



FINAL MINUTES
CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY
REGULAR MEETING
440 HARCOURT AVE
Thursday, May 15, 2025
5:00 PM

1. CALL TO ORDER

Mayor/Chair Oglesby called the meeting to order at 5:00 p.m.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Burks, Garcia-Arrazola, Miller, Oglesby, Pacheco
ABSENT: None

Council/Agency Member Burks requested to participate via zoom due to unexpected absence and illness, and in accordance with California Government Code Section 54953.

On motion by Council/Agency Member Miller and second by Council/Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to approve Council Member Burks virtual participation via zoom in accordance with Cal Gov Code § 54953.

RESULT: 4-0-1-0

AYES: Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: Burks

ABSENT: None

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Ronald Britt (Greater Victory Temple COGIC) gave the invocation. The pledge was led by Council/Agency Member Miller.

4. REVIEW OF AGENDA

Item 9B (AN ORDINANCE AMENDING CHAPTER 3.24 SECTION 121 OF THE MUNICIPAL CODE TO MODIFY PROCEDURES FOR ALLOCATING TRANSIENT OCCUPANCY TAX COLLECTED FROM SHORT-TERM RENTALS.) was moved up to be heard after Review of Agenda; item 10C (ADOPT A RESOLUTION APPROVING THE 2025-2026 STRATEGIC PLAN) was removed from the agenda.

5. PUBLIC COMMENT

James Ogle, Ruthie Watts, Darryl Choates, Ann Marie Pagan, Peter Kaiser, Karla Lobo

6. PUBLIC AGENCY COMMUNICATIONS

Sand City Mayor, Maryann Carbone, thanked the Council for their support for the Red Dress Day – Raising Awareness of Missing and Murdered Indigenous People event that was held on May 3 at Oldemeyer Center in Seaside. Mayor Carbone also announced that in her role as chair on the Board of Directors for Community Human Services (CHS), and along with Council/Agency Member Miller who serves as a Director, attended the agencies strategic planning session, and distributed the 2024 Annual Report for CHS.

A. SEASIDE CITY NEWS BROADCAST OF UPCOMING CITYWIDE EVENTS AND COMMUNITY ANNOUNCEMENTS

During the meeting the video file failed to play completely, the events will be promoted on the city's website, social media and YouTube channel.

- Get ready to celebrate Independence Day in style at the City of Seaside's Red, White, and Blues Festival! Join us on July 4th, from 11 AM to 4 PM, at the City Hall Lawn, 440 Harcourt Ave. Call 831-899-6800 for more information.
- The Emerging Artists Alliance of Monterey is hosting its Art Reception this Friday, May 16th at the Walter Lee Avery Gallery from 7 to 8:30 PM.
- 9th Annual Palenke Arts Festival! Join us on Sunday, June 1st, from 11 AM to 5 PM at Laguna Grande Park in Seaside, California.
- Saturday, May 31st, from 10 AM to 2 PM, join local heroes from Seaside, Monterey, Marina, and the Presidio of Monterey Fire Departments as they come together for the annual 'Fill the Boot' event.
- A low-cost spay and neuter clinic is coming to town. The SNIP Mobile Spay and Neuter Bus will be at 1271 Canyon Del Rey Blvd on May 22nd, offering \$25 sterilizations for cats and dogs. Vaccines and microchipping will also be available. Remember, appointments are required! Call or text 925-967-1001 to book your spot.
- On May 17th, from 12 to 3 PM at Laguna Grande Park, join the Seaside Family & Community Support Program's annual event. For more information, call 831-899-6800.
- Everyone's Harvest, in partnership with Farms Together, is offering FREE boxes of produce at the Seaside Farmer's Market every Thursday! Please note that the NEW time for produce box distribution is 5 PM to 7 PM, so, mark your calendars, and we'll see you out at Laguna Grande Park on Thursdays.
- FOSPA park clean up on Saturday, May 17th at Beta Park, the 24th at Highland Otis Park, and the 31st, at Durant Park for a day of service and outdoor fun! For more information, including future workdays and locations, visit Friends Of Seaside Parks.org.

7. PRESENTATIONS

A. RECEIVE A PRESENTATION ON THE TERMS OF THE MEMORANDUM OF UNDERSTANDING WITH THE SEASIDE BRANCH OF THE MONTEREY COUNTY FREE LIBRARY AND RECEIVE AND UPDATE ON BRANCH OPERATIONS (DAN MEEWIS, ASSISTANT CITY MANAGER & DAVID TAVAREZ, SEASIDE LIBRARY BRANCH MANAGER)

ACM Meewis reviewed the Memorandum of Understanding that was established with the County of Monterey on June 5, 1975. The responsibilities are split between the two entities, the City of Seaside responsible for the exterior maintenance, grounds and provides adequate parking.

Mr. Tavares reviewed the services and activities offered by the library.

PUBLIC COMMENT: No name, Mayor Maryann Carbone

B. RECEIVE A PRESENTATION ON THE PROPOSED HOMEKEY PROJECT+ TO BE LOCATED AT 1875 FREMONT BOULEVARD (DEAN SPARKS, ANABASIS LLC)

Adam Connor, Anabasis, LLC provided a presentation that reviewed Project Homekey to provide state funding for housing first programs and permanent supportive housing.

Monterey County Administrative Officer, Sonia Dela Rosa, responded to questions from the Council and confirmed that the County has not committed to any funding.

Dean Sparks, Anabasis, LLC responded to questions and comments from the Council.

PUBLIC COMMENT: Sinjad (representing Fremont Blvd Businesses), Darryl Choates (Deja Blue), Peter Patel (Gateway Lodge), Ann Marie Pagan, Lisa Griffinbyrd, Leah Cantrell (Sand Dollar Inn), **missed name**, Robert Daniels, Jr., Ruthie Watts, Lora James, Dean Sparks, Pastor Harold Lusk (Bethel Missionary Baptist Church), Brian Steckler (Project Healing Waters), Wes Wiley, Staci Alziebler-Perkins (Gathering for Women), Karla Lobo, Susan Schiavone, Matt Huerta

Council/Agency Member Burks left the meeting at 7:42 p.m.

C. RECEIVE A PRESENTATION ON THE 2025-2026 STRATEGIC PLAN (MICHELLE SLADE, C4 CONSULTING)

Ms. Slade provided a presentation that reviewed the context clarity, refresh on process, affirm key insights. City Manager McDanel provided a review of the purpose of the strategic, the strategic framework overview, the five strategic pillars (Pillar 1: Effective, Accessible Governance; Pillar 2: Vibrant Local Economy; Pillar 3: Diverse, Inclusive Community; Pillar 4: Enhanced Infrastructure & Water Supply; and Pillar 5: Community Safety & Quality of Life). A sample of the structure of the document was reviewed, and how progress would be tracked and reported.

PUBLIC COMMENT: Karla Lobo

8.

CONSENT AGENDA

Items 8D and 8F were removed from the Consent Agenda.

PUBLIC COMMENT: Karla Lobo, Lora James

On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council//Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to approve the consent agenda.

RESULT: 4-0-0-1

AYES: Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: Burks

A. APPROVE MINUTES FROM APRIL 3, APRIL 17, AND MAY 1, 2025, REGULAR MEETINGS

ACTION: APPROVED

B. APPROVE A PROCLAMATION RECOGNIZING MAY 20, 2025, AS WORLD BEE DAY

ACTION: APPROVED

C. APPROVE A PROCLAMATION RECOGNIZING MAY 18-24, 2025, AS NATIONAL PUBLIC WORKS WEEK

ACTION: APPROVED

D. APPROVE A PROCLAMATION AND CO-SPONSORSHIP FOR THE PACHETTI DOG PARK 10th ANNIVERSARY CELEBRATION ON SATURDAY, JUNE 28, 2025

Mayor Pro Tem/Vice Chair Pacheco recused himself from the item due to being a member of planning committee.

PUBLIC COMMENT: None

On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council//Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to approve the proclamation and co-sponsorship for Pachetti Dog Park 10th Anniversary Celebration.

RESULT: 3-0-1-1

AYES: Garcia-Arrazola, Miller, Oglesby

NOES: None

ABSTAIN: Pacheco

ABSENT: Burks

ACTION: APPROVED

E. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM CALI LEGENDS TRAVEL BASKETBALL PROGRAM TO ASSIST WITH THE COSTS ASSOCIATED WITH EXPENSES FOR TRAVEL

ACTION: APPROVED

F. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM THE VILLAGE PROJECT/THE EMANYATTA SATURDAY SCHOOL TO ASSIST WITH THE COSTS ASSOCIATED WITH SENDING THEIR STUDENTS TO GHANA, WEST AFRICA, IN JULY 2025

PUBLIC COMMENT: Karla Lobo

On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council/Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to approve the Mayor's Youth Fund contribution of \$3,000.00 for the The Village Project, Inc./Emanyatta Saturday school to send students to Ghana, West Africa in July 2025.

RESULT: 4-0-0-1

AYES: Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: Burks

ACTION: APPROVED

G. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST OF \$3,000.00 FROM BOOSTERS AT RISING STAR TO ASSIST WITH THE COSTS ASSOCIATED WITH EXPENSES FOR TRAVEL TO THE NATIONAL GYMNASTICS CHAMPIONSHIPS IN VIRGINIA BEACH, VIRGINIA ON JUNE 2-7, 2025

ACTION: APPROVED

H. APPROVE A FEE WAIVER FROM SARANGSAM PRISON MINISTRY FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN FOR THEIR

ANNUAL MUSIC FESTIVAL ON OCTOBER 24, 2025, AND OCTOBER 25, 2025, IN THE AMOUNT OF \$3,170.85

ACTION: APPROVED

- I. APPROVE THE SALE OF SAFE AND SANE FIREWORKS IN THE CITY OF SEASIDE, JUNE 28-JULY 5 BY MONTEREY BAY CHRISTIAN SCHOOL, MONTEREY CONDORS CLUB, WORLD OUTREACH SERVICES, INC., SEASIDE AQUATIC CLUB, INC., THE VILLAGE PROJECT, IGLESIA VIDA CAMINO VERDAD OF THE ASSEMBLIES OF GOD, AND RECOGNIZING MILITARY SERVICE CENTER

ACTION: APPROVED

- J. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A USE AGREEMENT WITH SEASIDE AQUATIC CLUB, INC. FOR A FIREWORKS BOOTH ON CITY-OWNED PROPERTY LOCATED AT 490 BROADWAY AVENUE

ACTION: ADOPTED RESO #25-67

- K. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A USE AGREEMENT WITH MONTEREY CONDORS CLUB FOR A FIREWORKS BOOTH ON CITY-OWNED PROPERTY LOCATED AT 1271 N DEL REY BOULEVARD

ACTION: ADOPTED RESO #25-68

- L. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A USE AGREEMENT WITH WORLD OUTREACH SERVICES, INC. FOR A FIREWORKS BOOTH ON CITY-OWNED PROPERTY LOCATED AT 1561-1571 DEL MONTE BOULEVARD

ACTION: ADOPTED RESO #25-69

- M. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT BETWEEN THE CITY OF SEASIDE AND MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT TO REIMBURSE THE CITY FOR PROVIDING AFTER SCHOOL RECREATIONAL PROGRAMMING AT THE DUAL LANGUAGE ACADEMY OF THE MONTEREY PENINSULA

ACTION: ADOPTED RESO #25-70

N. ADOPT A RESOLUTION APPROVING THE PURCHASE OF PLAYGROUND EQUIPMENT FOR THE YOUTH PLAY AREA OF LINCOLN CUNNINGHAM PARK FROM S.P.E.C PLAY (SPECIFIED PLAY EQUIPMENT COMPANY) FOR AN AMOUNT NOT TO EXCEED \$326,835.66

ACTION: ADOPTED RESO #25-71

9. PUBLIC HEARING

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMENDING CHAPTER 15.04 BY ADDING SECTION 15.04.190 DESIGNATING FIRE HAZARD SEVERITY ZONES. THIS PROJECT IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES (SECOND READING - ROLL CALL VOTE)

Interim Fire Chief Paul Blaha reviewed the designation of fire hazard severity zones and the governing state law (GCS 51175–51189), that requires jurisdictions to to identify, adopt, and enforce Moderate, High, and Very High Fire Hazard Severity Zones within Local Responsibility Areas.

PUBLIC COMMENT: None

On motion by Council/Agency Member Garcia-Arrazola and second by Council/Agency Member Miller and carried by the following vote, the City Council/Successor Agency moved to adopt the ordinance designating fire hazard severity zones.

RESULT: 4-0-0-1

AYES: Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: Burks

ACTION: ADOPTED ORDINANCE #2035

B. AN ORDINANCE AMENDING CHAPTER 3.24 SECTION 121 OF THE MUNICIPAL CODE TO MODIFY PROCEDURES FOR ALLOCATING TRANSIENT OCCUPANCY TAX COLLECTED FROM SHORT-TERM RENTALS. THIS PROJECT IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15061(b)(3) OF THE CEQA GUIDELINES (SECOND READING - ROLL CALL VOTE)

Assistant City Manager Dan Meewis reviewed the proposed modification to dedicate 35% of net funds for neighborhood park improvements as recommended by the Neighborhood Improvement Commission, 15% of net funds

to be used according to the City Council's discretion. There are no changes to the 50% allocation of net funds to affordable housing, and 10% of STR generated TOT revenues for STR program administration costs.

PUBLIC COMMENT: Darryl Choates, Dianne Nielson

On motion by Council/Agency Member Garcia-Arrazola and second by Mayor/Chair Oglesby and carried by the following vote, the City Council/Successor Agency moved to adopt the ordinance amending Chapter 3.24.121 to modify procedures for allocating TOT collected from Short-Term Rentals.

RESULT: 3-2-0-0

AYES: Burks, Garcia-Arrazola, Oglesby

NOES: Miller, Pacheco

ABSTAIN: None

ABSENT: None

ACTION: *Adopted Ordinance #2036*

10. BUSINESS ITEMS

A. APPROVE A REQUEST TO MODIFY THE SCHEDULE OF PERFORMANCE EXTENDING THE DATE TO CLOSE A HOTEL CONSTRUCTION LOAN FOR THE GRAND HYATT SEASIDE RESORT HOTEL TO JULY 31, 2025. THIS ITEM IS EXEMPT FROM CEQA PURSUANT TO 15061(C)(3)

City Attorney Sheri Damon reviewed the request from the developer to extend their schedule of performance to July 31 in order to close a hotel construction loan. It was negotiated that the owner agrees to \$40,000 a month in the event that a loan was not secured by the July 31 deadline.

PUBLIC COMMENT: Karla Lobo

On motion by Council/Agency Member Garcia-Arrazola and second by Mayor Pro Tem/Vice Chair Pacheco and carried by the following vote, the City Council/Successor Agency moved to approve the request to modify the schedule of performance.

RESULT: 4-0-0-1

AYES: Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: Burks

ACTION: *ADOPTED RESO #25-72*

B. ADOPT A RESOLUTION AUTHORIZING FISCAL YEAR 2025-2026 STREET REPAIR PROJECT LIST TO BE FUNDED IN PART WITH SB1: THE ROAD MAINTENANCE REPAIR AND ACCOUNTABILITY ACT OF 2017 FUNDS, AND AUTHORIZING STAFF TO SUBMIT TO THE CALIFORNIA TRANSPORTATION COMMISSION

Public Works Director/City Engineer Thomas Korman reviewed SB1: Road Repair and Accountability Act of 2017 (RMRA), that requires the city adopt a list of projects proposed to receive fiscal year funding in part from RMRA. The project for 2025/2026 being submitted is the "2025 Pavement Rehabilitation Improvement Project" that includes evaluation of the road network, determine failed road sections, design for the best applicable selected pavement rehab treatment types; this would be citywide and the exact streets would be determined during the design phase. The estimated completion is August 2026 and the estimated FY25/26 SB1 funding would total \$858,756.00.

PUBLIC COMMENT: None

On motion by Mayor Pro Tem/Vice Chair Pacheco and second by Council/Agency Member Garcia-Arrazola and carried by the following vote, the City Council/Successor Agency moved to authorize the SB1 project list.

RESULT: 4-0-0-1

AYES: Garcia-Arrazola, Miller, Oglesby, Pacheco

NOES: None

ABSTAIN: None

ABSENT: Burks

ACTION: ADOPTED RESO #25-73

C. ADOPT A RESOLUTION APPROVING THE 2025-2026 STRATEGIC PLAN

This item was removed from the agenda. The draft strategic plan can be reviewed on the city's website.

11. COUNCIL MEMBER REQUESTS

A. NEW COUNCIL MEMBER REQUESTS

1. Develop framework for how to consider future unsolicited proposals (Garcia-Arrazola)

B. FOLLOW UP ON PREVIOUS REQUESTS

**12. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS
AND REPORTS ON COMMITTEE ASSIGNMENTS**

Reports provided.

13. CLOSED SESSION

City Attorney Sheri Damon read the closed session items and did not anticipate a report out.

PUBLIC COMMENT: None

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

Property: The Property Commonly Referred to As Campus Town
(Property bounded by Highway 1/1st Avenue, 7th Avenue, Lightfighter/Colonel Durham Street, and Gigling)
Agency Negotiators: City Manager, et. al
Negotiating Parties: KBB Seaside Venture, et. al. and City of Seaside
Under Negotiation: Price, terms of payment or both

B. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE 54956.9 (d)(2)

Two Matters of Potential Litigation

14. ADJOURNMENT

With no further business, the meeting adjourned at 10:33 p.m.

Respectfully submitted,



Dominique L. Davis, City Clerk



Ian N. Oglesby, Mayor