



## **A G E N D A**

CITY OF SEASIDE  
NEIGHBORHOOD IMPROVEMENT  
COMMISSION

REGULAR MEETING  
440 HARCOURT AVE  
Tuesday, March 3, 2026  
5:00 PM

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Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>  
<https://ci-seaside-ca-us.zoom.us/j/81403301073> | WEBINAR ID 814 0330 1073 | (669) 900-9128

### **1. CALL TO ORDER**

### **2. ROLL CALL - NEIGHBORHOOD IMPROVEMENT COMMISSION**

Ray Riordan	Chair
Tiffinie Meyer	Vice Chair
Ramona Olaeta-Reed	Commissioner
Joan Costello	Commissioner
Shanda LeBeouf	Commissioner
Dennis Alexander	Commissioner
Stephanie Spross	Commissioner

### **3. REVIEW OF AGENDA**

*If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).*

### **4. PUBLIC COMMENT**

*Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.*

### **5. APPROVAL OF MINUTES**

#### **A. APPROVE MINUTES FROM FEBRUARY 3, 2026**

### **6. BUSINESS**

#### **A. REVIEW AND SELECT THE HOUSE OF THE MONTH FOR MARCH**

**RECOMMENDATION:** Select the house of the month

#### **B. DISCUSS THE PROJECTS SELECTED DURING THE STUDY SESSION FOR THE FISCAL YEAR 2026/2027 WORK-PLAN**

**RECOMMENDATION:** Refine and select projects or programs to recommend to the City Council for the Fiscal Year 2026/2027 work plan.

### **7. REPORTS FROM COMMISSIONERS**

This is a time specifically set aside for Commissioners to make brief comments of general interest to the community, make requests that items be added to future meeting agendas as necessary, and report on Committee Assignments.

**8. REPORTS FROM STAFF**

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

**9. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
April 7, 2026  
5:00 PM

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## FINAL MINUTES

CITY OF SEASIDE  
NEIGHBORHOOD

IMPROVEMENT  
COMMISSION

REGULAR MEETING  
440 HARCOURT AVE  
Tuesday February 3, 2026  
5:00 PM

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**1. CALL TO ORDER**

Chair Riordan called the meeting to order at 5:00 p.m.

**2. ROLL CALL - NEIGHBORHOOD IMPROVEMENT COMMISSION**

PRESENT: Chair Riordan, Alexander, Costello, LeBoeuf, Meyer, Olaeta Reed, Spross

ABSENT: None

**3. REVIEW OF AGENDA**

None

**PUBLIC COMMENT:**

None

**4. APPROVAL OF MINUTES**

**APPROVE MINUTES FROM JANUARY 10, 2026**

*On motion by Vice Chair Meyer and second by Commissioner Alexander, and carried by the following vote, the Neighborhood Improvement Commission moved to approve January 10, 2026 Minutes*

RESULTS: 7-0-0-0

AYES: Chair Riordan, Alexander, Costello, LeBoeuf, Meyer, Olaeta Reed, Spross

NOES: None

ABSTAIN: None

ABSENT: None

**5. BUSINESS**

**A. REVIEW AND SELECT THE HOUSE OF THE MONTH FOR FEBRUARY**

Dan Meewis, Assistant City Manager, presented the February 2026 House of the Month, including photographs of each nominated property. Commissioner Alexander nominated 1134 Harcourt, 1245 Harcourt, 1289 Trinity, 1282 Elm, and 1299 Sonoma. Following a roll call vote, the Commissioners selected 1282 Elm as the House of the Month, with 1289 Trinity designated as the runner-up.

**PUBLIC COMMENT:**

None

*On motion by Commissioner Alexander, and second by Vice Chair Meyer, and carried by the following vote, the Neighborhood Improvement Commission moved to approve 1282 Elm as the February 2026 House of the Month winner with 1289 Trinity as the runner up.*

RESULTS: 7-0-0-0

AYES: Chair Riordan, Alexander, Costello, LeBoeuf, Meyer, Olaeta Reed, Spross

NOES: None

ABSTAIN: None

ABSENT: None

**B. SET DATES FOR THE ANNUAL SPRING AND FALL DUMPSTER CLEAN-UP**

The Commissioners had a discussion and decided on the 2026 Annual Spring and Fall dumpster clean-up to be the last Saturday in April (25th) and the last Saturday in September (26).

**PUBLIC COMMENT:**

*On motion by Vice Chair Meyer, and second by Commissioner Alexander, and carried by the following vote, the Neighborhood Improvement Commission moved to approve the 2026 Spring and Fall Dumpster Clean-up dates to be September 25, 2026 and April 26, 2026.*

RESULTS: 7-0-0-0

AYES: Chair Riordan, Alexander, Costello, LeBoeuf, Meyer, Olaeta Reed, Spross

NOES: None

ABSTAIN: None

ABSENT: None

**C. DISCUSS THE PROJECTS SELECTED DURING THE STUDY SESSION FOR THE FISCAL YEAR 2026/2027 WORK-PLAN PROGRAM**

Dan Meewis, Assistant City Manager, presented the preliminary projects proposed for Fiscal Year 2026/2027. Each year, the Commission solicits project ideas from other commissions, community groups, and the public. During the Commission's study

session, members identify projects to advance and request additional information, including estimated costs.

For the Fiscal Year 2026/2027 cycle, the Neighborhood Improvement Commission received project proposals from the Parks & Recreation Commission, Art & History Commission, Homeless Commission, Friends of Seaside Parks Association, Sustainable Seaside, Seaside Public Works, Environmental Commission, Community Safety Advisory Commission, and community members.

The estimated funding available for Commission recommendations is \$296,443.73.

Commissioners discussed each proposed project and collaboratively narrowed the list.

The following projects were selected by majority vote:

**Homeless Commission:**

- Solar-powered charging picnic table and bench — \$6,999

**Art and History Commission:**

- Mural at 705 Broadway— \$50,000
- Seaside Stars signage on Broadway with QR code — \$10,000

**Engineering / Public Works:**

- Cutino Park basketball court (seal and stripe) — \$20,000
- Trinity Park improvements (entry and bench repairs) — \$15,000
- Pet waste stations — \$5,000
- South Del Monte landscaping — \$10,000

**Environmental Commission:**

- Heermann’s Gull fledgling awareness and signage (2) — \$2,000
- Green House of the Month — \$2,500

**FOSPA:**

- Boulders for FOSPA parks — \$5,000

**Parks and Recreation:**

- Additional dog park on the north end of Seaside \$50,000 (additional information requested)
- Renovation of park pathways, including Beta Park and the greenbelt area west of General Jim Moore Boulevard — \$35,000
- Annual Tree Giveaway — \$5,000

**Seaside Community Safety Advisory Commission:**

- Address deteriorating asphalt on walkways and sidewalks, removal of leaves and debris, and creation of dedicated safe pathways leading to newly installed benches.

**(Vote status unclear.)**

**Public Works:**

Trinity Park improvements (entry and bench repairs)

South Del Monte landscaping — \$10,000

**Private Citizen Proposals:**

Mescal-Neil - replace the old pergola-\$4,000 (look into free work from Seaside High School students. The challenge might be the unique park and ADA)

**Commissioner Ideas:**

- Allocation of \$15,000 for additional benches throughout the city
- Annual allocation of \$16,000 for utility wrap installations
- Allocation of \$15,000 for murals

- Raised flower beds for Havana–Solis and Capra-\$5,000
- Installation of pet waste stations throughout the city (this vote was unclear)
- Installation of welcome banners
- Painted crosswalks and an art mural at Pachetti Park
- Revitalization of the Del Monte Avenue and Canyon Del Rey Boulevard gateway signage
- Signage on dumpsters during the Citywide Clean-Up reading “Free Residential Dumping”

Projects denied, with the possibility of being reconsidered next year

- Fort Ord National Monument gateway signage
- Water refilling stations in FOSPA parks — \$10,000 for one water fountain
- Installation of military banners-more information on who is eligible and how they get nominated

**PUBLIC COMMENT:**

None

This was a discussion and roll call vote only.

**D. CREATE AND ESTABLISH EXPECTATIONS FOR THE COMMISSIONERS OF THE NEIGHBORHOOD IMPROVEMENT COMMISSION**

Dan Meewis, Assistant City Manager, delivered a presentation outlining expectations for Commissioners, including the Code of Conduct, prohibited conduct, and the role and responsibilities of the Neighborhood Improvement Commission.

**Code of Conduct – General Standards**

- Commissioners shall conduct themselves with professionalism, courtesy, and respect when interacting with fellow members, City officials, staff, and the public.
- Commissioners shall comply with all applicable local, state, and federal laws, including conflict-of-interest, open meeting, and public records laws.
- Commissioners shall not use their position for personal gain or accept gifts or favors that could create an actual or perceived conflict of interest.
- Commissioners shall avoid discriminatory, harassing, or retaliatory behavior based on race, color, religion, gender, sexual orientation, national origin, disability, or any other protected class.
- Commissioners shall maintain confidentiality regarding privileged or sensitive information obtained through their service.

**Prohibited Conduct & Grounds for Removal**

**Section 3 includes, but is not limited to:**

- Unethical or unprofessional behavior
- Criminal conduct
- Public misconduct

- Abuse of authority
- Failure to disclose conflicts of interest
- Disrespectful conduct
- Failure to fulfill duties

**Section 4 includes:**

- Legal violations
- Breach of the Code of Conduct
- Non-attendance
- Conflict-of-interest violations
- Official censure
- Failure to perform duties
- Violations of City policies

**Commissioner Expectations – Role & Purpose**

The Neighborhood Improvement Commission serves in an advisory capacity to the City Council, providing recommendations on neighborhood improvement and community quality-of-life matters. Final decision-making authority rests with the City Council.

**Core Responsibilities**

- Act in the best interest of the city as a whole
- Respect the advisory nature of the Commission
- Work collaboratively with fellow Commissioners, staff, and the public
- Uphold City values of integrity, professionalism, respect, and transparency

**Meeting Conduct**

- Act professionally and respectfully at all times
- Allow all viewpoints to be heard without interruption
- Follow adopted meeting procedures
- Direct questions and requests through the Chair or staff liaison
- Refrain from side conversations while others are speaking

**Public Interaction**

- Treat members of the public with respect and impartiality
- Encourage orderly public participation
- Avoid making commitments on behalf of the city
- Clearly distinguish personal opinions from official Commission actions

**Council & Staff Relations**

- Respect established Council, Commission, and staff roles and authority
- Communicate through the designated staff liaison
- Avoid directing staff or requesting unauthorized work
- Provide recommendations through formal Commission action

**PUBLIC COMMENT:**

None

This was a discussion only. No motion or vote

**E. DISCUSSION ON THE BUDGET FOR PROJECT PROPOSALS**

Dan Meewis, Assistant City Manager, stated that the actual budget and estimated project parameters had been reviewed.

**PUBLIC COMMENT**

None

**6. REPORTS FROM COMMISSIONERS**

Commissioner Alexander reported that the Smoke Alarm Installation event with the Red Cross, held on Saturday the 30th, had a satisfactory turnout and lasted approximately 1.5 hours.

Vice Chair Meyer noted that the center median at San Pablo and Baker could benefit from improvements (Shrubs, Bulbs, Rocks, Pet Waste Station).

Chair Riordan advised that he will be flying back from Texas and still plans on being at the next regularly scheduled meeting.

**7. REPORTS FROM STAFF**

Dan Meewis, Assistant City Manager, stated that January was a slow month for Recreation and anticipates an uptick in February.

**8. ADJOURNMENT**

With no further business the meeting adjourned at 7:21 pm.

There was no motion or vote to adjourn the meeting

**Respectfully submitted,**

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**Jennifer Hancock, Committee Clerk**

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**Ray Riordan, Chair**



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 6.A.**

**TO:** Neighborhood Improvement Program

**BY:** Dan Meewis, Assistant City Manager

**DATE:** March 3, 2026

**SUBJECT: REVIEW AND SELECT THE HOUSE OF THE MONTH FOR MARCH**

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**RECOMMENDATION**

Select the house of the month

**BACKGROUND**

One of the ongoing projects the Neighborhood Improvement Commission is tasked with is selecting a "House of the Month". This was created from one of the main duties of the commission: encourage citizens to beautify and upgrade their property and landscaping, and to remove items that adversely influence property values. The house of the month program is the commission's way to encourage residents to upgrade their property.

Winners of the award are recognized at a City Council meeting and are awarded with a gift card of their choosing from a local Seaside business and a sign is placed in their yard stating that they are a house of the month recipient. At the beginning of the year, the commissioners select sections of town that each one will canvas to find the next house of the month.

**FISCAL IMPACT**

No fiscal impact for this item.

**ATTACHMENTS**

None

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**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 6.B.**

**TO:** Neighborhood Improvement Program

**BY:** Dan Meewis, Assistant City Manager

**DATE:** March 3, 2026

**SUBJECT: DISCUSS THE PROJECTS SELECTED DURING THE STUDY  
SESSION FOR THE FISCAL YEAR 2026/2027 WORK-PLAN**

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**RECOMMENDATION**

Refine and select projects or programs to recommend to the City Council for the Fiscal Year 2026/2027 work plan.

**BACKGROUND**

The Neighborhood Improvement Commission (NIC) is entrusted with and holds the duty of making recommendations to the City Council and advising the Council on matters pertaining to general improvement of the neighborhoods within the City. The main way this is achieved is through the commission's annual work-plan.

The NIC is allocated funding through the City's Transient Occupancy Tax (TOT), and with the allocated funding the commission is tasked with selecting projects that meet the criteria set forth in Chapter 2.24 of the City's Municipal Code. Those projects will be recommended to the City Council for approval. The estimated allocation for fiscal year 2026/2027 is between \$250,000 - \$350,000. In fiscal year 2025/2026, the commission was allocated \$311,924.

Some of the past projects are:

- Oldemeyer Center Mural
- Resurfacing of the Wheeler Street tennis courts and adding 4 pickleball courts
- Benches on General Jim Moore road
- Utility Box Art
- Lights for Palm Trees on Fremont
- Residential Tree Giveaway program

Each year the commission solicits input from other commissions and community groups for ideas,

and during their study session they will identify projects to move forward with and get more detailed information, including potential costs.

The NIC has received proposals from the following groups: Parks & Recreation Commission, Art \* History Commission, Homeless Commission, Friends of Seaside Parks Association, Sustainable Seaside, Seaside Public Works, Environmental Commission, Community Safety Advisory Commission, and community members.

**FISCAL IMPACT**

**ATTACHMENTS**

- 1. Preliminary approval of FY 2026–2027 project ideas
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**Homeless Commission:**

- Solar-powered charging picnic table and bench — \$6,999 (tie vote)

**Art and History Commission:**

- Mural — \$50,000
- Seaside Stars signage on Broadway with QR code — \$10,000

**Engineering / Public Works:**

- Cutino Park basketball court (seal and stripe) — \$20,000
- Trinity Park improvements (entry and bench repairs) — \$15,000
- Pet waste stations — \$5,000
- South Del Monte landscaping — \$10,000 (additional information requested)

**Environmental Commission:**

- Heermann's Gull fledgling awareness and signage — \$4,000 (additional information requested)
- Green House of the Month — \$5,000 (additional information requested)

**FOSPA:**

- Boulders for FOSPA parks — cost to be determined
- Water refilling stations in FOSPA parks — additional information requested

**Parks and Recreation:**

- Additional dog park on the north end of Seaside — \$50,000 (additional information requested)
- Renovation of park pathways, including Beta Park and the greenbelt area west of General Jim Moore Boulevard — \$35,000 (additional information requested)
- Annual Tree Giveaway — \$5,000

**Private Citizen Proposals:**

Roelof Wijbrandus, Mescal-Neil Heighborhood Association-Requests \$4,000 for new seating space at the top of Mescal-Neil park to replace the old pergola

- Anthony Amarante suggested properties at 1317 Hilby Avenue (Hilby and Noche Buena) and 1401 Sonoma Avenue (Sonoma and Judson) as locations where property owners may benefit from outreach regarding storage of personal belongings. (**Vote status unclear.**)

- Lynda Cunningham suggested repainting deteriorated traffic light poles, particularly at La Salle and Fremont, and recommended coordination with Public Works.

**Seaside Community Safety Advisory Commission:**

- Address deteriorating asphalt on walkways and sidewalks, removal of leaves and debris, and creation of dedicated safe pathways leading to newly installed benches. (**Vote status unclear.**)

**Sustainable Seaside:**

- Water refilling stations in FOSPA parks — additional information requested
- Fort Ord National Monument gateway signage — additional information requested
- Benches and outdoor fitness equipment near new playgrounds — additional information requested

It was noted that the NIC could allocate \$15,000 toward benches, with installation to be completed by Public Works.

**Additional Item:**

- Seaside Visitor Guide/Magazine — additional information requested.

Commissioner Project Ideas voted and agreed on:

- Allocation of \$15,000 for additional benches throughout the City
- Annual allocation of \$16,000 for utility wrap installations
- Allocation of \$15,000 for murals
- Exploration of a community garden park, with research focused on Havana–Solis Park
- Installation of military banners
- Installation of welcome banners
- Painted crosswalks and an art mural at Pachetti Park
- Revitalization of the Del Monte Avenue and Canyon Del Rey Boulevard gateway signage
- Signage on dumpsters during the Citywide Clean-Up reading “Free Residential Dumping”
- Installation of pet waste stations throughout the City