



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL AGENDA

Contact: 831.620.2000 www.ci.carmel.ca.us

Mayor Dale Byrne
Councilmembers Jeff Baron, Hans Buder, Bob
Delves, and Alissandra Dramov

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

Special Meeting Monday, May 4, 2026 3:00 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/81991221369>

Webinar ID: 819 9122 1369

Passcode: 055985

Dial-in: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to cityclerk@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

PUBLIC COMMENT GUIDELINES FOR SPECIAL MEETINGS

During Special City Council Meetings, public comments are permitted on items listed on the agenda. After each item on the agenda is introduced, the Mayor will invite public comment on that item. Each speaker has 3 minutes to speak unless otherwise adjusted by the Mayor. While stating your name is optional, it helps to identify speakers in the meeting minutes. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

CALL TO ORDER AND ROLL CALL

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council or the public may ask that any items be considered individually for Council discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) April 6, 2026, Special Meeting Minutes, and April 7, 2026, Regular Meeting Minutes
- 2) March 2026 Monthly Reports
- 3) March 2026 Check Register Summary
- 4) Receive the Carmel Police Department's 2025 Military Equipment Annual Report per AB 481 and approve future purchase of new/replacement equipment

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council discussion, debate, direction to staff, and/or action.

- 5) Resolution 2026-024 authorizing the City Administrator to execute a contract with GA Technical Services, Inc. in the amount of \$295,829 for the Vista Lobos Electrical Panel Upgrade and EV Charging Stations Project for a total not-to-exceed amount of \$350,000.
- 6) Resolution 2026-025 authorizing the City Administrator to award a janitorial services agreement with Bright Building Maintenance, with an initial term of five years beginning in Fiscal Year 2026-27, with a base fee of \$327,000, plus a \$6,000 Supplemental Services budget.
- 7) Receive an update on the Design Traditions 1.5 project, and review the proposed Plan, defined Scope of Work, and Proposed Timeline to finalize the Residential Design Guidelines 1.5 - *Continued from April 7, 2026*
- 8) Consideration of FY 2026-2027 City Council Discretionary Grant Funding and Direction on Distribution of Grant Awards
- 9) Discuss draft Resolution Of The City Council Of The City Of Carmel-By-The-Sea Ordering The Submission To The Qualified Electors Of The

City Of Carmel-By-The-Sea At The November 3, 2026, General Municipal Election A Measure To Increase The Transactions And Use Tax Rate By 0.375% To Make The Total Tax Rate 1.875% and Extending the Duration of the Transactions and Use Tax so that it remains in effect until ended by Voters; and provide direction

- 10) Discuss draft Resolution of the City Council of the City of Carmel-by-the-Sea submitting to the qualified electors of the City of Carmel-by-the-Sea a Measure to adopt a new two percent Transient Occupancy Tax, in addition to the existing ten percent Transient Occupancy Tax, and approving the form of the Ordinance to be submitted to the voters; Requesting the Monterey County Elections Department to conduct the Election and requesting consolidation of the General Municipal Election with the Statewide General Election to be held on November 3, 2026; Directing the City Attorney to prepare an Impartial Analysis concerning such Measure; Authorizing the drafting of Primary Arguments and Rebuttals concerning such Measure and provide direction

- 11) Receive the 2nd Fiscal Year 2025-2026 Tri-Annual Budget Report

RECESS

The City Council will take a 30-minute break around 6:30 p.m.

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957

Title: Acting City Administrator

CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6;

Agency Designated Representatives: Acting Assistant City Administrator Marisa Bermudez, Police Chief Todd Trayer, and Zachery Lopes, Burke Williams & Sorensen;

Employee Organization: General Employees Unit, an Affiliated Unit of LiUNA, and Management Employees Unit, an Affiliated Unit of LiUNA

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (<http://www.ci.carmel.ca.us>) in accordance with applicable legal requirements.

CORRESPONDENCE RECEIVED AFTER THE POSTING OF THE AGENDA

Any correspondence or supplemental materials related to items on this agenda that are received after the agenda has been posted will be distributed to the City Council and made available for public review at City Hall (Monte Verde Street between Ocean and Seventh Avenues) during regular business hours. Written comments emailed to the City Clerk will not be read aloud, but will be posted online with the related agenda at:

<https://carmelbytheseaca.portal.civicclerk.com/>.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).