation subject to final review and approval by the City Attorney/Non-Profit Corporation Legal Counsel.
- (3) Direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.

**BACKGROUND:**

The City is the owner of the Abrams B housing area and the Abrams B Non-Profit Corporation is the lessee of the property. In 2006, in connection with financing arrangement for Abrams B housing, the Non-Profit Corporation was required by the Federal National Mortgage Association (“Fannie Mae”), acting as the credit enhancer for the financing arrangement, to enter into a conditional assignment of the Management Agreement whereby in the event of a default in the financing arrangement the Management Agreement would be assigned to Fannie Mae. Any termination and all subsequent amendments to the Management Agreement are subject to the prior written approval of Fannie Mae. Fannie Mae approved the Management Agreement with Alliance Communities, Inc., and all amendments to date to the Management Agreement.

At a regular meeting of October 16, 2007, the City Council adopted Resolution No. 2007-249 and the Non-Profit Corporation Board adopted Resolution No. 2007-01 (NPC) approving the Management Agreement with Alliance Residential LLC (which became Alliance Communities Inc. in May 2009) for management of the Abrams housing area. The term of the Agreement was for three (3) years, from January 1, 2008 to December 31, 2011.

On December 27, 2007, Amendment No. 1 to the Management Agreement for Abrams Park was executed by the City Manager on behalf of the City and the Executive Officer on behalf of the Abrams B Non-Profit Corporation. The Amendment modified the term of the Agreement to two (2) years, to December 31, 2010, with an option for extension of an additional one-year term from January 1, 2011 to December 31, 2011, and added an early termination clause.

At a regular meeting of July 7, 2010, the City Council adopted Resolution No. 2010-108 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2010-1 (NPC) which approved Amendment No. 2 to the Management Agreement. Requested by the Finance Director, Amendment No. 2 amended the audit requirements to permit a two (2) year audit instead of an annual audit, resulting in cost savings.

At a special meeting on December 14, 2010, the City Council adopted Resolution No. 2010-199 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2010-05 (NPC) which approved Amendment No. 3 to the Management Agreement. Amendment No. 3 exercised the option provided in Amendment No. 1 and extended the term of the Agreement from December 31, 2010 to December 31, 2011.

At a regular meeting of February 15, 2011, the City Council adopted Resolution No. 2011-27 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2011-01 (NPC) which approved Amendment No. 4 to the Management Agreement. Amendment No. 4 deleted the Incentive Fee clause, amended the Capital Improvements Management Fee, revised record keeping and monthly reporting requirements, defined affordable rents, revised the requirements for bank accounts and their signatories, updated the priority preferences for resident selection, and amended the Grievance Procedure.

At a regular meeting of December 4, 2011, the City Council adopted Resolution No. 2011- 206 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2011-10 (NPC) which approved Amendment No. 5 to the Management Agreement. Amendment No. 5 extended the term of the Agreement from December 31, 2011 to December 31, 2012.

At a regular meeting of December 4, 2012, the City Council adopted Resolution No. 2012-184 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2012-15 (NPC) which approved Amendment No.6 to the Management Agreement. Amendment No. 6 extended the term of the Agreement from December 31, 2012 to December 31, 2013.

At a regular meeting of December 17, 2013, the City Council adopted Resolution No. 2013-191 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2013-08 (NPC) which approved Amendment No. 7 to the Management Agreement. Amendment No. 7 extended the term of the Agreement from December 31, 2013 to December 31, 2014.

At a regular meeting of December 16, 2014, the City Council adopted Resolution No. 2014-130 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2014-04 (NPC) with approved Amendment No. 8 to the Management Agreement. Amendment No. 8 extended the term of the Agreement from December 31, 2014 to December 31, 2015.

At a regular meeting of December 15, 2015, the City Council adopted Resolution No. 2015-144 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2015-03 (NPC) with approved Amendment No. 9 to the Management Agreement. Amendment No. 9 extended the term of the Agreement from December 31, 2015 to December 31, 2016.

The current Management Agreement terminates on December 31, 2016. As proposed, Amendment No. 10 would extend the term of the Management Agreement to December 31, 2017 (“**EXHIBIT A**”).

Item 10 in the Scope of Services of the Abrams Park Management Agreement states that Alliance is required to make periodic reports to the City “through regular contact and formal meetings as to the current status of all operations so that the Agent City may make proper and timely decisions on all strategic matters.”

**ANALYSIS:**

Staff is proposing that Amendment No. 10 be approved which will extend the term from December 31, 2016 to December 31, 2017.

Previously, the City Council has discussed having a performance review of the management of the property. Staff has reviewed this with Alliance and has developed the following criteria to be included in the review, this is not an all inclusive list:

- Revenue vs. expenses vs. budget performance
- Maintenance of the property
- Relationship/communication with residents
- Community appearance
- Capital improvement projects; status of current and recommended for the future
- Resident complaints
- Responses to service requests
- Suggestions from tenants association

Staff requests further input from council on items to include in the performance review.

Following the review of the property by June 30, 2017, six months will remain to consider options for continuing management of the property by Alliance, or to issue an RFP to see what other options are available. Issuing an RFP is standard procedure with vendors that the City has maintained a contract over an extended period of time. The contract with Alliance has been for ten years now.

If the term is not extended beyond December 31, 2016, there will be no legal entity empowered to collect rents and administer the property on and after January 1, 2017. No other change to the Management Agreement, as amended, would be made by Amendment No. 10.

**FISCAL IMPACT:**

Should the City Council and Abrams B Non-Profit Corporation Board approve the request, Amendment No. 10 does not change the compensation to Alliance under the Management Agreement and rental revenue would continue to be collected on and after January 1, 2017 until December 31, 2017.

**CONCLUSION:**

This request is submitted for City Council and Non-Profit Corporation Board consideration and possible action.

Respectfully submitted,

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Layne P. Long  
City Manager  
City of Marina

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING AMENDMENT NO. 10 TO MANAGEMENT AGREEMENT BETWEEN THE CITY OF MARINA, CITY OF MARINA ABRAMS B NON-PROFIT CORPORATION AND ALLIANCE COMMUNITIES INC., FOR ABRAMS B HOUSING AREA, SUBJECT TO FINAL APPROVAL BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION, AUTHORIZING CITY MANAGER TO EXECUTE AMENDMENT NO. 8 TO MANAGEMENT AGREEMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

WHEREAS, at a regular meeting of October 16, 2007, the City Council adopted Resolution No. 2007-249 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2007-01 (NPC) approving the Management Agreement with Alliance Residential LLC (which became Alliance Communities Inc. in May 2009) for management of the Abrams B housing area, and the term of the Agreement was for three (3) years, from January 1, 2008 to December 31, 2011, and;

WHEREAS, on December 27, 2007, Amendment No. 1 to the Management Agreement for Abrams Park was executed by the City Manager on behalf of the City and the Executive Officer on behalf of the Abrams B Non-Profit Corporation and the Amendment modified the term of the Agreement to two (2) years to December 31, 2010, with an option for extension of an additional one-year term from January 1, 2011 to December 31, 2011, and added an early termination clause, and;

WHEREAS, at a regular meeting of July 7, 2010, the City Council adopted Resolution No. 2010-199 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2010-1 (NPC) which approved Amendment No. 2 to the Management Agreement for Abrams B, which was requested by the Finance Director to amend the audit requirements to permit a two (2) year audit instead of an annual audit, resulting in cost savings, and;

WHEREAS, at a special meeting on December 14, 2010, the City Council adopted Resolution No. 2010-199 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2010-05 (NPC) which approved Amendment No. 3 to the Management Agreement, which exercised the option provided by Amendment No. 1 and extended the term of the Agreement from January 1, 2011 to December 31, 2011, and;

WHEREAS, at a regular meeting of February 15, 2011, the City Council adopted Resolution No. 2011-27 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2011-01 (NPC) which approved Amendment No. 4 to the Management Agreement, which deleted the Incentive Fee clause, amended the Capital Improvements Management Fee, revised record keeping and monthly reporting requirements, defined affordable rents, revised the requirements for bank accounts and their signatories, updated the priority preferences for resident selection, amended the Grievance Procedure, and;

WHEREAS, at a regular meeting of December 6, 2011, the City Council adopted Resolution No. 2011-206 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2011-10 (NPC) which approved Amendment No. 5 to the Management Agreement, which extended the term of the Management Agreement from January 1, 2012 to December 31, 2012, and;

WHEREAS, at a regular meeting of December 4, 2012, the City Council adopted Resolution No. 2012-184 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2012-15 (NPC) which approved Amendment No.6 to the Management Agreement. Amendment No. 6 extended the term of the Agreement from December 31, 2012 to December 31, 2013.

WHEREAS, at a regular meeting of December 17, 2013, the City Council adopted Resolution No. 2013-191 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2013-08 (NPC) which approved Amendment No. 7 to the Management Agreement. Amendment No. 7 extended the term of the Agreement from December 31, 2013 to December 31, 2014.

WHEREAS, at a regular meeting of December 16, 2014, the City Council adopted Resolution No. 2014-130 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2015-04 (NPC) with approved Amendment No. 8 to the Management Agreement. Amendment No. 8 extended the term of the Agreement from December 31, 2014 to December 31, 2015.

WHEREAS, at a regular meeting of December 15, 2015, the City Council adopted Resolution No. 2015-144 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2015-03 (NPC) with approved Amendment No. 9 to the Management Agreement. Amendment No. 9 extended the term of the Agreement from December 31, 2015 to December 31, 2016.

WHEREAS, pursuant to the Assignment Agreement, the Management Agreement may not be terminated or amended without the prior written consent of the Federal National Mortgage Association (“Fannie Mae”), and;

WHEREAS, the current Management Agreement terminates on December 31, 2016, and;

WHEREAS, Item 10 in the Scope of Services of the Abrams Park Management Agreement states that Alliance is required to make periodic reports to the City “through regular contact and formal meetings as to the current status of all operations so that the Agent City may make proper and timely decisions on all strategic matters,” and while Item 10 of the Scope of Services of the Abrams Park Management Agreement states that the City may review Alliance’s performance at any time, the City Council may direct staff to conduct a performance review within a specific timeframe, and;

WHEREAS, Amendment No. 10 does not change the compensation to Alliance under the Management Agreement and rental revenue would continue to be collected on and after January 1, 2017 until December 31, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby:

1. Approve Amendment No. 10 to the Management Agreement between the City of Marina, the City of Marina Abrams B Non-Profit Corporation and Alliance Communities Inc. for Abrams B Housing Area (Exhibit A) extending the term of the Management Agreement to December 31, 2017, subject to final approval by the Federal National Mortgage Association, and;

2. Authorize the City Manager to execute Amendment No. 10 to the Management Agreement for Abrams B on behalf of the City, subject to final review and approval by Fannie Mae and the City Attorney.
3. Direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.

PASSED AND ADOPTED by the City Council at a regular meeting duly held on the 12<sup>th</sup> day of December, 2016, by the following vote:

AYES, COUNCIL MEMBERS:  
NOES, COUNCIL MEMBERS:  
ABSENT, COUNCIL MEMBERS:  
ABSTAIN, COUNCIL MEMBERS:

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Bruce C. Delgado, Mayor

ATTEST:

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Anita Sharp, Deputy City Clerk

RESOLUTION NO. 2016- (NPC)

A RESOLUTION OF THE ABRAMS B NON-PROFIT CORPORATION APPROVING AMENDMENT NO. 10 TO MANAGEMENT AGREEMENT BETWEEN CITY OF MARINA, CITY OF MARINA ABRAMS B NON-PROFIT CORPORATION AND ALLIANCE COMMUNITIES INC., FOR ABRAMS B HOUSING AREA, SUBJECT TO FINAL APPROVAL BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION, AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 6 TO MANAGEMENT AGREEMENT ON BEHALF OF THE NON-PROFIT CORPORATION SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY ACTING AS CORPORATION LEGAL COUNSEL

WHEREAS, the Abrams B Non-Profit Corporation (“Non-Profit Corporation”) is the lessee of the Abrams B housing area, and;

WHEREAS, at the time of the Abrams B financing in 2006, the Non-Profit Corporation and Mid-Peninsula Housing Coalition, the Abrams B Property management company at that time, were required to execute an Assignment of Management Agreement with the Federal National Mortgage Association [hereinafter referred to as ‘Fannie Mae’] (“Assignment Agreement”), the credit enhancer whereby the Corporation consented to the assignment of the Management Agreement to Fannie Mae in the event of a default on the loan, and;

WHEREAS, at a regular meeting of October 16, 2007, the City Council adopted Resolution No. 2007-249 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2007-01 (NPC) approving the Management Agreement with Alliance Residential LLC (which became Alliance Communities Inc. in May 2009) for management of the Abrams B housing area, and the term of the Agreement was for three (3) years, from January 1, 2008 to December 31, 2011, and;

WHEREAS, on December 27, 2007, Amendment No. 1 to the Management Agreement for Abrams Park was executed by the City Manager on behalf of the City and the Executive Officer on behalf of the Abrams B Non-Profit Corporation and the Amendment modified the term of the Agreement to two (2) years to December 31, 2010, with an option for extension of an additional one-year term, and added an early termination clause, and;

WHEREAS, at a regular meeting of July 7, 2010, the City Council adopted Resolution No. 2010-199 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2010-1 (NPC) which approved Amendment No. 2 to the Management Agreement for Abrams B, which was requested by the Finance Director to amend the audit requirements to permit a two (2) year audit instead of an annual audit, resulting in cost savings, and;

WHEREAS, at a special meeting on December 14, 2010, the City Council adopted Resolution No. 2010-199 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2010-05 (NPC) which approved Amendment No. 3 to the Management Agreement, which exercised the option provided by Amendment No. 1 and extended the term of the Agreement from January 1, 2011 to December 31, 2011, and;

WHEREAS, at a regular meeting of February 15, 2011, the City Council adopted Resolution No. 2011-27 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2011-01 (NPC) which approved Amendment No. 4 to the Management Agreement, which deleted the Incentive Fee clause, amended the Capital Improvements Management Fee, revised record keeping and monthly reporting requirements, defined affordable rents, revised the requirements for bank accounts and their signatories, updated the priority preferences for resident selection, amended the Grievance Procedure, and;

WHEREAS, at a regular meeting of December 6, 2011, the City Council adopted Resolution No. 2011-206 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2011-10 ( NPC) which approved Amendment No. 5 to the Management Agreement, which extended the term of the Management Agreement to December 31, 2012, and;

WHEREAS, at a regular meeting of December 4, 2012, the City Council adopted Resolution No. 2012-184 and the Abrams B Non-Profit Corporation Boar adopted Resolution No. 2012-15 (NPC) which approved Amendment No.6 to the Management Agreement. Amendment No. 6 extended the term of the Agreement from December 31, 2012 to December 31, 2013.

WHEREAS, at a regular meeting of December 17, 2013, the City Council adopted Resolution No. 2013-191 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2013-08 (NPC) which approved Amendment No. 7 to the Management Agreement. Amendment No. 7 extended the term of the Agreement from December 31, 2013 to December 31, 2014.

WHEREAS, at a regular meeting of December 16, 2014, the City Council adopted Resolution No. 2014-130 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2015-04 (NPC) with approved Amendment No. 8 to the Management Agreement. Amendment No. 8 extended the term of the Agreement from December 31, 2014 to December 31, 2015

WHEREAS, at a regular meeting of December 15, 2015, the City Council adopted Resolution No. 2015-144 and the Abrams B Non-Profit Corporation Board adopted Resolution No. 2015-03 (NPC) with approved Amendment No. 9 to the Management Agreement. Amendment No. 9 extended the term of the Agreement from December 31, 2015 to December 31, 2016.

WHEREAS, the current Management Agreement terminates on December 31, 2016, and;

WHEREAS, pursuant to the Assignment Agreement, the Management Agreement may not be terminated or amended without the prior written consent of the Federal National Mortgage Association, and;

WHEREAS, Item 10 in the Scope of Services of the Abrams Park Management Agreement states that Alliance is required to make periodic reports to the City “through regular contact and formal meetings as to the current status of all operations so that the Agent City may make proper and timely decisions on all strategic matters,” and while Item 10 of the Scope of Services of the Abrams Park Management Agreement states that the City may review Alliance’s performance at any time, the City Council may direct staff to conduct a performance review within a specific timeframe, and;

WHEREAS, Amendment No. 10 does not change the compensation to Alliance under the Management Agreement and rental revenue would continue to be collected on and after January 1, 2017 until December 31, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the City of Marina Abrams B Non-Profit Corporation does hereby:

1. Approve Amendment No. 10 to the Management Agreement with Alliance Communities Inc. for Abrams B Housing Area (Exhibit A) extending the term of the management Agreement to December 31, 2017, subject to final approval by the Federal National Mortgage Association, and;

2. Authorize the Executive Director to execute Amendment No. 10 to the Management Agreement for Abrams B and the Assignment of Management Agreement on behalf of the Corporation subject to final review and approval by the Non-Profit Corporation's Legal Counsel.
3. Direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.

PASSED AND ADOPTED by the Board of Directors of the City of Marina Abrams B Non-Profit Corporation at a regular meeting duly held on the 12<sup>th</sup> day of December, 2016, by the following vote:

AYES, BOARD MEMBERS:

NOES, BOARD MEMBERS:

ABSENT, BOARD MEMBERS:

ABSTAIN, BOARD MEMBERS:

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Bruce C. Delgado, Chair

ATTEST:

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Anita Sharp, Deputy Board Secretary

AMENDMENT NO. 10  
TO MANAGEMENT AGREEMENT FOR ABRAMS B HOUSING AREA

This Amendment No. 10 ("Amendment No. 10") to the Management Agreement by and between the City of Marina, a California charter city, hereinafter referred to as "City," and the City of Marina Abrams B Non-Profit Corporation, a California nonprofit public benefit corporation. City and City of Marina Abrams B Non-Profit Corporation are herein collectively referred to as "Owners," and Alliance Communities Inc., a Delaware corporation, hereinafter referred to as "Operator" is made and entered into as of the \_\_\_ day of December, 2016. Only the numbered paragraph of said Agreement which is being amended or deleted is set forth in this Amendment.

Recitals

- A. On October 16, 2007, the Owners entered into an Agreement ("Agreement") with Operator for services related to management of the property commonly known as Abrams B Housing Area consisting of one hundred ninety-four (194) units ("Units") located in Marina, CA 93933 (the "Property").
- B. On December 24, 2007, Owners and Operator entered into Amendment No. 1 to the Management Agreement modifying the term of the Agreement to two (2) years, to December 31, 2010, with an option for extension of an additional one-year term, and added an early termination clause.
- C. On July 7, 2010, the Owners and Operator entered into Amendment No. 2 to the Management Agreement amending the audit requirements to permit a two (2) year audit instead of an annual audit.
- D. On December 14, 2010, the Owners and Operator entered into Amendment No. 3 to the Management Agreement exercising the option provided by Amendment No. 1 and extending the term of the Agreement to December 31, 2011.
- E. On February 15, 2011, the Owners and Operator entered into Amendment No. 4 to the Management Agreement deleting the Incentive Fee clause, amended the Capital Improvements Management Fee, revising record keeping and monthly reporting requirements, defining affordable rents, revising the requirements for bank accounts and signatories, updating the priority preferences for resident selection, and amended the Grievance Procedure.
- F. On December 4, 2011, Owners and Operator entered into Amendment No. 5 to the Management Agreement extending the term of the Management Agreement to December 31, 2012.
- G. On December 17, 2012, Owners and Operator entered into Amendment No. 6 to the Management Agreement extending the term of the Management Agreement to December 31, 2013.

H. On December 17, 2013, Owners and Operator entered into Amendment No. 7 to the Management Agreement extending the term of the Management Agreement to December 31, 2014.

I. On January 14, 2014, Owners and Operator entered into Amendment No. 8 to the Management Agreement extending the term of the Management Agreement to December 31, 2015

J. On December 15, 2015 Owners and Operator entered into Amendment No. 8 to the Management Agreement extending the term of the Management Agreement to December 31, 2016

Terms and  
Conditions

In consideration of the mutual promised contained herein, Owners and Operator agree that the terms and conditions set forth herein are incorporated into the Agreement.

1. Section 2.1. Term is amended to read in its entirety as follows:

"The term of this Agreement shall commence on January 1, 2017, and shall continue to and including December 31, 2017 unless terminated earlier as provided herein or extended in writing by mutual agreement thereto."

All other provisions of the Agreement shall remain in full force and effect.

This Amendment may be signed in counterparts, each of which shall constitute an original.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

CITY OF MARINA AND  
CITY OF MARINA ABRAMS B NON-PROFIT CORPORATION "OWNERS"

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2016

Attest: (Pursuant to Resolution No. 2016-\_\_\_ and Resolution No. 2016-\_\_ (NPC)

By: \_\_\_\_\_  
Anita Sharp, Deputy City Clerk/Board Secretary

**Approved as to Form**

\_\_\_\_\_  
City Attorney/Legal Counsel

Approved:  
Federal National Mortgage Association  
By: Citibank, N.A., as Servicer

BY: \_\_\_\_\_  
Name: \_\_\_\_\_

"OPERATOR":

ALLIANCE COMMUNITIES INC.

By: \_\_\_\_\_  
Name: Brad Cribbins  
Title: Chief Operating Officer  
Date: \_\_\_\_\_, 2015

December 9, 2016

Item No. **5b**

Honorable Mayor and Members  
of the Marina City Council

City Council Meeting  
of December 20, 2016

Honorable Chair and Members  
of the Preston Park Non-Profit Corporation

Preston Park Sustainable Community NPC Meeting  
of December 12, 2016

**RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2016-, AND RESOLUTION NO. 2016- (PPSC-NPC), APPROVING THE AMENDMENT # 1 to the MANAGEMENT AGREEMENT BETWEEN CITY OF MARINA AND ALLIANCE COMMUNITIES INC., FOR PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION HOUSING AREA AND AUTHORIZING CITY MANAGER TO EXECUTE AGREEMENT SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY.**

**RECOMMENDATION:**

It is recommended that the City Council and Preston Park Sustainable Community Non-Profit Corporation Board:

1. Consider adopting Resolution No. 2016-, and Resolution No. 2016- (PPSC-NPC), approving the Amendment # 1 to the Management Agreement between City of Marina, and Alliance Communities Inc., for Preston Park Housing Area; and
2. Authorize City Manager to execute Agreement on behalf of the City and the Non-Profit Corporation subject to final review and approval by the City Attorney/Non-Profit Corporation Legal Counsel.
3. Direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.

**BACKGROUND:**

In September 2015, the City of Marina purchased Preston Park from the Fort Ord Reuse Authority. In taking ownership of the property, the City signed an Assignment and Assumption of Services Contract and accepted the Property Management Services Contract with Alliance Communities Inc.

On December 15, 2015, the City Council adopted Resolution No. 2015-145 and Resolution No. 2016-03 (PPSC-NPC), approving the Management Agreement between City of Marina, and Alliance Communities Inc., for Preston Park Housing Area expiring December 31, 2016

**ANALYSIS:**

Staff is proposing the contract with Alliance Communities Inc. be extended through December 31, 2017 for the management of Preston Park. The contract has modified slightly to be consistent with the contract which the City has with Alliance Communities Inc. for the management of Abrams Park (“**EXHIBIT A**”).

Previously, the City Council has discussed having a performance review of the management of the property. Staff has reviewed this with Alliance and has developed the following criteria to be included in the review, this is not an all inclusive list:

- Revenue vs. expenses vs budget performance
- Maintenance of the property
- Relationship/communication with residents
- Community appearance
- Capital improvement projects; status of current and recommended for future
- Resident complaints
- Responses to service requests
- Suggestions from tenants association

Staff requests further input from council on items to include in the performance review.

Following the review of the property, six months will remain to consider options for continuing management of the property by Alliance, or to issue an RFP to see what other options are available. Issuing an RFP is standard procedure with vendors that they City has maintained a contract over an extended period of time.

If Council does not extend the contract, there will be no legal entity empowered to collect rents and administer the property on and after January 1, 2017.

#### **FISCAL IMPACT**

The proposed contract does not change the compensation to Alliance Communities Inc. under the Management Agreement and rental revenue will continue to be collected on and after January 1, 2017.

#### **CONCLUSION**

This request is submitted for City Council and Non-Profit Corporation Board consideration and possible actions.

Respectfully submitted,

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Layne Long  
City Manager  
City of Marina

RESOLUTION NO. 2016-  
RESOLUTION NO. 2016- (PPSC-NPC)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AND THE BOARD OF DIRECTORS OF THE PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION APPROVING THE AMENDMENT #1 TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF MARINA AND ALLIANCE RESIDENTIAL COMPANY INC. FOR PRESTON PARK AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENT SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY

WHEREAS, In September 2015, the City of Marina purchased Preston Park from the Fort Ord Reuse Authority. In taking ownership of the property, the City signed an Assignment and Assumption of Services Contract and accepted the Property Management Services Contract with Alliance Communities Inc.; and

WHEREAS, On December 15, 2015, the City Council adopted Resolution No. 2015-145 and Resolution No. 2016-03 (PPSC-NPC), approving the Management Agreement between City of Marina, and Alliance Communities Inc., for Preston Park Housing Area expiring December 31, 2016; and

WHEREAS, Staff is proposing the contract with Alliance Communities Inc. be extended through December 31, 2017 for the management of Preston Park. The contract has modified slightly to be consistent with the contract which the City has with Alliance Communities Inc. for the management of Abrams Park (“Exhibit A”); and

WHEREAS, Under the contract, Alliance Communities Inc. is to keep the City property informed through regular contact and periodic formal meetings as to the current status of all operations so that the City may make proper and timely decisions on all strategic matters, and:

WHEREAS, If Council does not extend the contract, there will be no legal entity empowered to collect rents and administer the property on and after January 1, 2017; and

WHEREAS, the proposed contract does not change the compensation to Alliance Communities Inc. under the Management Agreement and rental revenue will continue to be collected on and after January 1, 2017.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Marina and the Board of Directors of the Preston Park Sustainable Community Non-Profit Corporation does hereby:

1. Approving Amendment # 1 to the Management Agreement between City of Marina, and Alliance Communities Inc., for Preston Park Housing Area expiring December 31, 2017; and
2. Authorize City Manager to execute Agreement on behalf of the City and the Non-Profit Corporation subject to final review and approval by the City Attorney/Non-Profit Corporation Legal Counsel.
3. Direct the City Manager to conduct a performance review of the management of the property and report back to the City Council by June 30, 2017.

PASSED AND ADOPTED by the City Council of the City of Marina and the Board of Director of the Preston Park Sustainable Community Nonprofit Corporation at a regular meeting duly held on the 12<sup>th</sup> day of December 2016, by the following vote:

AYES: COUNCIL/BOARD MEMBERS:  
NOES: COUNCIL/BOARD MEMBERS:  
ABSENT: COUNCIL/BOARD MEMBERS:  
ABSTAIN: COUNCIL/BOARD MEMBERS:

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Bruce C. Delgado, Mayor/President

ATTEST:

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Anita Sharp, Deputy City Clerk/Secretary

AMENDMENT NO. 1  
TO MANAGEMENT AGREEMENT FOR PRESTON PARK HOUSING AREA

This Amendment No. 1 ("Amendment No. 1") to the Management Agreement by and between the City of Marina, a California charter city, hereinafter referred to as "City," and the Preston Park Sustainable Community Non-Profit Corporation a California nonprofit public benefit corporation. City and the Preston Park Sustainable Community Non-Profit Corporation are herein collectively referred to as "Owners," and Alliance Communities Inc., a Delaware corporation, hereinafter referred to as "Operator" is made and entered into as of the \_\_\_ day of December, 2016. Only the numbered paragraph of said Agreement which is being amended or deleted is set forth in this Amendment.

Recitals

A. On December 15, 2015, the Owners entered into an Agreement ("Agreement") with Operator for services related to management of the property commonly known as Preston Park Housing Area consisting of three hundred fifty-four ("Units") located in Marina, CA 93933 (the "Property").

Terms and  
Conditions

In consideration of the mutual promised contained herein, Owners and Operator agree that the terms and conditions set forth herein are incorporated into the Agreement.

1. Section 2.1. Term is amended to read in its entirety as follows:

"The term of this Agreement shall commence on January 1, 2017, and shall continue to and including December 31, 2017 unless terminated earlier as provided herein or extended in writing by mutual agreement thereto."

All other provisions of the Agreement shall remain in full force and effect.

This Amendment may be signed in counterparts, each of which shall constitute an original.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

CITY OF MARINA AND  
PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION  
“OWNERS”

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2016

Attest: (Pursuant to Resolution No. 2016-\_\_\_ and Resolution No. 2016-\_\_ (PPSC-NPC)

By: \_\_\_\_\_  
Anita Sharp, Deputy City Clerk/Board Secretary

**Approved as to Form**

\_\_\_\_\_  
City Attorney/Legal Counsel

“OPERATOR”:

ALLIANCE COMMUNITIES INC.

By: \_\_\_\_\_  
Name: Brad Cribbins  
Title: Chief Operating Officer  
Date: \_\_\_\_\_, 2016

Honorable Mayor and Members  
of the Marina City Council

City Council Meeting  
of December 12, 2016

Chair and Members of the Public  
Works Commission

**CITY COUNCIL AND PUBLIC WORKS COMMISSION CONSIDER  
ADOPTING RESOLUTION NO. 2016-, RECEIVING INFORMATIONAL  
PRESENTATION ON THE CITY'S CAPITAL IMPROVEMENT NEEDS**

**REQUEST:**

It is requested that the City Council and Public Works Commission consider:

1. Adopting Resolution No. 2016-, receiving informational presentation on the City's capital improvement needs, and;
2. Provide direction on criteria to be used to prioritize projects within the currently available funding for capital improvements.
3. Provide direction on possible funding sources to address CIP needs.

**BACKGROUND:**

The city's infrastructure supports the day to day activity of Marina's residents and businesses. Continued financial health and future growth are dependent upon the streets, traffic signals, and other traffic control devices. A well-maintained storm drain system ensures that the lives of residents are not disrupted by normal storm events. The city's public facilities support the programs that improve the quality of life and safety for residents. Maintaining infrastructure requires continuous investment to offset the daily wear and tear of continuous use and environmental conditions.

The City's Capital Improvement Program (CIP) is a document that serves as a multi-year planning instrument to identify needs and financing sources for public capital infrastructure improvements and maintenance. The City of Marina's capital infrastructure helps make Marina a safe, healthy, engaging and beautiful place. The CIP program is one of the City's key mechanism to support the City's Mission Statement, "...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."

The CIP will help the City to identify and prioritize major infrastructure requirements, their estimated costs and connect those needs with a reliable revenue source. Projects typically included in a CIP include:

- Streets and transportation
- Parks, trails, open space
- Public safety
- Recreation
- Public utilities

- Community facilities
- Economic development
- Information technology
- Vehicles and equipment

Documents such as the City's General Plan and the various Master Plans (Parks, Recreation, Transportation, Facility, Public Safety etc.) tie directly with the CIP. The CIP helps to quantify and provide solutions to many of the short and long-term implications of the planning documents.

The projects in the CIP will support the goals and objectives identified by the City Council and are intended to establish long-term spending priorities identified by the City Council and are consistent with adopted financial policies. The CIP is updated annually and is subject to change with each update. The CIP also reflects input from the citizens, Public Works Commission, and various community meetings.

The CIP program relies on major revenue sources to finance capital projects. These sources include revenue generated through General Fund operating revenue, local taxes, user charges, development impact fees, grants, improvement districts, intergovernmental revenue, bonds, etc. In many cases funding for a particular project comes from a variety of sources. Much of the work in the development of the CIP consists of balancing the available sources of financing with the various capital needs. The CIP attempts to meet the highest priority needs of the City of Marina.

The level of investment in the infrastructure supporting the City of Marina has fallen short of needs and will require a greater reinvestment that will continue to increase if maintenance and rehabilitation are deferred.

The current five (5) year Capital Improvement Program (CIP) was approved by the City Council on April 5, 2016 (see attached Exhibit A). Included at that time were 138 projects with a combined total of \$275 million in funding needs. Only 17 projects are currently funded through grants and development impact fees. The overall program lacks a funding plan to realize the maintenance needs as well as the improvements to address growth and service delivery.

Included in the CIP are projects identified by the Public Facility Impact Fee studies (update adopted July 19, 2016), the Pedestrian and Bicycle Master Plan (adopted February 2, 2010), and the Parks and Recreation Facilities Master Plan (adopted June 21, 2005). The current CIP does not represent a complete view of the city's infrastructure needs.

### **ANALYSIS:**

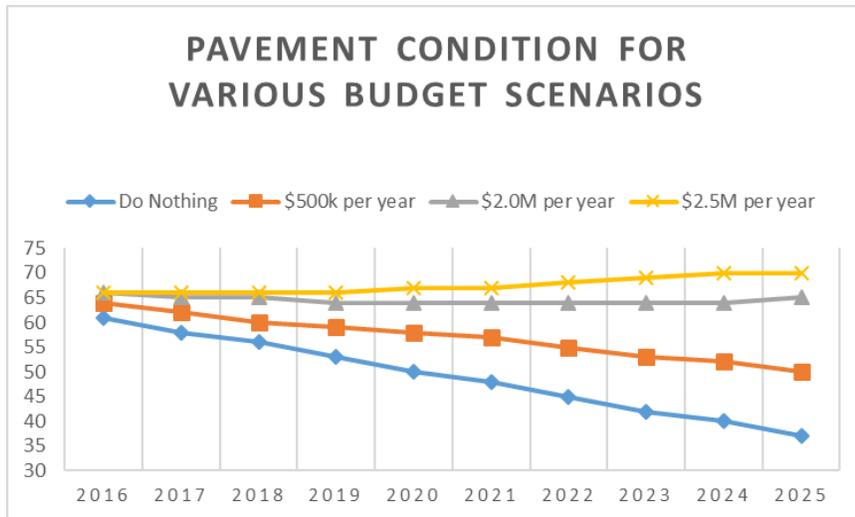
The following will highlight some of our existing infrastructure maintenance needs.

#### **Pavement Maintenance: \$2.5 million per year**

With an estimated replacement value estimated at \$109.4 million the city's 156 lane mile street network is the single largest community investment. A condition assessment and report on the street network was presented to the City Council on October 1, 2013. At that time, there had not been a significant maintenance investment in street pavement since the 2009 state Proposition 1B funded resurfacing project. As a result, the overall pavement condition index (PCI) for the entire street network was 65 which is considered "at risk" on a scale from 100 to 0. A newly constructed road would have a PCI of 100 and a failed road would have a PCI of 10 or less. The maintenance backlog calculated in 2013 was \$15 million.

Since 2013, pavement rehabilitation has been limited to asphalt overlays on Imjin Parkway between Reservation Road and 2<sup>nd</sup> Avenue, and Reservation Road between Beach Road and Del Monte Avenue. Staff completed an update of the pavement management software to include the two resurfacing projects and recalculated the PCI which is currently 61. Even with the overlay projects, the maintenance backlog now stands at \$30 million. The rate of pavement deterioration increases over time along with the associated cost to rehabilitate or maintain the pavement. This is reflected by the estimated cost to maintain the street network at a PCI of 70 increasing from \$1.2 million per year in 2013 to \$2.5 million per year in 2016. The pavement deterioration trend will continue without a program of regular re-investment.

The updated pavement management software was used to determine the effectiveness of ten-year maintenance programs at various funding levels. The table below shows the results of the analysis.



Continuing to do nothing will allow the street network to deteriorate to an overall condition of 37 which is “poor.” The \$500,000 per year scenario represents full investment of anticipated revenues from the recently passed Measure X along with a portion of the city’s allocation of gas tax. At an investment of \$500,000 per year the overall condition of pavement will continue to deteriorate at a slightly lower rate than the do-nothing scenario.

At an annual investment of \$2 million per year, the overall pavement condition stabilizes around 65. It is not until annual investment reaches \$2.5 million that the overall condition begins to increase. At the end of ten years at the highest level of investment the overall pavement condition index would increase to 70 which was the target set for the 2013 pavement analysis. This final scenario identifies a \$2 million annual funding gap for pavement maintenance.

**Vehicle Replacement: \$1.6 million for the vehicle replacement fund and \$400k per year**

The city currently has a 59 vehicle fleet that provides services to our community. With an estimated replacement cost of \$4.2 million, city vehicles are a substantial investment and one of the most visible aspects of city services. Council was last updated on the fleet condition on September 4, 2013. A total of 21 vehicles have been replaced in the last three years (primarily Police Department vehicles) which has resulted in a slight increase in the useful life of the fleet.

Scheduled for replacement over the next five years are 32 fleet vehicles at an estimated cost of \$3.2 million (see attached Exhibit B). The \$1 million appropriation to the vehicle replacement fund was a start but should be increased to a level of \$2.6 million. An adequate vehicle replacement fund will allow for smoothing of annual budget needs to \$400,000 per fiscal year and timely replacement of vehicles.

### **ADA Deficiencies - \$ millions**

The Americans with a Disability Act (ADA) requires that cities have a transition plan in place to remove barriers to program services. The original plan was completed over 15 years ago. A partial ADA transition plan update was prepared for the public streets and presented to the Public Works Commission on March 20, 2014. Identified in the plan were 587 curb ramp locations with only 62 being found to be fully compliant with current ADA requirements. The estimated cost to bring all ramps up to current ADA requirements is \$1.7 million. Federal requirements tie the rehabilitation of accessible ramps to the rehabilitation of street pavement. Accessible ramps must be corrected whenever an adjacent street receives a level of rehabilitation higher than a light surface coating. There are ADA deficiencies in other program areas such as facilities, traffic signals, and sidewalks. Staff recommends budgeting for an update of the transition plan in the coming fiscal years.

### **Sidewalks**

The City of Marina Bicycle and Pedestrian Master Plan identifies sidewalk gaps that would require \$7.6 million to close. Many of those gaps are on private property to be addressed as parcels are improved or redeveloped. Most gaps exist due to excessive grade or obstructions that elevate the cost to construct. There is no current funding available to address this community need.

### **Storm Drains**

The city's storm drainage system consists primarily of 70 percolation basins, 206 catch basins and 7.9 miles of underground pipes. The percolation and catch basins receive cleaning in advance of winter seasons but underground pipes continue to go unaddressed. Many of these pipes are corrugated steel which is subject to corrosion and failure. Staff recommends budgeting for a storm drain master plan in the coming fiscal years to determine how much future funding should be set aside for repair and replacement of storm drain facilities.

### **Existing Facilities Maintenance**

The city has 14 facilities with a total program area of just under 100,000 square feet. A comprehensive facilities condition assessment has never been conducted. Staff recommends budgeting for a facility condition assessment in the coming fiscal years to determine how much future funding should be set aside for repair and replacement of facilities. Additionally, the General Plan and the Master Plans identify many new facilities to be constructed.

### **Existing Parks**

The City of Marina Parks and Facilities Master Plan lists 82.4 acres of improved parks currently in use by the city. The plan focuses on the program needs of the community but does not outline a program of maintenance and replacement of existing park facilities. Also not included in plan is maintenance and rehabilitation of street medians. Staff recommends that future budgets include assessment of park and street medians for rehabilitation and upgrades for water efficient landscaping and future irrigation with recycled water.

### **Traffic Signals: \$75,000 to \$125,000 per intersection**

The city currently has 21 traffic signals, some of which are nearing 50 years in age and need upgrading for reliability and incorporating features such as synchronization for improved flow on arterials. Replacing signal equipment can range in cost from \$75,000 to \$125,000 per intersection. Staff recommends budgeting for a comprehensive traffic signal master plan in the coming fiscal years to strategically plan for replacement or ageing technology and improve the function of signals.

As presented, the funding shortfall for all capital investments is significant. Existing revenues will not close the gap in funding needed to reinvest in the city's infrastructure. Clear direction on the criteria for prioritizing projects within the limited available funding will be critical until additional funding sources can be developed. Staff recommends the following list of criteria for prioritization as a starting point for City Council and Commission discussion. Input from the City Council and

Public Works Commission at this meeting as well as upcoming strategy meeting will guide Staff's recommendations of projects for the upcoming fiscal year.

- Public Safety
- Legal Mandate
- Essential Maintenance
- Support Public Services
- Grant Funding Opportunities
- Quality of Life
- Sustainability
- Others

**CONCLUSION:**

This report is submitted for City Council and Public Works Commission for discussion and consideration.

Respectfully submitted,

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Brian McMinn, P.E., P.L.S.  
Public Works Director/City Engineer  
City of Marina

**REVIEWED/CONCUR:**

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Layne P. Long  
City Manager  
City of Marina

RESOLUTION NO. 2016-  
RESOLUYTION NO. 2016- (PW)

A RESOLUTION OF THE CITY COUNCIL AND THE PUBLIC WORKS  
COMMISSION OF THE CITY OF MARINA RECEIVING INFORMATIONAL  
PRESENTATION OF THE CITY'S CAPITAL IMPROVEMENT NEEDS

WHEREAS, the currently approved Capital Improvement Program identifies numerous projects that remain unfunded, and;

WHEREAS, the capital improvement needs presentation presented maintenance and rehabilitation needs that have been quantified and identified needs that require further assessment, and;

WHEREAS, the funding needs of the city's infrastructure exceed available sources of funding, and;

WHEREAS, staff received input on criteria for prioritization of projects within available funding, and;

WHEREAS, for the next step of planning for capital improvements staff will return to the City Council and Public Works Commission with a list of recommended studies and projects for Fiscal Year 2017/2018, and;

NOW THEREFORE, BE IT RESOLVED that the City Council and Public Works Commission of the City of Marina does hereby receive the informational presentation of the City's Capital Improvement Needs.

PASSED AND ADOPTED, at a special meeting of the City Council and Public Works Commission of the City of Marina, duly held on the 12<sup>th</sup> day of December 2016 by the following vote:

AYES, COMMISSION MEMBERS:  
NOES, COMMISSION MEMBERS:  
ABSENT, COMMISSION MEMBERS:  
ABSTAIN, COMMISSION MEMBERS:

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Demetrius Flewellen, Chair

AYES: COUNCIL MEMBERS:  
NOES: COUNCIL MEMBERS:  
ABSENT: COUNCIL MEMBERS:  
ABSTAIN: COUNCIL MEMBERS:

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Bruce C. Delgado, Mayor

ATTEST

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Anita Sharp, Deputy City Clerk



DRAFT 5 Year CIP Project List

Revised Date: Mar 2016

ID #	Fund #62	Funding	Project/Development Source	Development Mitigation No.	Cost Years	2015/2016 1	2016/2017 2	2017/2018 3	2018/2019 4	2019/2020 5	2020 to 2035 6-20	Remarks
		<b>Traffic Intersections - OBLIGATORY</b>										
		<b>Total</b>										
TI 04		Impact Fee	Marina Station	Mit. 4.13-3	\$ 1,200,000						\$1,200,000	Signalize or Roundabout
TI 06		Impact Fee	Cypress Knolls	Mit. D-2, D-5, D-10	\$ 1,200,000						\$1,200,000	Signalize or Roundabout
TI 07		Impact Fee	Dunes	Mit. TR-5.8	\$ 550,000						\$550,000	Signalize changes and widen intersection
TI 08	701	Impact Fee	Dunes	Mit. TR-5.7	\$ 1,120,000		\$48,000	\$48,000			\$1,024,000	Implement modern roundabout.
TI 09		Impact Fee	Cypress Knolls	Mit. D-3, D-6	\$ 500,000						\$500,000	Signalize and widen intersection
TI 11		Impact Fee	FOR A		\$ 1,100,000						\$1,100,000	Implement modern roundabout. <b>Tied to R 34 B</b>
TI 15	717	Impact Fee	Marina Station	Mit. 4.13-4, 4.13-9	\$ 2,250,000						2,250,000	Signalize or Roundabout
TI 16		By Developer	Marina Heights		\$ -							Developer to improve the intersection (traffic signal)
TI 17		Impact Fee/FORA	Marina Station-Heights/FORA GHP	Mit. 4.13-11	\$ 1,120,000						\$1,120,000	Signalize or Roundabout. See R56 roadway project for Salinas Ave. extension.
TI 18		By Developer	Dunes		\$ -							Signalize or Roundabout
TI 20		By Developer	Dunes		\$ -							Signalize or Roundabout
TI 22A	727	Impact Fee	Dunes, Cypress Knolls	Dunes TR-1.3b, CK D-1	\$ 400,000	\$200,000	\$200,000					Signalize SB Highway 1 off-ramp
TI 22B	727	Impact Fee	Dunes	Mit. TR-1.3b	\$ 26,000			\$26,000				Provide two WB lanes on the Imjin SR 1 bridge
TI 22C	727	Impact Fee	Dunes, Cypress Knolls	Dunes TR-3.2b, CK D-8	\$ 2,000,000					\$2,000,000		Convert the SB off ramp to a loop configuration, or functional equivalent
TI 23 A	727	Impact Fee	Dunes	Mit. TR-2.1b, TR-1.4b	\$ 590,000	\$295,000	\$295,000					Widen the off ramp to accommodate two lanes at the ramp terminal.signal is not warranted.
TI 23 B	727	Impact Fee	Dunes, Cypress Knolls	Dunes TR-2.2b, CK D-13	\$ 500,000			\$500,000				Widen the SB on-ramp to accommodate two lanes
TI 25		Impact Fee	Dunes, Cypress Knolls	Dunes TR-3.4, 5.4, CK D-7	\$ 2,500,000						\$2,500,000	Signalize and restripe; change NBR to RTO & add 2nd EBL & WBL <b>or Roundabout, including ROW acquisition</b>
TI 26		Impact Fee	Dunes	Mit. TR-5.3	\$ 1,054,000						1,054,000	Signalize and restripe (Developer); <b>or Roundabout (Impact Fee)</b>
TI 27		By Developer	Dunes	Mit. TR-1.7	\$ -							Install double left turn and right turn lanes on Imjin Pkwy, left and right turn lanes on Abrams Drive, signalize, and restripe. <b>See Imjin Pkwy widening \$2,000,000.</b>
TI 28		By Developer/Impact Fee	Marina Heights	Mit. 3.3	\$ 870,000						\$870,000	Signalize or Roundabout
TI 29	717	\$1,340,000 HSIP Grant \$660,000 Impact Fee	CIP/AB1600, Marina Sta.	Mit. 4.13-5	\$ 2,000,000	\$1,000,000	\$1,000,000					Widen/Construct new RR Gates and signal intersection- <b>Roundabout</b>
TI 30		Impact Fee/CSUMB	Dunes, CSUMB	Dunes TR-1.8, 3.7	\$ 675,000						675,000	Signalize or Roundabout. To be coordinated with CSUMB
TI 32		Impact Fee	Dunes, MH & MS	Dun. TR-1.2, 5.1, MS 4.13-8	\$ 1,250,000						\$1,250,000	Signalize changes and restripe; change NBR to RTO
TI 33	713	Impat Fee	Dunes, Cypress Knolls	Dun. TR-1.5 & 3.3, CK D-9	\$ 4,307,000						\$4,307,000	Signalize and restripe; two phasing of lane additions and widening; triple left turn lanes on NB 2nd Ave and WB Imjin Pkwy. Trigger - Phase II Building Permit
TI 34		Impact Fee	Marina Heights	Mit. 3.5	\$ 106,000						\$106,000	Rechannelization of intersection
TI 35		Impact Fee	Marina Sta.	Mit. 4.13-12	\$ 151,000						\$151,000	Rechannelization of intersection
TI 38A		By Developer	Marina Station	Mit. 4.13-6	\$ -							AWS and NB-SB left turn pockets
TI 39		Impact Fee	Marina Heights	Mit. 3.1	\$ 870,000						\$870,000	Signalize or Roundabout
TI 40		Impact Fee	CSUMB		\$ 870,000						\$870,000	Signalize or Roundabout. Requires CSUMB coordination
TI 49		By Developer	Marina Heights	Mit. 3.2	\$ -							Signalize or Roundabout
TI 50		TAMC/Caltrans	TAMC		\$ 870,000						\$870,000	Roundabout
		<b>Traffic Intersections - UNFUNDED</b>										
TI 42		CSU	CSU DEIR		\$399,000						\$399,000	Signalize, Add EB/WB left-turn pockets, WB free right
TI 43		CSU	CSU DEIR		\$399,000						\$399,000	Signalize, Add NB left and right-turn, WB/EB left-turn, LT channelization
TI 44		CSU	CSU DEIR		\$399,000						\$399,000	Signalize, Add SB free right turn, 2nd SB left-turn
TI 45		CSU	CSU DEIR		\$399,000						\$399,000	Signalize
TI 46		CSU	CSU DEIR		\$200,000						\$200,000	Add right-turns on 5th, LT channelization
TI 47		TBD	PWS		\$200,000	\$100,000	\$100,000					Regrading of intersection
TI 48		TBD	PWS		\$100,000	\$50,000	\$50,000					Eliminate 2nd RT lane & island. Create 2nd NB lane
TI 51		TBD	PWS		\$50,000		\$50,000					Intersection Improvements
<b>Impact Fee Funding Subtotal (including Grant funding)</b>					<b>\$28,079,000</b>							
<b>HSIP Grant: TI 29</b>					<b>\$1,340,000</b>							
<b>Impact Fee Funding Subtotal (less HSIP Grant)</b>					<b>\$26,739,000</b>							
<b>Other Funding Subtotal (Including HSIP Grant)</b>					<b>\$3,486,000</b>							
<b>Traffic Intersection Subtotal</b>					<b>\$30,225,000</b>	<b>\$1,645,000</b>	<b>\$1,743,000</b>	<b>\$574,000</b>	<b>\$0</b>	<b>\$2,000,000</b>	<b>\$24,263,000</b>	



DRAFT 5 Year CIP Project List

Revised Date: Mar 2016

ID #	Fund #62	Funding	Project/Development Source	Development Mitigation No.	Cost Years	2015/2016 1	2016/2017 2	2017/2018 3	2018/2019 4	2019/2020 5	2020 to 2035 6-20	Remarks
<b>Roadways - OBLIGATORY</b>												
					Total							
R 05	713	FORA	CIP/AB1600/FOR A		\$ 9,900,000					\$9,900,000		Construct new road between Imjin Parkway and Reindollar
R 28	714	Impact Fee	Marina Station	Mit. 4.13-15	\$ 1,856,000						\$1,856,000	Construct sidewalk and pavement
R 28 B		Impact Fee	Marina StationPWS		\$ 280,000		\$280,000					Construct sidewalk, pavement & drainage improvements @ Cosky Dr.
R 34 A		By Developer	FORA/UVTIS		\$ -							Reconstruct road to be completed by the Dunes Development
R 34 B	701	FORA	FORA		\$ 7,000,000			\$150,000	\$150,000	\$2,859,000	\$3,841,000	Reconstruct road (see T1 08)
R 37		FORA	FORA		\$ 1,150,000						\$1,150,000	Extension of Patton Parkway from 2nd Ave. Extension to Marina High School Install Class II bikelanes, sidewalk, ADA ramps, Intersection video cameras (Substantially Completed)
R 46 A		TAMC	05RTP, Dunes	Mit. TR-3.5	\$ 2,200,000						\$2,200,000	Widen road to four lanes
R 46 B		TAMC/Impact Fee	05RTP, Dunes	TR-1.2, 1.6, 3.5, 3.6, 5.5, 5.6	\$ 22,289,632	\$400,000	\$1,200,000	\$800,000	\$800,000	\$19,089,632		Connect bike lane from Imjin Rd. to 2nd Ave. Widen to 6-lanes. BRT excluded.
R 46 C		TAMC/Abrams/Gas/Impact Fee	PWS		\$ 21,413,000						\$21,413,000	Widen to six lanes (PSR equivalent to be conducted in upcoming year): Included in R46.
R 47		Impact Fee	05RTP, Dunes, Cyp. Knolls	Dunes TR-1.5, CK D-15	\$ -							
R 49 A		Caltrans/Regional Fee/TAMC Unfunded/Impact Fee	Caltrans TIP		\$ 12,375,000						\$12,375,000	Construct new interchange. On Caltrans Regional TIP
R 49 B		Caltrans/Regional Fee/TAMC Unfunded/Impact Fee	Caltrans TIP		\$ 12,375,000						\$12,375,000	Construct new interchange. On Caltrans Regional TIP
R 55	717	Impact Fee	PWS, Marina Station	Mit. 4.13-13	\$ 1,735,000	\$150,000	\$150,000			\$717,000	\$718,000	Widen Roadway to the north and modify traffic signals
R 56	716	FORA	FORA		\$ 1,915,000						\$1,915,000	Construct new 2 lane arterial
R 68		Abrams B	PWS		\$ 91,200	\$91,200						City wide sign inventory & upgrade as required by new FHWA standards
R 69		Gas Tax/RSTP	PWS		\$ 17,052,000	\$2,000	\$150,000	\$1,300,000	\$1,300,000	\$1,300,000	\$13,000,000	Complete MTC Pavement Condition Index on city streets to use for grant funding opportunities
R 70		Abrams B	PWS		\$ 48,600						\$48,600	City wide survey of sidewalk and pedestrian needs utilizing the PBMP
R 71		Abrams B	PWS		\$ 48,600						\$48,600	City wide survey of ADA compliance needs
R 74 B		Abrams B/Gas/RSTP	PWS		\$ 510,000	\$510,000						Resurfacing of roadway
R 29	710	Impact Fee	PBMP		\$ 262,000						\$262,000	Install Class II bikelanes and sidewalks. Moved from unfunded projects.
R 65		Impact Fee	UVTIS		\$ 8,193,000						\$8,193,000	Widen to six lanes. Moved from unfunded projects.



DRAFT 5 Year CIP Project List

Revised Date: Mar 2016

ID #	Fund #62	Funding	Project/Development Source	Development Mitigation No.	Cost Years	2015/2016 1	2016/2017 2	2017/2018 3	2018/2019 4	2019/2020 5	2020 to 2035 6-20	Remarks
<b>Roadways - UNFUNDED</b>												
R 46D			Imjin Pkwy Bus Way Reservation to Imjin Road		\$ 6,268,966						\$6,268,966	Bus way to be funded by MST/FTA.
R 06		TBD	Carmel Avenue - Crescent to Seacrest	PBMP	\$ 725,000						\$725,000	Fill in gap in sidewalk on both sides
R 10		TBD	Abdy Way - Cardoza to Healy	05RTP	\$ 200,000						\$200,000	Construct sidewalk and pavement
R 11		TBD	Eucalyptus Street - Reservation to Peninsula	05RTP	\$ 550,000						\$550,000	Construct sidewalk and pavement
R 12		TBD	Healy Avenue - Abdy Way to Marina Drive	05RTP	\$ 109,000						\$109,000	Construct sidewalk and pavement
R 13		TBD	Lake Drive - Lake Ct. to Reservation Road	05RTP	\$ 101,000						\$101,000	Construct sidewalk, pavement widening and stripe Class II Bikelane.
R 14		TBD	Lake Court - Lake Drive to end	PBMP	\$ 406,000						\$406,000	Install Class II bikelanes
R 15		TBD	Marina Drive - Beach Road to Healy	05RTP	\$ 600,000						\$600,000	Construct sidewalk and pavement
R 16		TBD	Marina Drive - Paddon Place to southern end	05RTP	\$ 1,860,000						\$1,860,000	Construct sidewalk and pavement
R 17		TBD	Michael Drive - Sells to Cosky	05RTP	\$ 1,639,000						\$1,639,000	Construct new street
R 18		TBD	Paddon Place - Lake Drive to Marina Drive	PBMP	\$ 223,000						\$223,000	Sidewalk fill gap on south side
R 20		TBD	Palm Avenue - Lake Drive to Del Monte	05RTP	\$ 210,000						\$210,000	Install Class II bikelanes and sidewalks
R 22A		TBD	Redwood Drive - 140'N of Hillcrest to Reindollar	05RTP	\$ 403,936						\$403,936	Construct sidewalk and pavement
R 23		TBD	Reindollar Avenue - Del Monte to Redwood		\$ 936,000						\$936,000	Construct sidewalk and pavement
R 23		TBD	Reindollar Avenue - Del Monte to Redwood		\$ 936,000						\$936,000	Construct intermittent sidewalk and pavement
R 25		TBD	Cardoza Avenue - Abdy Way to Ora		\$ 700,000						\$700,000	Construct sidewalk and pavement
R 25 A		TBD	Cardoza Avenue - Reservation Road to Abdy Way	PWS	\$ 25,000	\$25,000						Traffic Calming Measures
R 29	710	Impact Fee	Del Monte Blvd. - Beach Road to Reservation Road	PBMP	\$ 262,000						\$262,000	Install Class II bikelanes and sidewalks - Moved to funded projects.
R 26		TBD	Cardoza Avenue - Reservation Road to End	05RTP	\$ 615,000						\$615,000	Install Class II bikelanes
R 32		Impact Fee	Beach Road - Del Monte to DeForest	-	<del>\$ 2,152,000</del>						\$2,152,000	Construct sidewalk, widen pavement and stripe bikelanes. Removed from the list.
R 33		Impact Fee	California Avenue - 8th Street to Imjin Parkway		\$ 1,980,000						\$1,980,000	Reconstruct road
R 34C		TBD	8th Street Realignment	05RTP	\$ -							Plan line realignment of 8th Street
R 35 B		TBD	Carmel Avenue - Crescent Avenue to Salinas Avenue	05RTP	\$ 70,000						\$70,000	Install Class II bikelanes
R 38	710	TBD	Del Monte Blvd. - Reindollar to Reservation	CIP/AB1600	\$ 340,000						\$340,000	Sidewalk fill gap on east side and install Class II bikelanes
R 40		TBD	Reservation Road - Salinas Avenue to Imjin Parkway	05RTP	\$ 400,000						\$400,000	Install Class II bikelane, North side only
R 41		TBD	Reservation Road Crescent Avenue to Del Monte Blvd.	05RTP	\$ 2,704,000						\$2,704,000	Traffic Calming Crescent to Del Monte
R 43		TBD	Seaside Cir. - Reservation to east end	05RTP	\$ 101,000						\$101,000	Construct sidewalk and pavement
R 44		TBD	Seaside Ct. - Reservation to west end	05RTP	\$ 209,000						\$209,000	Construct sidewalk and pavement
R 57		TBD	Reservation Rd Downtown Vitalization Plan	CIP/AB1600	\$ -							(Unfunded per Council Resolution No. )
R 59		Impact Fee	Imjin Road Widening Project - Imjin to 8th St	CSUMB	\$ 2,075,000						\$2,075,000	Reconstruct and widen road to four lanes, Imjin Parkway to 8th Street
R 60		Impact Fee	Crescent Ave South of Reservation	PWS	<del>\$ 190,000</del>						\$190,000	Reconstruct curb, gutter, sidewalk on west w/ paveout and restriping. Removed from the list.
R 61		Impact Fee	2nd Avenue from 10th Street to Intergarrison (3rd St.)	PWS	\$ 92,000						\$92,000	Remove class II bike lanes and restripe for two lanes each direction
R 64		TBD	Median Landscape Improvements	05RTP	\$ 250,000						\$250,000	Improve irrigation & landscape on medians throughout central Marina
R 65		Impact Fee	Reservation Road - Imjin Road to Blanco Road	UVTIS	<del>\$ 8,193,000</del>						\$8,193,000	Widen to six lanes. Moved to funded projects.
R 66		CSUMB	InterGarrison - Abrams to Eastside	CSUMB	\$ -							Improve to arterial standards
R 67		CSUMB	General Jim Moore - 8th to Inter-Garrison	CSUMB	\$ -							Improve to arterial standards
R 72		TBD	Reservation Road - Salinas Ave. to Blanco Rd.	PWS	\$ -							Construct median improvements
R 73		TBD	Imjin Parkway - 2nd Ave. to Reservation Rd.	PWS	\$ -							Construct median improvements
R 74C		TBD	Reservation Road - De Forest to 500'E of Crescent Ave	PWS	\$ 370,000						\$370,000	Resurfacing of roadway Completed as part of R 74B.
R 75		TBD	Flower Circle - Carmel Ave. to End	PWS	\$ 95,000						\$95,000	Resurfacing of roadway
R 76		TBD	Marina Drive - Drainage Improvements	PWS	\$ 150,000	\$150,000						Drainage Improvements in roadway
R 77		TBD	Reservation Rd. - 300ft. E of Crescent Ave.	PWS	\$ 100,000	\$100,000						Revise medians for new turn pocket
R 78		TBD	Marina High School Crescent Ave. Neighborhood Traffic Study	PWS	\$ 50,000	\$50,000						Study for traffic impacts to Crescent Ave. from High School
R 79		TBD	Reindollar Ave. Sidewalk Improvement Project	PWS	\$ 75,000	\$75,000						Sidewalk connection improvements
<b>Impact Fee Funding Subtotal (including Grant funding)</b>					<b>\$ 80,778,632</b>							
<b>Federal Grant: R 46B Design Fee Only</b>					<b>\$ 1,600,000</b>							
<b>Impact Fee Funding Subtotal (less Federal Grant)</b>					<b>\$ 79,178,632</b>							
<b>Other Funding Subtotal (Including Federal Grant)</b>					<b>\$66,714,302</b>							
<b>Roadways Subtotal</b>					<b>\$145,892,934</b>	<b>\$1,553,200</b>	<b>\$1,780,000</b>	<b>\$2,250,000</b>	<b>\$2,250,000</b>	<b>\$33,865,632</b>	<b>\$104,194,102</b>	



DRAFT 5 Year CIP Project List

Revised Date: Mar 2016

ID #	Fund #62	Funding	Project/Development Source	Development Mitigation No.	Cost Years	2015/2016 1	2016/2017 2	2017/2018 3	2018/2019 4	2019/2020 5	2020 to 2035 6-20	Remarks
<b>Parks - OBLIGATORY</b>												
P 02 A		Vince DiMaggio Park - ADA pathway improvements	MPPRD	BDS	\$ 50,000	\$10,000	\$40,000					New/improved pathways & parking stalls to incorporate ADA access
P 03		Windy Hill Park	Impact Fees	PRMP	\$ 177,500						\$177,500	Construct restroom facilities & expansion - Marina Station Entitlements
P 05		Community Center Park - Modify per Youth Center Concept	Impact Fees	PRMP	\$ 96,000	\$96,000						Landscape design w/ turf, plants, irrigation and playground equipment
P 08		Park Site Marina Station Development (GPD)	Impact Fees	PRMP	\$ 2,036,000						\$2,036,000	Design and construct play fields, community park & recreational trails - Marina Station Entitlements
P 09		Large Recreational Conveyance Parcel Development	Impact Fees/Developer	PRMP	\$ 7,283,000			\$1,000,000	\$3,141,500	\$3,141,500		Design and construct park; located SW corner of 2nd Ave and 8th St - Dunes Entitlements
P 10		Small Recreational Conveyance Parcel	Impact Fees	PRMP	\$ 3,202,000						\$3,202,000	Design and construct park; located West of 2nd Ave and 3rd St - Dunes Entitlements
P 11	719	Preston Park Phase III Improvements	Impact Fees	PRMP	\$ 6,200,000			\$121,564	\$6,078,436			Install lighting for baseball & soccer fields, add parking & tennis courts
P 11A		Preston Park Concession Building	11.126.65890	BDS	\$ 17,900	\$17,900						Exterior Painting Project
P 12		Abrams Park Development (Marina Heights)	Impact Fees/Developer	PRMP	\$ 9,426,000			\$673,000	\$4,376,500	\$4,376,500		Design and construct park (up to \$1,000,000 \$1,500,000 by Developer) - Marina Station Entitlements
P 16	601	Locke Paddon Park to Vince DiMaggio Park	Impact Fees	PRMP	\$ 2,900,000					\$2,900,000		Construct pedestrian-crosswalk with signal - Construct a pedestrian bridge or overcrossing
P 18		Hilltop Park (UV)	By Developer	UVEIR	\$ 2,015,000		\$50,000	\$982,500	\$982,500			Neighborhood park improvements - Dunes Entitlements
P 19		Community Park (GPD)	Impact Fee	PRMP	\$ 8,540,000		\$100,000	\$1,900,000	\$3,270,000	\$3,270,000		Upgrade of the community park
P 25		Sport Center Stabilization	State Grant	UVEIR	\$ 456,550	\$456,550						Re-roofing & Exterior Painting to Roller Hockey, Swim Center & Chapel
P 26		Veterans Trail, Parks Master Plan Update	Impact Fee	Reso. 2016	\$ 50,000	\$50,000						Fort Ord Recreational Trail & Greenway, Parks Master Plan Update
<b>Parks - UNFUNDED</b>												
P 01		Glorya Jean Tate Park	TBD	PRMP	\$1,180,000			\$1,180,000				Park & field improvements; ADA upgrade
P 06		Park Site Marina High School Joint Use - Fields	TBD	PRMP/ MPUSD MOU	\$25,996,840						\$25,996,840	Design and construct park/sport complex/joint use facility per Council Resolution No. 2007-111 for MPUSD MOU
P 13		Beach Access Improvements	TBD	PRMP	\$106,000						\$106,000	Improve beach access four locations
P 14		Mini Parks (GPD)	TBD	PRMP	\$252,000		\$126,000	\$126,000				Integration of ponds and mini parks
P 15		Bike Paths and Trails	TBD	PBMP	\$568,000		\$141,000	\$100,000	\$100,000		\$227,000	Improve or construct new bike paths and trail throughout City
P 20		Glorya Jean Tate Park Playground Upgrade	TBD	PWS	\$40,000		\$40,000					Playground equipment upgrade
P 21B		Community Center Playground Equipment Upgrade	TBD	PWS	\$60,000			\$60,000				Playground equipment upgrade
P 22		Windy Hill Park Playground Upgrade	TBD	PWS	\$40,000		\$40,000					Playground equipment upgrade
P 23		Di Maggio Park Playground Upgrade	TBD	PWS	\$40,000		\$40,000					Playground equipment upgrade
P 24		Vince DiMaggio Park - Retaining Wall	TBD	BDS	\$28,000		\$28,000					New retaining wall along norther property line
<b>Impact Fee Funding Subtotal</b>					<b>\$39,910,500</b>							
<b>Other Funding Subtotal</b>					<b>\$30,850,290</b>							
<b>Parks Subtotal</b>					<b>\$70,760,790</b>	<b>\$630,450</b>	<b>\$605,000</b>	<b>\$6,143,064</b>	<b>\$17,948,936</b>	<b>\$13,688,000</b>	<b>\$31,745,340</b>	
<b>Public Facilities (Structures) - OBLIGATORY</b>												
F 03		Senior Center	Impact Fees/Developer	PRMP	\$4,350,000			\$1,450,000	\$1,450,000	\$1,450,000		Adjacent to Swimming Pool; Senior Center
F 05		The Dunes PBC Rehab.	Impact Fees	PRMP	\$6,600,000		\$2,200,000	\$2,200,000	\$2,200,000			Rehab. Building
F 11		Civic Center	Impact Fee	CIP/AB1600	\$8,200,000		\$8,200,000					Construct new building per General Plan
F 23		Council Chambers ADA Improvements	TBD/PEG Grant	BDS	\$210,000						\$210,000	ADA bathroom improvements, technology improvements and dias relocation
<b>Public Facilities (Structures) - UNFUNDED</b>												
F 02	005	Community Center Bldg.	TBD	PRMP	\$20,000		\$20,000					Enhancements to entry and paint the interior and exterior of building
F 06		Banquet Facility Visitor Center	TBD	PRMP	\$2,200,000						\$2,200,000	Acquire land and rehab. Building
F 13		Demolition of Old Corp Yard	TBD	CIP/AB1600	\$90,000		\$90,000					Demolition of old corporation yard
F 14		City Hall Complex Rehabilitation	TBD	CIP/AB1600	\$250,000		\$250,000					Council Chamber remodel, finishes, ADA, HVAC, hazmat, pest control
F 15		Corp Yard Fuel Station	TBD	MRAPCD	\$240,000		\$240,000					Construct above ground fuel station at corp yard, vapor recovery
F 18		ES Building Rehabilitation	TBD	BDS	\$150,000		\$150,000					Rehabilitation and ADA upgrades to Engineering Services building on DX Road
F 19		Fifth Street Corporation Yard Shed Building	TBD	BDS	\$10,000		\$10,000					New construction of shed structure for storage of equipment and materials
F 20		New Electrical Service - City Hall	TBD	BDS	\$25,000						\$25,000	New electrical services
F 21		New Electrical Service - Community Center	TBD	BDS	\$25,000						\$25,000	New electrical services
<b>Impact Fee Funding Subtotal</b>					<b>\$19,150,000</b>							
<b>Other Funding Subtotal</b>					<b>\$3,220,000</b>							
<b>Public Facilities Subtotal</b>					<b>\$22,370,000</b>	<b>\$0</b>	<b>\$11,160,000</b>	<b>\$3,650,000</b>	<b>\$3,650,000</b>	<b>\$1,450,000</b>	<b>\$2,460,000</b>	
<b>Public Safety - OBLIGATORY</b>												
PS 01	725	Fire Station No. 1	Impact Fees	CIP/AB1600	\$5,430,000						\$5,430,000	New Fire Station
PS 07		Animal Impound Facility Expansion	Impact Fees	CIP/AB1600	\$870,000						\$870,000	Expand facility to meet increase in population
<b>Public Safety - UNFUNDED</b>												
PS 10		Police Station - Retaining Wall	TBD	BDS	\$90,000	\$90,000						New retaining wall at Police Station
<b>Impact Fee Funding Subtotal</b>					<b>\$6,300,000</b>							
<b>Other Funding Subtotal</b>					<b>\$90,000</b>							
<b>Public Safety Subtotal</b>					<b>\$6,390,000</b>	<b>\$90,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,300,000</b>
<b>Impact Fee Funding Total</b>					<b>\$171,278,132</b>							
<b>Other Funding Total</b>					<b>\$104,360,592</b>							
<b>Grand Total</b>					<b>\$275,638,724</b>	<b>\$3,918,650</b>	<b>\$15,288,000</b>	<b>\$12,617,064</b>	<b>\$23,848,936</b>	<b>\$51,003,632</b>	<b>\$168,962,442</b>	

SOURCE DOCUMENT LEGEND

PRMP	Parks and Recreation Master Plan	CSUMB	California State University Monterey Bay - 2007 Master Plan	PBMP	Pedestrian & Bicycle Master Plan	MPUSD	Monterey Peninsula Unified School District
O5RTP	TAMC 2005 Regional Transportation Plan	FORA	FORA Report Feb. 17, 2005	MHSP	Marina Heights Specific Plan	GPD	General Plan Designated
CIP/ AB1600	CIP Update & AB 1600 Report 2007	PDS	Planning Division Staff	MPUSD MOU	Monterey Peninsula Unified School District MOU - May 2007	CEC	California Energy Commission
UVTIS	University Villages Traffic Impact Study	BDS	Building Division Staff	MRAPCD	Monterey Regional Air Pollution Control District Phase II Vapor Recovery Compliance	TBD	To Be Determined
MHTIS	Marina Heights Traffic Impact Study	PWS	Public Works Staff	PSS	Public Safety Staff	NPSAF	National Parks Services Activity Fund
MSTIS	Marina Station Traffic Impact Study	CSU DEIR	Cal State University Draft EIR	MPUSD TIS	MPUSD Traffic Impact Study	TAMC	Transportation Agency for Monterey County
UVEIR	University Villages Environmental Impact Report						

Table 1 - SUMMARY (Linked to Sheets 1 through 6)					Table 2 - Estimated Replacement Costs Each Fiscal Year						
A	B	C	D	E		F	G	H	I	J	K
Departments	Vehicle Count	2016 Est. Replacement Cost	Annual Charge of Rpl	Target Funds on Hand	Departments	FY 16/17 Cost \$	FY 17/18 Cost \$	FY 18/19 Cost \$	FY 19/20 Cost \$	FY 20/21 Cost \$	Grand Total Next Five Fiscal Years (Columns F, G, H, I, and J)
1 - Administration	3	\$ 96,000	\$ 6,843	\$ 58,700	1 - Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000
2 - Airport	1	\$ 30,000	\$ 1,500	\$ 12,000	2 - Airport	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 - Fire	10	\$ 1,961,800	\$ 105,813	\$ 1,247,163	3 - Fire	\$ -	\$ 1,684,000	\$ 225,000	\$ -	\$ -	\$ 1,909,000
4 - Parks & Rec	3	\$ 102,579	\$ 6,549	\$ 23,975	4 - Parks & Rec	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 - Police	28	\$ 1,379,000	\$ 249,286	\$ 933,743	5 - Police	\$ -	\$ 470,000	\$ 173,000	\$ 221,000	\$ 242,000	\$ 1,106,000
6 - Public Works	14	\$ 611,000	\$ 33,400	\$ 324,583	6 - Public Works	\$ -	\$ -	\$ 155,000	\$ -	\$ -	\$ 155,000
<b>Subtotal</b>	<b>59</b>	<b>\$ 4,180,379</b>	<b>\$ 403,391</b>	<b>\$ 2,600,165</b>	<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 2,154,000</b>	<b>\$ 553,000</b>	<b>\$ 221,000</b>	<b>\$ 242,000</b>	<b>\$ 3,170,000</b>

Table 3- Number of Vehicles by Fleet Age		
Useful Life Age Ranges	# of Vehicles	% of Vehicles
1 - 5 yrs.	25	42%
6 - 10 yrs.	21	36%
11- 15 yrs.	6	10%
16 - 20 yrs.	3	5%
20+ yrs.	4	7%
<b>Total</b>	<b>59</b>	<b>100%</b>

Table 5 - Number of Vehicles to be Replaced in Next Five Fiscal Years						
Departments	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	Grand Total
1 - Administration	0	1	1	0	0	2
2 - Airport	0	0	0	0	0	0
3 - Fire	0	3	3	0	0	6
4 - Parks & Rec	0	0	0	0	0	0
5 - Police	0	9	4	5	5	23
6 - Public Works	0	0	1	0	0	1
<b>Subtotal</b>	<b>0</b>	<b>13</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>32</b>

Table 4 - Number and % of Vehicles Beyond "Useful Life"		
Useful Life	# of Vehicles	% of Total
Within Useful Life >5 yrs.	27	46%
Nearing "At" or Beyond "Useful Life" 0 to ≤ 5 yrs.	15	25%
Beyond Useful Life ≤ (1)	17	29%
<b>Total</b>	<b>59</b>	<b>100%</b>

Table 6 - VEHICLE REPLACEMENT CRITERIA	
<p><b>1. Confirmed vehicle inventory &amp; condition with all departments</b></p> <p><b>2. Criteria Used to determine replacement year</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Mileage</li> <li><input type="checkbox"/> Age (purchase year minus current year)</li> <li><input type="checkbox"/> Condition (mileage, wear, and mechanical conditions)</li> <li><input type="checkbox"/> Priority Vehicles due for Replacement in the next five fiscal years.</li> </ul>	<p><b>3. Criteria used to determine Cost Estimates</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Costs from 2013 study escalated by CPI (3%)</li> </ul>