



A G E N D A
CITY OF SEASIDE
NEIGHBORHOOD IMPROVEMENT
COMMISSION

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

Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>
<https://ci-seaside-ca-us.zoom.us/j/82577688266> | WEBINAR ID 825 7768 8266 | (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 APRIL 7, 2026

6. BUSINESS

A. REVIEW OF PROPOSED PROJECTS FOR FISCAL YEAR 26/27 AND MAKE FINAL RECOMMENDATIONS TO SUBMIT TO THE CITY COUNCIL

RECOMMENDATION: Review identified projects and provide recommendation for City Council

B. DEBRIEF ON THE NEIGHBORHOOD CLEAN UP EVENT THAT TOOK PLACE ON SATURDAY, APRIL 25, 2026.

RECOMMENDATION: Have a discussion and provide feedback.

C. REVIEW AND SELECT THE HOUSE OF THE MONTH FOR JUNE AND JULY 2026

RECOMMENDATION: Select the house of the month

D. DISCUSSION REGARDING FILLING VACANT SEATS ON THE COMMISSION

RECOMMENDATION: Identify ways to recruit for the vacancy on the commission.

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:
June 2, 2026
5:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at (831) 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas and videos of past meetings are available on demand are posted at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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FINAL MINUTES

CITY OF SEASIDE
NEIGHBORHOOD
IMPROVEMENT
COMMISSION

Regular Meeting
Council Chambers
Tuesday April 7, 2026
5:00 PM

1. **CALL TO ORDER**

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

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

PRESENT: Chair Riordan, Vice Chair Meyer (arrived 5:04 PM), Commissioners Alexander, Costello, LeBoeuf (arrived 5:21 PM), Olaeta Reed, Spross
ABSENT:

3. **REVIEW OF AGENDA**

Dan Meewis, Assistant City Manager, proposed switching the order of items, moving Item #B to Item #C and Item #C to Item #B, since the discussion for Item #C had already taken place under Item #B.

On motion by Vice Chair Meyer, and second by Commissioner LeBoeuf, and carried by the following vote, the Neighborhood Improvement Commission moved to moving Item #C to #B and #B to #C.

RESULTS: 7-0-0-0

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

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC COMMENT:

None

4. **APPROVAL OF MINUTES**

APPROVE MINUTES FROM MARCH 7, 2026

On motion by Commissioner Costello and second by Vice Chair Meyer, and carried by the following vote, the Neighborhood Improvement Commission moved to approve March 3, 2026 Minutes

RESULTS: 6-0-0-1

AYES: Chair Riordan, Vice Chair Meyer, Commissioners Alexander, Costello, LeBoeuf, Olaeta Reed, Spross
NOES: None
ABSTAIN: None
ABSENT: LeBoeuf (arrived after the vote)

5. BUSINESS

A. RECEIVE A PRESENTATION FROM GREENWASTE

RECOMMENDATION: Receive the presentation from Betsy from Greenwaste Overview of Seaside Cleanup – Saturday, April 25, 2026 (8:30 AM - 12:00 PM)
Dumpster Locations:

- Highland Otis Park (Mingo Ave @ Mendocino St)
- Mal’s Market Parking Lot (1264 Noche Buena St) (2)
- Near Ord Terrace School (La Salle Ave @ Lincoln St)
- Pachetti Dog Park (Noche Buena St @ Kimball Ave)

Previous 2025 Event Tonnages

April 2025

Two 30 Cubic Yard dumpsters at Mals-1.67 tons of trash and 2.4 tons of trash-Billed
One 30 Cubic Yard dumpster at Highland Otis-2.49 tons of trash-Billed
One 30 Cubic Yard dumpster at La Salle-3.01 tons of trash-Donated
One 30 Cubic Yard dumpster at Pachetti-1.31 tons of trash-Donated
Total Tons (April)-11.42 tons of trash-Billed

September 2025

One 30 Cubic Yard dumpster at Mals-2.57 tons of trash-Donated
One 20 Cubic Yard dumpster at Mals-2.19 tons of trash-Billed
One 30 Cubic Yard dumpster at Highland Otis-2.51 tons of trash-Billed
One 30 Cubic Yard dumpster at La Salle-2.77 tons of trash-Donated
One 30 Cubic Yard dumpster at Pachetti-1.47 tons of trash-Billed
Total Tons (September)-11.51 tons of trash-Billed

Free Bulky Item Pickup:

Residents are eligible for three free bulky item pickups per year, with allowances for two large items, five electronic waste items, and two yards of reusable material. Accepted items include mattresses, appliances, refrigerators (items with freon count as two), bundled reusable materials, and electronics. For curbside pickup, contact GreenWaste at (831) 920-6707 or PeninsulaCS@GreenWaste.com, or visit their office at 14207 Del Monte Blvd, Marina. Hazardous materials can be dropped off for free at ReGen Monterey HHW drop-off at 14201 Del Monte Blvd.

GreenWaste Support for Diversion:

- GreenWaste will upsize the two donated 30-yard boxes to 40 yards.
- An additional 30-yard box will be designated for recyclable material (source-separated). Accepted recyclables include scrap metal, glass, clean cardboard, paper, aluminum cans, and plastic #1, #2, #5.
- Suggested box locations: La Salle and Highland Otis.

- GreenWaste will take photos of disposed materials for documentation.
- GreenWaste will print a flyer about free curbside services, to be distributed by NIC at the event to help reduce FREON item charges.

PUBLIC COMMENT:

None

There was not motion or vote. Discussion and informational only

B. DISCUSSION ON THE ANNUAL SPRING CLEAN-UP ON APRIL 25, 2026, AND REVIEW DUMPSTER LOCATIONS

RECOMMENDATION: Approve the site assignments for the dumpsters.

Seaside Cleanup – Saturday, April 25, 2026 (8:30 AM - 12:00 PM)

Dumpster Locations:

- Highland Otis Park (Mingo Ave @ Mendocino St)-Meyer/Spross
- Mal’s Market Parking Lot (1264 Noche Buena St)-Riordan
- Near Ord Terrace School (La Salle Ave @ Lincoln St)-Costello
- Pachetti Dog Park (Noche Buena St @ Kimball Ave)-Alexander

Olaeta-Reed and LeBoeuf will roam between the four sites

Discussion on Dumpster Location:

Vice Chair Meyer noted that last year a dumpster at Highland Otis Park was placed too close to a pole, making it difficult to open the door. Additionally, she suggested the dumpster be relocated to Mingo instead of Mendocino due to space constraints.

Commissioner Alexander proposed Pachetti Dog Park as an alternative location for the extra donated recycle dumpster, but Commissioner Olaeta-Reed raised concerns about the park’s crowdedness, which could complicate parking and disposal.

PUBLIC COMMENT:

None

On motion by Vice Chair Meyer, and second by Commissioner LeBoeuf, and carried by the following vote, the Neighborhood Improvement Commission approved the following dumpster site assignments:

- ***Highland Otis Park (Mingo Ave & Mendocino St) – Meyer/Spross***
- ***Mal’s Market Parking Lot (1264 Noche Buena St) – Riordan***
- ***Near Ord Terrace School (La Salle Ave & Lincoln St) – Costello***
- ***Pachetti Dog Park (Noche Buena St & Kimball Ave) – Alexander***

Commissioners Olaeta-Reed and LeBoeuf will serve as roaming contacts between the four sites.

RESULTS: 7-0-0-0

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

NOES: None

ABSTAIN: None

ABSENT: None

C. REVIEW AND SELECT THE HOUSE OF THE MONTH FOR APRIL AND MAY

2026

RECOMMENDATION: Select the house of the month

House of the Month Nominations – April/May 2026

The Neighborhood Improvement Commission continues its ongoing project of selecting a "House of the Month" to encourage property beautification and upkeep. This program promotes the commission's goal of improving property values and encouraging residents to maintain and enhance their homes.

Nominations for April/May 2026 from Vice Chair Meyer include:

- 1080 Clementina
- 1630 San Lucas
- 1671 San Lucas
- 1687 San Lucas
- 1701 Goodwin
- 1712 Goodwin
- 1776 Baker
- 1187 Phoenix
- 1698 Laguna
- 16?? Laguna
- 1783 Laguna
- 1754 Laguna
- 1293 Olympia
- 1701 Noche Buena
- 1761 Noche Buena

PUBLIC COMMENT:

None

On motion by Commissioner LeBoeuf, and second by Vice Chair Meyer, and carried by the following roll call vote, the Neighborhood Improvement Commission moved to approve 1630 San Lucas for April House of the Month with 1701 Goodwin as runner-up and 1783 Laguna for May House of the Month with 1187 Phoenix as runner-up.

RESULTS: 7-0-0-0

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

NOES: None

ABSTAIN: None

ABSENT: None

D. REVIEW PROPOSED PROJECTS, DRAFT WORK PLAN, AND MAKE FINAL RECOMMENDATIONS TO SUBMIT TO THE CITY COUNCIL

RECOMMENDATION: Review identified projects and provide recommendation for City Council

Each year, the commission gathers input from other commissions and community groups to identify projects for the upcoming cycle. During the study session, they select projects to move forward, gathering detailed information and estimated costs. For the 2026 cycle, proposals were received 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. The estimated amount available for NIC recommendations is \$296,443.73.

NIC Projects Approved for FY 26/27

Solar Powered Bench-\$8000

Seaside Stars QR code Plaques/signs-\$10,000

Cutino Park Basketball Court-\$20,000

Pet Waste Stations (x6)-\$5,000

South Del Monte Landscaping Medians-\$10,000

Seaside Gateway Sign & Fence-\$25,000

Trinity Park Entry Improvements-\$28,5000 (No ADA) -Raised Flower Beds-additional cost

Pathway Improvements-\$100,000

Tree Give-Away-\$5,000

Mescal Neil Pergola-\$4,000 (Needs ADA)

Annual allocation for benches (x3)-\$15,000

Annual allocation for Utility Boxes (x5)-\$16,000

Annual allocation for 1 mural (3 locations in the works)-\$15,000-Increase to \$20,000

Welcome banners x10-\$2,000

Banners for dumpsters x6-\$1,200

Triangle Landscaping at San Pablo and Baker-\$32,000

Total-\$296,700.00-Estimated allocation \$296,443.73

Mission:

The Seaside Neighborhood Improvement Commission advises the City Council on enhancing Seaside neighborhoods.

Membership:

The commission includes seven Seaside residents appointed by the City Council for three-year terms, serving voluntarily and without compensation.

History:

Founded on December 3, 1981, by Ordinance No. 596, and later renamed the "Neighborhood Improvement Program Commission" through Ordinance No. 773.

Objectives:

- Promote property beautification and the removal of items that lower property values.
- Encourage voluntary compliance with city codes to enhance the city's appearance.
- Advise on strategies to beautify the city and reduce vandalism.
- Partner with civic organizations to support city clean-ups and beautification.
- Help establish neighborhood block organizations to reduce vandalism and promote beautification.
- Inspire holiday decorations and proper flag displays.
- Conduct hearings on property maintenance.

The Commissioners engaged in an extensive discussion regarding potential cost reductions for various projects to allocate additional funds to the Mural project. Commissioner Costello confirmed that Trinity Park is ADA compliant. The

Commissioners agreed to allocate \$5,000 toward the Mural project, increasing its budget to a total of \$20,000. However, they will need to decide later which projects to reduce funding from in order to meet the \$5,000 allocation. This item will be tabled for further discussion at the next regularly scheduled NIC meeting.

Dan Meewis, Assistant City Manager, noted that there is time to continue this discussion at the next meeting before the City Council presentation. He assured the Commission that the costs would be aligned prior to the City Council meeting.

PUBLIC COMMENT:

Alex Miller, Seaside City Council Member, gave a presentation regarding the cement posts under the Highway 1 underpass at the first Seaside exit heading southbound. He shared several photos highlighting the graffiti that has been repeatedly painted over and suggested the idea of the NIC Commission potentially creating a mural on the posts.

On motion by Commissioner Costello, and second by Commissioner LeBoeuf, and carried by the following vote, the Neighborhood Improvement Commission moved to approve to continue discussion regarding reallocating \$5,000 from other projects to the Mural Project at the next regularly scheduled NIC meeting.

RESULTS: 7-0-0-0

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

NOES: None

ABSTAIN: None

ABSENT: None

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 workplan document.

RESULTS: 7-0-0-0

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

NOES: None

ABSTAIN: None

ABSENT: None

6. REPORTS FROM COMMISSIONERS

Commission Discussion and Announcements:

- Vice Chair Meyer inquired about obtaining pictures of the Commission. Dan Meewis, Assistant City Manager, responded that he would coordinate with the City Clerk's office regarding the pictures. He also announced a Volunteer Appreciation event at the Oldemeyer Center on Wednesday, April 22, from 6:00 to 8:00 PM. RSVP with the City Clerk.

- Chair Riordan acknowledged that Commissioner Alexander's last meeting is tonight, April 7, 2026, and gave a heartfelt speech, expressing gratitude for Commissioner Alexander's dedication and service to the Commission.
- Commissioner Alexander thanked the Commission for the opportunity to serve and expressed his appreciation as he announced that he would be moving to Walnut Creek.
- Commissioner Costello shared that following the recent apartment fire in Monterey, she, along with All-In Monterey, delivered 50 quilts that were made to individuals displaced by the fire.

7. REPORTS FROM STAFF

Dan Meewis, Assistant City Manager, reported that two NIC-nominated Businesses of the Quarter (chosen at the January retreat) were recognized at last week's Monterey Bay FC soccer game. AMG Cyclery received their plaque and expressed great excitement about the recognition, while The Creperie will be recognized at the first home game in May.

Looking ahead, the "Business of the Quarter" program will be transferred to the C-JOBS Commission when they reconvene in April.

Dan Meewis also shared that the Annual Easter Egg Hunt at Oldemeyer Center had a fantastic turnout, with 22,000 eggs hidden for the event.

Additionally, on April 19th, prior to the 15th Annual Earth Day Celebration, Sustainable Seaside, Monterey and the Joint Powers Authority will host a JPA 50th Anniversary celebration at Laguna Grande Regional Park from 10:00 AM to 12:30 PM. The event will feature bird and nature walks, as well as spotting scopes around the lake. Earth Day festivities will begin at 1:00 PM.

8. ADJOURNMENT

With no further business the meeting adjourned at 6:51 pm.

There was no motion or vote to adjourn.

Respectfully submitted,

Jennifer Hancock, Committee Clerk

Ray Riordan, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Neighborhood Improvement Program

BY: Dan Meewis, Assistant City Manager

DATE: May 5, 2026

**SUBJECT: REVIEW OF PROPOSED PROJECTS FOR FISCAL YEAR 26/27
AND MAKE FINAL RECOMMENDATIONS TO SUBMIT TO THE
CITY COUNCIL**

RECOMMENDATION

Review identified projects and provide recommendation for City Council

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.

Each year the commission solicits input from other commissions and community groups for ideas, and during their study session they identified projects to move forward with and get more detailed information, including potential costs.

On January 10, 2026, the Neighborhood Improvement Commission held their annual retreat to review project ideas to be included in their annual work-plan. The commission solicited input from other commissions and local non-profits. In addition, each commissioner suggested their own project ideas. After a lengthy discussion, the commission narrowed down their projects to a list of 20+ potential projects. However,

there is some overlap where the same request was submitted by multiple commissions. Staff have provided some estimates for these potential projects. For projects that are selected, they will need to be completed by June 30, 2027.

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.

At the February and March meetings, the commission reviewed the consolidated list provided by the Liaison with some estimated costs. The NIC asked staff to research more costs, and bring back the list for further discussion, so the NIC can finalize their list so they can make a recommendation to the City Council.

Staff have also drafted a work-plan document for the commission to review, provide comments, and ultimately approve to submit to the City Council for approval.

Some of the past projects are:

- Oldemeyer Center Murals
- 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 (Work in progress)
- Residential Tree Giveaway program
- Medians on Del Monte and Canyon Del Rey
- Custom bike racks for parks.

FISCAL IMPACT

The Neighborhood Improvement Commission's work-plan is funded through their transient occupancy tax allocation. the allocation for fiscal year 26/27 has been estimated at \$296.000.

ATTACHMENTS

1. NIC Projects Approved for Rec FY 26-27 5.5.26
-
-

NIC Projects Approved for City Council Recommendation for FY 26/27

Solar Powered Bench	\$ 8,000.00
Seaside Stars QR code Plaques/signs	\$ 10,000.00
Cutino Park Basketball Court	\$ 20,000.00
Pet Waste Stations x5	\$ 4,000.00
South Del Monte Landscaping Medians	\$ 10,000.00
Seaside Gateway Sign & Fence	\$ 24,000.00
Trinity Park Entry Improvements	\$ 28,500.00
Pathway Improvements	\$ 100,000.00
Tree Give-Away	\$ 5,000.00
Mescal Neil Pergola	\$ -
Annual allocation for benches x 3 (\$5,000 each)	\$ 15,000.00
Annual allocation for Utility Boxes	\$ 16,000.00
Annual allocation for 1 mural (Caltrans)	\$ 20,000.00
Welcome banners x10	\$ 2,000.00
Raised Flower Beds Havana Soliz & Capra Parks	\$ 2,500.00
Banners for dumpsters x6	\$ 1,200.00
Triangle Landscaping at San Pablo and Baker	\$ 30,000.00
TOTAL	\$ 296,200.00



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Neighborhood Improvement Program

BY: Dan Meewis, Assistant City Manager

DATE: May 5, 2026

**SUBJECT: DEBRIEF ON THE NEIGHBORHOOD CLEAN UP EVENT THAT
TOOK PLACE ON SATURDAY, APRIL 25, 2026.**

RECOMMENDATION

Have a discussion and provide feedback.

BACKGROUND

The Neighborhood Improvement Commission held their bi-annual community clean-up event on Saturday, April 25 from 8am-12pm. The event featured placing five large dumpsters at various locations throughout the City. Greenwaste was a partner in this event and provided two of the dumpsters free of charge.

The commission would like to engage in a discussion and provide feedback on the event so they can make an informed decision on if there needs to be any changes made to the event that will take place in the fall.

FISCAL IMPACT

There is no fiscal impact with this item.

ATTACHMENTS

None





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Neighborhood Improvement Program

BY: Dan Meewis, Assistant City Manager

DATE: May 5, 2026

**SUBJECT: REVIEW AND SELECT THE HOUSE OF THE MONTH FOR JUNE
AND JULY 2026**

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Neighborhood Improvement Program

BY: Dan Meewis, Assistant City Manager

DATE: May 5, 2026

SUBJECT: DISCUSSION REGARDING FILLING VACANT SEATS ON THE COMMISSION

RECOMMENDATION

Identify ways to recruit for the vacancy on the commission.

BACKGROUND

In the Seaside Municipal Code, Chapter 2.24 "Neighborhood Improvement Commission" in section 2.24.020 Composition and terms of office, it states: The commission shall consist of nine members. The appointed members shall hold office for three years.

The current make of the commission has six commissioners. As the commissions continues to work on projects, and provide recommendations to the City Council on how to allocate the funding from TOT. The commissioner would like to recruit more commissioners to assist with their duties as stated in code section 2.24.030. The commission shall be entrusted, and shall be the duty commission, to make recommendations to the City Council and to advise the council in matters pertaining to general improvement of the neighborhoods within the city.

These are growing duties, and the commission would benefit from having a full slate of commissioners to assist with the work.

ATTACHMENTS

None
