



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

Mayor Dale Byrne, Councilmembers Jeff Baron, Hans
Buder, Bob Delves, and Alissandra Dramov
Contact: 831.620.2000 www.ci.carmel.ca.us

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

CITY COUNCIL SPECIAL MEETING Tuesday, January 7, 2025 4:30 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/87923135197> Webinar ID: 879 2313 5197
Passcode: 093953 Dial in: (253) 215-8782**

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or using 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.

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Board or Commission discussion, debate, direction

to staff, and/or action.

1. Appointment of Mayor Pro Tempore for 2025
2. Discussion on Council Appointments to Ad Hoc Committees and potential appointments
3. Resolution 2025-01 confirming Councilmember appointments to outside agencies for 2025
4. Fiscal Year 2024-2025 Mid-Year Budget Report and Resolution 2025-02 Approving FY 2024-2025 Adopted Budget Amendments
5. Receive a Status Report on the Police Building Renovation Project, review the Conceptual Design for renovating and expanding the Police and Public Works building on the existing site, and provide direction to staff

ADJOURNMENT

6. Presentations received after agenda posting
7. Correspondence Received After Agenda Posting

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.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

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).



CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

Staff Report

January 7, 2025
ORDERS OF BUSINESS

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Nova Romero, City Clerk

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Appointment of Mayor Pro Tempore for 2025

RECOMMENDATION:

That the Mayor appoint a member of City Council as the Mayor Pro Tempore for the 2025 calendar year.

BACKGROUND/SUMMARY:

The process of appointing the Mayor Pro Tempore is outlined in City Council Policy C89-02, "City Council Rules and Procedures". The process is as follows:

The Mayor Pro Tempore is appointed by the Mayor in December or at the first meeting after the City Council is seated following an election. This appointment is announced by the Mayor, but does not need to be ratified by the City Council. In the absence of the Mayor, the Mayor Pro Tempore shall chair the City Council meetings and may attend social/quasi-governmental functions on behalf of the City.

FISCAL IMPACT:

None

PRIOR CITY COUNCIL ACTION:

None for this action

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

January 7, 2025
ORDERS OF BUSINESS

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Nova Romero, City Clerk

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Discussion on Council Appointments to Ad Hoc Committees and potential appointments

RECOMMENDATION:

Council discussion on appointments to Ad Hoc Committees and provide direction on potential appointments.

BACKGROUND/SUMMARY:

The City Council will review and discuss the current list of ad hoc committees, and provide direction on which ad hoc committees will remain and appoint members as necessary.

Below is a list of the current ad hoc committees and their appointed members:

1. **Ambulance and Fire Services Ad Hoc** - Richards, Baron
2. **Police Building Renovation Ad Hoc** - Potter, Baron
3. **Housing Ad Hoc** - Richards, Ferlito
4. **Outdoor Wine Tasting Ad Hoc** - Potter, Baron
5. **Flanders Mansion Ad Hoc** - Potter, Dramov
6. **Underground Utility Ad Hoc/Rule 20A Funds** - Dramov, Baron
7. **Board and Commission Training Ad Hoc** - City Attorney, City Clerk (no members of Council)
8. **Street Addresses Ad Hoc** - Ferlito
9. **Flock Cameras** - Richards, Dramov
10. **Mills Act Policy** - Richards, Baron

Recommended Action:

Council will discuss the list of current ad hoc committees and advise which ad hoc committees will continue at this time or be dissolved, and for those ad hoc committees that will continue, the Mayor will make appointments.

FISCAL IMPACT:

None for this item

PRIOR CITY COUNCIL ACTION:

None for this item

ATTACHMENTS:



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

January 7, 2025
ORDERS OF BUSINESS

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Nova Romero, City Clerk

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Resolution 2025-01 confirming Councilmember appointments to outside agencies for 2025

RECOMMENDATION:

Adopt Resolution 2025-01 confirming Councilmember appointments to various outside agencies for 2025.

BACKGROUND/SUMMARY:

In addition to their duties on the City Council, Council Members serve as the City's representatives to various outside agencies.

At the beginning of each year it is appropriate to appoint or reappoint Council Members to the following outside agency Boards and Commissions:

- **Association of Monterey Bay Area Governments (AMBAG)** - AMBAG governed by a twenty-four member Board of Directors comprised of elected officials from each City and County within the region. Elected officials from 18 cities and two supervisors from each county make up the AMBAG Board. The AMBAG region includes Monterey, San Benito and Santa Cruz County. AMBAG serves as both a federally designated Metropolitan Planning Organization (MPO) and Council of Governments (COG).
- **Central Coast Community Energy (3CE) Policy Board of Directors** - Policy Board Directors must be elected members of the Board of Supervisors or City Council of the municipality. Seats rotate per MOU between Pacific Grove, Carmel-by-the-Sea, and Monterey. For the two-year term 1/2025-12/2026, Monterey holds primary representative seat and Carmel-by-the-Sea holds the alternate seat on this board.
- **Community Human Services Board of Directors** - Community Human Services is a 501c(3) nonprofit and Joint Powers Authority (JPA) with a governing board of representatives from 15 cities and school districts in Monterey County. JPA members include: City of Carmel, City of Del Rey Oaks, City of Marina, City of Monterey, City of Pacific Grove, City of Salinas, City of Sand City, City of

Seaside, Carmel Unified School District, Monterey Peninsula Unified School District, Pacific Grove Unified School District, Monterey Peninsula Community College District, North Monterey County Unified School District, Monterey County Office of Education, and Santa Rita Union School District.

- **Illegal Dumping and Litter Abatement Task Force** - The Illegal Dumping and Litter Abatement Task Force (IDLATF) is a working group with members from local city and county governments, solid waste haulers and landfill operators, law enforcement, business leaders in agriculture, members of the community, as well as private landowners and ranchers, whose only focus is to reduce illegal dumping in Monterey County. The Monterey County Health Department, Environmental Health Bureau is chair of the IDLATF and meetings are held monthly.
- **Monterey Peninsula Regional Water District Policy Advisory Committee** - The purpose of this committee is to make recommendations to the MPWMD Board of Directors on policy matters referred by the Board. The Committee is not currently active, but it is recommended to appoint a representative from Carmel City Council in the event a meeting is needed this year.
- **Monterey Regional Taxi Authority (MRTA)** - Meets once per year. Administered by MST.
- **Monterey Salinas Transit (MST) Board of Directors** - The MST board of directors is comprised of a representative from each member jurisdiction, which governs the agency and appoints the general manager. Current members of the district are the Cities of Carmel, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Sand City, Seaside, Soledad and the County of Monterey.
- **ReGen Monterey (Formerly Monterey Regional Waste Management District) Board of Directors** - The nine-member ReGen Monterey Board of Directors includes a representative from each of the jurisdictions within its district boundaries, including Monterey, Pacific Grove, Carmel-by-the-Sea, Marina, Sand City, Del Rey Oaks and Seaside, Monterey County District 4, and the Pebble Beach Community Services District. Board members are appointed by their individual jurisdictions for four-year terms.
- **Transportation Agency of Monterey County (TAMC) Board of Directors** - The Transportation Agency for Monterey County's Board of Directors is composed of each of the five members of the Monterey County Board of Supervisors, or his or her individually designated alternate, and one member appointed from each incorporated city within Monterey County or his or her designated alternate.
- **Tor House Foundation** - The Robinson Jeffers Tor House Foundation, affiliated with the National Trust for Historic Preservation, is a nonprofit organization of volunteer members established in 1978 to acquire, maintain and provide for public access to Tor House, Hawk Tower and the surrounding gardens.

City Administrator Chip Rerig serves the City representative to the Carmel Unified School District, and Visit Carmel.

FISCAL IMPACT:

None for this action.

PRIOR CITY COUNCIL ACTION:

The City Council routinely appoints members to outside agencies by Resolution at the beginning of each year or as necessary.

ATTACHMENTS:

Attachment 1) Resolution 2025-01

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

Attachment 1

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
CONFIRMING COUNCILMEMBER APPOINTMENTS TO VARIOUS OUTSIDE AGENCIES FOR
2025**

WHEREAS, in addition to their duties on the City Council, Councilmembers serve as the City's representatives to outside agencies; and

WHEREAS, following a General Municipal Election it is appropriate to appoint or reappoint Councilmembers to these outside agency Boards and Committees; and

WHEREAS, the list of outside agency appointments for 2025 is included as Exhibit A.

**NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF
CARMELBY-THE-SEA DOES HEREBY:**

Appoint Carmel-by-the-Sea City Councilmembers to represent the City as primary and alternate members of various outside agencies for 2025 as listed in Exhibit A of this Resolution.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
this 7th day of January, 2025, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Dale Byrne
Mayor

Nova Romero, MMC
City Clerk

EXHIBIT A

2025 Representatives to Outside Agencies			
Outside Agencies Appointed by City Council	Primary Member	Alternate Member (if applicable)	Meeting Date/Time of each Month
Association of Monterey Bay Area Governments (AMBAG) Board of Directors	Buder	Dramov	2nd Wednesday 6:00 p.m.
Central Coast Community Energy (3CE) Policy Board of Directors <i>(Seats rotate per MOU between PG, Carmel, and Monterey. For 2025-2026, Monterey holds primary seat, and Carmel holds the alternate seat)</i>	(N/A – City of Monterey holds this seat)	Baron	4x/year and as scheduled, usually 1:30 p.m.
Community Human Services Board of Directors	Baron	No alternate for this board	3 rd Thursday 11 a.m. – 1 p.m.
Illegal Dumping and Litter Abatement Task Force <i>(Monterey County Health Department Administers)</i>	Byrne	Dramov	As scheduled
Monterey Peninsula Regional Water District Policy Advisory Committee	Delves	No alternate for this committee	As scheduled
Monterey Regional Taxi Authority (MRTA) Board of Directors <i>(MST Administers)</i>	Baron	Buder	1x/year
Monterey Salinas Transit (MST) Board of Directors	Baron	Buder	2 nd Monday 10:00 a.m.
ReGen Monterey Board of Directors <i>(Formerly Monterey Regional Waste Mgmt. District) (term ends 12/2026)</i>	Byrne	No alternate for this board	3 rd Friday 9:00 a.m.
Transportation Agency of Monterey County (TAMC) Board of Directors <i>(2 year term ends 12/2025)</i>	Byrne	Baron	4 th Wednesday or as sched. 9:00 a.m.
Tor House Foundation	Dramov	Byrne	As scheduled
Carmel Unified School District City Representative	Rerig	Byrne	As scheduled
Visit Carmel City Representative	Rerig	No alternate for this board	2 nd Thursday at 2:30 p.m.



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

January 7, 2025
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Jayne Fields, Finance Manager
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Fiscal Year 2024-2025 Mid-Year Budget Report and Resolution 2025-02 Approving FY 2024-2025 Adopted Budget Amendments

RECOMMENDATION:

Receive the Fiscal Year 2024-2025 Mid-Year Budget Report and Adopt Resolution 2025-02 Approving FY 2024-2025 Adopted Budget Amendments.

BACKGROUND/SUMMARY:

The purpose of this agenda item is to provide an update regarding the Fiscal Year 2024-2025 budget based upon the revenues received and expenses incurred through the first five months of the fiscal year (July 1 – November 30, 2024). In addition, staff recommends Council approve budget amendments.

Revenue

The City's three major sources of revenue are property taxes, sales and use taxes, and transient occupancy taxes. The City received its first tranche of property taxes in December 2024. Property taxes received to date total \$5.2 million, which is 60% of the total budgeted property tax revenue. The State remits sales and use taxes on a quarterly basis. The State sales taxes received to date include receipts for the July – September quarter plus an advance for the October – December quarter. The remaining quarterly balance will be received in February 2024. The \$1.6 million received in State Sales Tax thus far aligns with budget projections. Measure C local sales tax of approximately \$2.7 million also aligns with budget projections thus far, with receipts for November and December to be received in January and February 2025 respectively. Transient occupancy tax (TOT) revenue of approximately \$4.2 million is currently outpacing its budget target as the revenue to date reflects remittance from the reporting periods of July and October 2024. Revenue from Charges for Services totals approximately \$1.1 million (44% of the budget) while Other Revenue (which includes Business License Renewals) totals approximately \$2.3 million, or 78% of budget. Both revenues align with budget projections.

A summary of revenues to date is as follows:

Revenue Category	FY 24-25 Adopted Budget	Jul - Nov Receipts	Percent Received	Percent Received prior FY Jul-Dec
Property Taxes*	8,634,384	5,176,750	60%	57%
State Sales & Use Tax	3,738,511	1,590,926	43%	34%
Local Sales Tax - Measure C	6,045,063	2,685,321	44%	36%
Transient Occupancy Taxes	7,543,234	4,238,029	56%	53%
Charge for Services	2,550,029	1,134,161	44%	63%
Other	2,920,028	2,279,031	78%	55%
Total	31,431,249	17,104,218	54%	50%

* July - Dec Receipts

Expenditures

The City's largest expenditure category is salaries and benefits, which account for 37% of the Fiscal Year 2024-2025 Adopted Budget. For the period of July through November, the salaries and benefits expenditures, inclusive of the annual Worker's Compensation insurance premium, total \$5.3 million. These expenditures represent 33% of the total budgeted salaries and benefits expense and generally align with budget projections (see discussion of overtime below). Services and supplies expenditures total \$5.2 million, or 42% of the budget. The City paid the annual unfunded pension liability (UAL) payment of approximately \$2.4 million in July and will be making the \$1 million payment to the Section 115 trust in March 2025. Debt service principal payments have all been executed for Fiscal Year 2024-2025. Capital expenses currently reflect spending on 23 active projects, including the Sunset Center window and City Hall roof replacements, Stream/Drainage Improvements, Police Building project analysis, and the San Antonio walkway rebuild. An additional \$1.2 million is currently encumbered within Capital Outlay and the remaining budget is available for adopted CIP projects. Worker Comp claims expenditures are below budgeted expenditures.

A summary of expenditures to date is as follows:

Expense Category	FY 24-25 Amended Budget	July-Nov 2024	Percent Expended	Percent Expended prior FY Jul-Nov
Salaries/Benefits	15,958,392	5,330,623	33%	33%
Services/Supplies	12,465,001	5,216,393	42%	36%
Pension	2,375,351	2,298,486	97%	100%
Debt Service	519,100	445,784	86%	85%
Capital Outlay	12,184,000	1,081,242	9%	10%
Total	43,501,844	14,372,528	33%	31%

Budget Adjustments

Revenue

Ambulance Services (-\$177,000): Based on current ambulance operations, the budget for ambulance services revenues is overstated and should be reduced.

Planning & Building Permits (-\$203,000 total): Based on permit activity year-to-date, the budget for permit revenue for the fiscal year is overstated and should be reduced.

Traffic Safety Violations (\$64,000): Based on year to date activity, the budget for traffic safety violations is understated and should be increased.

Interest & Investment Earnings (\$122,000): Based on year to date activity, the budget for interest income is understated and should be increased.

Expenses

Ambulance (\$167,480): Additional funds are needed for Overtime and Vehicle Maintenance costs. Overtime costs are forecast to exceed budget as staffing shortages are covered with overtime hours, and vehicle maintenance costs have escalated as the old Ambulance continues to require repairs while the City waits for its replacement (current scheduled to be received in the fall).

Fire (\$86,600): Additional funds are needed for Vehicle Maintenance costs and to reimburse the City of Monterey for fire services and a Jaws of Life purchased for the fire engine.

Police (\$268,000): Additional funds are needed for Overtime and Vehicle Maintenance costs. Overtime costs have exceeded budget and are forecast to continue to do so as vacant positions are filled but will continue to require training. Likewise training and contract services costs are exceeding budget as a number of new recruits are brought on-line in the next few months. Finally, Vehicle costs are exceeding budget.

Non-Departmental (\$55,000): An increase in the budget for utilities costs is needed in order to fund projected budget shortfalls.

PERS UAL (-\$75,865): A decrease in the budget for payment of the unfunded pension liability is due to the City realizing savings over the budgeted amount.

Capital Outlay

Sunset Center Retaining Wall Project (\$400,000): Based on the condition of the wall, it is recommended that the City Council consider adding this project to the current year's project list.

Sunset Center Elevator Modernization (\$50,000): The elevator system at the Sunset Center is a significant aging asset. This project will utilize experts who originally built the elevators in order to determine how best to repair or replace this asset in the safest and most cost effective way.

FISCAL IMPACT:

Tax revenues through the November/December timeframe are generally running ahead of budgeted to-date amounts. Based on the gains realized, the City anticipates that it will have adequate funds available to meet

the above \$194,000 revenue, \$501,215 expense and \$450,000 Capital outlay needs. As a result, there is no net change to the Fiscal Year 2024-2025 budget for operational needs.

In addition, the CIP fund balance, estimated at \$10,745,000, is available to fund further investment in CIP projects.

PRIOR CITY COUNCIL ACTION:

Council adopted the Fiscal Year 2024-2025 Budget on June 4, 2024 (Resolution 2024-047).

ATTACHMENTS:

- 1) Resolution 2025-02
- 2) Exhibit A

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

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA
RECEIVING THE FISCAL YEAR 2024-25 MID-YEAR BUDGET REPORT AND
APPROVING BUDGET AMENDMENTS TO THE FISCAL YEAR 2024-2025 ADOPTED
BUDGET**

WHEREAS, the City Council adopted Resolution No. 2024-047 approving the Fiscal Year 2024-2025 annual operating and capital budget on June 4, 2024; and

WHEREAS, the Mid-Year Budget report provides an update regarding revenue and expenditure trends and whether fiscal performance to date aligns with budget assumption; and

WHEREAS, after review of expenditures and revenues as of December 31, 2024; and

WHEREAS, the City requires additional appropriations to increase the budget for the use of contracted services, unanticipated expenses, and unanticipated revenue; and

WHEREAS, the Carmel Municipal Code Section 3.06.030 requires Council to approve all transfers of appropriations between departments.

**NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF
CARMEL-BY- THE-SEA DOES HEREBY:**

Approve budget amendments to Fiscal Year 2024-2025 Budget as shown in the attached Exhibit A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 7th day of January 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Dale Byrne, Mayor

Nova Romero, MMC, City Clerk

General Ledger Account and Description	Purpose	FY 2024/25 Amended Budget	Adjustment Amount	FY 2024/25 Adjusted Budget
101-118-00-41006 Ambulance : Overtime - Safety	Increase for overtime.	\$140,000	\$142,480	\$282,480
101-118-00-42203 Ambulance : Vehicle Maintenance	Increased vehicle repair costs.	\$37,000	\$25,000	\$62,000
101-117-00-42001 Fire : Contract Services	Increase for Monterey Fire Services True-up payment variance.	\$3,346,924	\$36,000	\$3,382,924
101-117-00-42203 Fire : Vehicle Maintenance	Increased vehicle repair costs.	\$40,000	\$35,000	\$75,000
101-117-00-42104 Fire : Machinery and equipment	Increase for Jaws of Life for Fire engine.	\$27,500	\$15,600	\$43,100
101-116-00-41006 Police : Overtime -Safety	Increase for overtime.	\$205,000	\$190,000	\$395,000
101-116-00-42203 Police : Vehicle Maintenance	Increased vehicle repair costs.	\$53,000	\$40,000	\$93,000
101-116-00-42301 Police : Training & Education	Increase for training of new positions.	\$28,000	\$8,000	\$36,000
101-116-00-42001 Police : Contract Services	Increase for additional background services.	\$388,555	\$20,000	\$408,555
101-116-00-42415 Police : Other Expenditures	Increase for office furniture to support new positions.	\$19,800	\$5,000	\$24,800
503-513-00-43005 Police : Vehicles & Fire Trucks	Increased vehicle repair costs.	\$240,000	\$5,000	\$245,000
101-130-00-42505 Non-Departmental : Utilities	Increased utilities costs.	\$269,500	\$55,000	\$324,500
101-000-00-36226 Charges for Services: Ambulance Services	Decrease in ambulance billing receipts.	\$824,043	\$177,000	\$647,043
101-000-00-36301 Charges for Services: Planning Permits	Decrease in Planning receipts.	\$353,747	\$115,000	\$238,747
101-000-00-36401 Charges for Services: Building Permits	Decrease in Building receipts.	\$635,558	\$88,000	\$547,558

General Ledger Account and Description	Purpose	FY 2024/25 Amended Budget	Adjustment Amount	FY 2024/25 Adjusted Budget
101-000-00-36214 Charges for Services: Traffic Safety Citations	Increase in Traffic Safety ticket collections.	\$36,093	\$64,000	\$100,093
101-000-00-37001 Other: Interest & Investment Earnings	Increase in investment income.	\$28,892	\$122,000	\$150,892
101-130-00-42503 Non-Departmental: PERS UAL	Decrease for budgeted savings.	\$2,375,351	\$75,865	\$2,299,486
301-311-00-43008 Capital Outlay: CIP - Sunset Center Retaining Walls Project	Increase for new proposed project.	\$11,614,000	\$400,000	\$12,014,000
301-311-00-43008 Capital Outlay: CIP - Sunset Center Elevator Modernization	Increase for emergency repairs.	\$11,614,000	\$50,000	\$11,664,000
Tax Revenue	Increased realization.	\$31,431,249	\$1,145,215	\$32,576,464



CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

Staff Report

January 7, 2025
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Paul Tomasi, Chief of Police & Public Safety Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a Status Report on the Police Building Renovation Project, review the Conceptual Design for renovating and expanding the Police and Public Works building on the existing site, and provide direction to staff

RECOMMENDATION:

Receive a Status Report on the Police Building Renovation Project, review the Conceptual Design for renovating and expanding the Police and Public Works building on the existing site, and provide direction to staff.

BACKGROUND/SUMMARY:

Executive Summary:

In July 2024, the Ad Hoc Committee asked the full Council for direction on preparing a Design Concept for the Police Building Renovation Project, to either:

- 1) Evaluate a new Police Station on an alternate site,
- 2) Demolish the existing Police/Public Works building on the existing site and rebuild, and/or
- 3) Maintain the "bones" of the existing building, and renovate and expand on the existing site

Following deliberation and public comments, Council provided direction to pursue only Option #3. Since that time, the Ad Hoc Committee and staff have worked with the City's architect, Indigo, to produce a schematic Design Concept, based on the programming needs of the Police Department, and a high-level estimate of project costs.

The purpose of this Agenda Item is to present Council with the results of the "homework assignment" given to the Police Building Ad Hoc Committee and staff at the July meeting. Following receipt of this presentation, Council is asked to provide comments, questions, and any desired added direction for how to proceed with the Project.

Background:

The current building that houses the Police and Public Works Departments was designed and constructed in the mid-1960s and has been occupied since 1968. No significant renovations or upgrade projects have been undertaken since its original occupancy.

Over the last seven years, several prior projects were generated with limited funding to improve only portions of the Police station. Other than minor improvements, no major repairs or upgrades were designed. More importantly, none of these past projects adequately addressed all essential repairs and improvements required to meet officer safety, building safety, current Police standards, or current Building Code requirements. Additionally, past City Council guidance was to focus on the needs of the Police Department component of the building to minimize costs and defer needed repairs on the Public Works portion of the building.

In June 2023, the Council awarded a Professional Service Agreement (PSA) to Indigo Architects, in the amount of \$300,000, to perform a building condition assessment, develop space programming needs for the Police Department, and generate schematic designs. Their work started with an evaluation of the existing building and all its component systems. The analysis showed that because of the lack of prior investment and periodic updating to meet new codes, the current building and its power, ventilation, heating, plumbing, roof integrity, structural bracing, IT, and other building systems do not meet current codes and are at the end of their useful lives. Additionally, it was clear from the condition analysis that the building and system renovations are required for the whole building, including the Public Works segment of the building. It was also evident that even if the Police Department were to be relocated to a new site, a large investment would still be required to upgrade and repair the current building to acceptable safety standards for occupancy by any department. The order of magnitude cost of a new Police station and renovation of the existing facility was estimated at over \$30 million.

In January 2024, Council received a report from the Ad Hoc Committee and staff regarding the condition of the current building and the space programming needs of the Police Department. The discussion included a concept to explore building a new Police Station on an alternate site, such as at Vista Lobos. Based on public comments, additional public listening sessions were subsequently held by the Ad Hoc Committee over the first half of 2024.

The July 2024 Council meeting was the culmination of six months of Ad Hoc Committee public meetings/listening sessions to provide information on Police needs, building conditions, and potential siting options for a new or renovated Police station. The staff report from the July meeting is included as **Attachment 1**. After receiving the Ad Hoc Committee recommendations and further public comments, Council directed staff to do the following:

- Abandon the idea of building a new Police station at another site
- Abandon the idea of demolishing the existing Police/Public Works Building on the existing site and build a completely new facility
- Maximize the use of the existing building and site to accommodate all current required Police programs as a priority, and accommodate Public Works programs to the extent that space is available
- Identify Public Works functions that cannot be accommodated on site
- Consider program growth potential to provide 50-year building functionality

The Council direction resulted in a substantial change in the original scope of work to be provided by the architect. While the firm did not have to prepare a Design Concept for a new Police facility on a unknown site, for which we have received a credit, they were required to expand the scope of improvements on the current site to accommodate Public Works functions, develop a concept plan for a satellite Corporation Yard at a site to be determined, and develop construction phasing plan that minimize swing space needs.

Indigo and staff have now completed the City Council directive and will report on the results at the January 7, 2025, meeting. The result of this effort is a preliminary Design Concept that lays out key operational/functional requirements and needed adjacencies. However, these floor plans and building mass diagrams do not show the style or architectural character of the buildings. All the other design disciplines, including structural, electrical, and mechanical engineering still need to complete their initial designs to develop complete floor plans, prepare a budget level construction cost estimate, and provide meaningful value engineering opportunities.

The Concept Design floor plans and mass diagrams for the proposed building are enclosed as **Attachment 2**. These plans will be presented by Chief Tomasi at the meeting. These plans demonstrate that all the Police programs and a large portion of the Public Works programs can be housed on the existing site if the building envelope is expanded. Indigo developed these plans in such a way as to minimize the impact on the residents adjacent to the proposed expanded facility. Also attached are conceptual plans for a notional Public Works equipment yard and storage space to house the overflow programs.

In addition, Indigo developed a very ingenious construction phasing plan that is designed to minimize the cost of providing swing space that would be abandoned after occupying the rebuilt facility. All of the above noted plans are available on the City website at: Police Building Project - City of Carmel

With Council's direction to proceed on with the Project as currently planned, the Council will need to approve an Amendment to the PSA with Indigo to allow them to complete the preliminary design work necessary to provide good answers to the questions that the City and public will have. The Amendment will tentatively be on City Council agenda in February.

FISCAL IMPACT:

There is no fiscal impact to receiving this Status Report.

In June 2023, Council awarded a PSA with Indigo Architects, in the amount of \$300,000, to perform a building condition assessment, develop space programming needs for the Police Department, and generate a schematic design. As noted in the report above, only one Design Concept was prepared to renovate and expand the building on the existing site, but this credit was offset by preparing a Design Concept that included the Public Works portion of the building, a Public Works satellite Yard concept, and construction phasing plans that minimize swing space needs. These funds have now been expended. An Amendment to the PSA has been developed with Indigo and is anticipated to be presented to Council at the February meeting.

The total project cost to accommodate Police and Public Works in the renovated facilities that are needed to meet required Police functional needs, current Building Codes, and public safety requirements, and that will serve the community for the next 50 years is anticipated to be in excess of \$30 million. It is premature to develop a more precise cost estimate at this very early stage of a Design Concept. Strategies for financing this obligation have not yet been developed pending completion of the initial design phase and more refined budget estimates, and most importantly, direction from the City Council.

PRIOR CITY COUNCIL ACTION:

In December 2022, the City Council appointed an Ad Hoc Committee to guide the development of the Police Building Project. In June 2023, Council awarded a PSA with Indigo Architects to perform a building condition assessment, develop space programming needs for the Police Department, and generate a schematic design concept.

In January 2024, Council received a report from the Ad Hoc Committee and staff regarding the condition of the current building and the space programming needs of the Police Department. The discussion included

a concept to explore building a new Police Station on an alternate site, such as at Vista Lobos. Based on public comments, additional public listening sessions were subsequently held by the Ad Hoc Committee over the first half of 2024.

In July 2024, Council received a report from the Ad Hoc Committee and staff with recommendations that the architect proceed with three design concepts: 1) Evaluate a new Police Station on an alternate site, 2) Completely demolish the existing Police/Public Works Building on the existing site and rebuild, and 3) Maintain the “bones” of the existing building, and renovate and expand on the existing site. Council directed staff to pursue Option 3 and focus on the current site to facilitate all Police programs and as much of the Public Works programs as feasible.

ATTACHMENTS:

Attachment #1 - July 9, 2024 Council Report Police Building Project

Attachment #2 - Police and Public Works Building Design Concept, Initial Renderings, and Phasing Plan



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

July 9, 2024
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Chip Rerig, City Administrator
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a report from the Police Building Ad Hoc Committee, and provide direction on authorizing Indigo/Hammond+Playle Architects to proceed with schematic design concepts for the Police Building Project.

RECOMMENDATION:

Receive a report from the Police Building Ad Hoc Committee, and provide direction on authorizing Indigo/Hammond+Playle Architects to proceed with schematic design concepts for the Police Building Project.

BACKGROUND/SUMMARY:

In December 2022, the Police Department Ad Hoc Committee was developed to reengage the Police Building Project that had previously been adopted as a Capital Improvement project in 2017, and subsequently placed on hold in 2020 due to the Coronavirus Pandemic.

In June 2023, Council awarded a professional Services Agreement with Indigo/ Hammond+Playle Architects (Indigo) for \$300,000 to provide the following services:

1. Condition assessment report
2. Space programming report
3. Two design schematics
4. Final Report with cost estimates and schedules

In January 2024, after multiple meetings, the Ad Hoc Committee presented the results of the building condition assessment, the Police Department programming effort, and recommended next steps to the City Council at a public meeting. At this meeting a decision was made by Council to halt the project until there was more information provided to the public and the public had sufficient opportunity to review project needs and justification.

Over the last 6 months, the Ad Hoc committee has held multiple public listening sessions, conducted three public tours of the existing facility and one tour of the new Salinas Police Facility. The Ad Hoc Committee and the participants in the community meetings agree that the time has come for the City Council to make a decision and remobilize the project development effort.

Following the most recent public listening session on June 6th, the Ad Hoc Committee is unified in their desire to move a project forward to improve the Police Building. However, the two members are currently split in their recommended approach for how to move the project forward. Taking into consideration the Ad Hoc Committee's recommendation(s) below, the full Council should provide direction to staff regarding the next steps in the Police Building Project. Specifically, Council is being asked whether to authorize Indigo/Hammond+Playle to proceed in one of two directions:

1. Focus efforts on the current building only, and prepare schematic design concepts for the Police Building Project Options #1 & #2 (both at existing site), or;
2. Prepare a schematic design concept for Police Building Project Option #3 (Vista Lobos) in addition to either one or both of Police Building Project Options #1 & #2.

Here is a summary of each Police Building Project Option:

Option #1: Rehabilitate and expand the existing building on-site to accommodate the pragmatic functions of a contemporary police building.

Option #2: Demolish and rebuild the existing Police Building including the space used by Public Works and rebuild a structure that can meet the needs of a contemporary police facility and accommodate the Public Works Department.

Option #3: Explore the feasibility of building a police facility on a new site. Including this option would provide an additional cost analysis for comparison of the three options and help in the consideration of a final project.

All three options were presented as staff recommendations to the Council in the January 8, 2024 Council Meeting.

The Ad Hoc Committee members will be prepared to discuss considerations related to both approaches with the full Council.

FISCAL IMPACT:

Council appropriated \$3,239,000 in Fiscal Year 2023/24 for this Capital Improvement Project. The current unencumbered balance is approximately \$2,600,000.

Approximately \$599,020 has been expended or encumbered as follows:

- Indigo/Hammond & Playle Architects = \$300,000
- 4Leaf Project Management = \$129,780
- Electrical Panel repairs = \$54,000
- Dispatch Room essential renovation = \$16,000
- Electrical Repairs in Dispatch = \$41,360
- Security System repairs = \$28,730
- IT Cabling repairs = \$20,650
- Steel Fire Doors repairs = \$5,000
- Roof leaks repairs = \$3,500

Additional Schematic Design Cost

The current contract with Indigo/Hammond+Playle includes two (2) schematic designs to be produced, at the cost of \$50,000 each. This cost would stay the same regardless of which two schematic designs are produced. If Council wishes to have a third schematic design produced, the additional cost would be \$50,000.

PRIOR CITY COUNCIL ACTION:

December 2022, the Ad Hoc Committee of Mayor Potter and Councilmember Baron was created to develop a set of recommendations on the way forward.

June 2023, Council approved a Professional Services Agreement with Indigo Architects to assess the current building condition, develop the recommended program for a modern Police facility, and develop concept designs for 2 options.

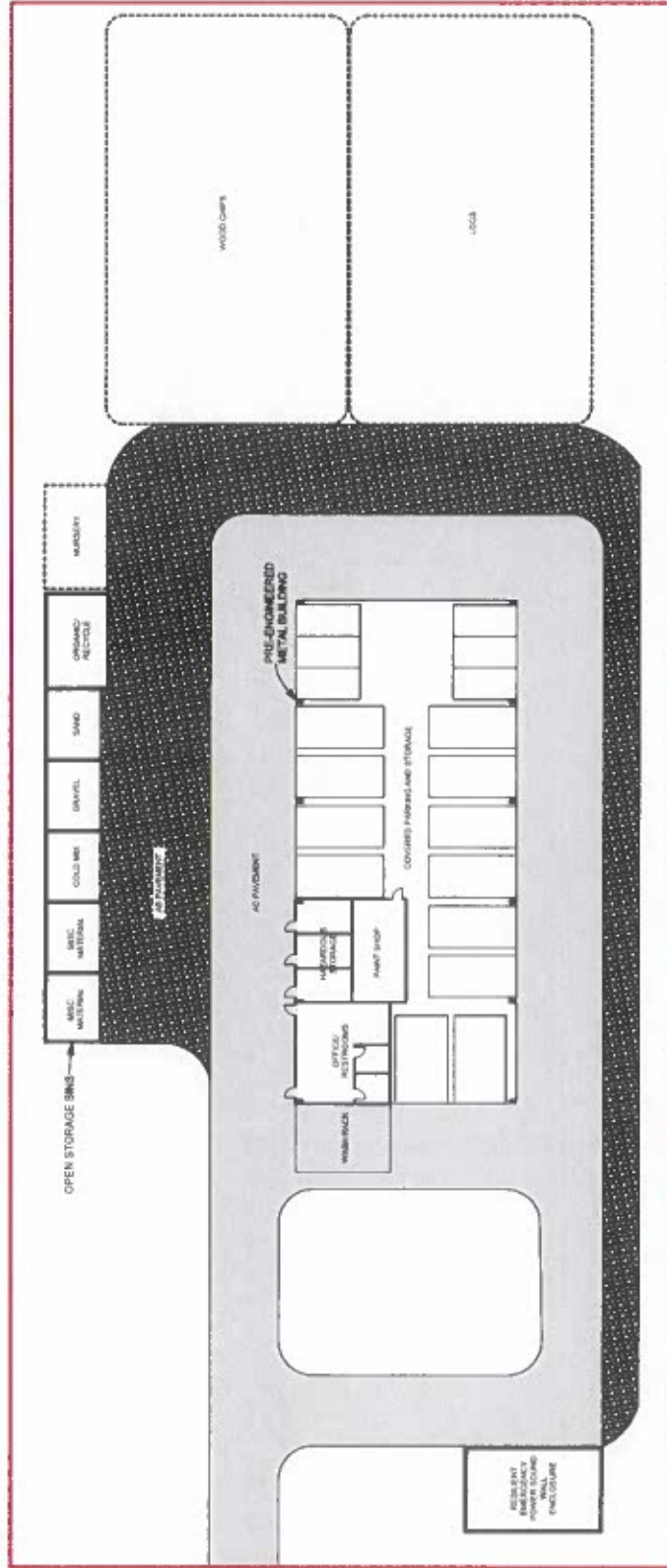
January 2024 Study Session, Council received public comments and requested staff to pursue moving forward with the architect on schematic designs, subject to Council approval of a resolution.

ATTACHMENTS:





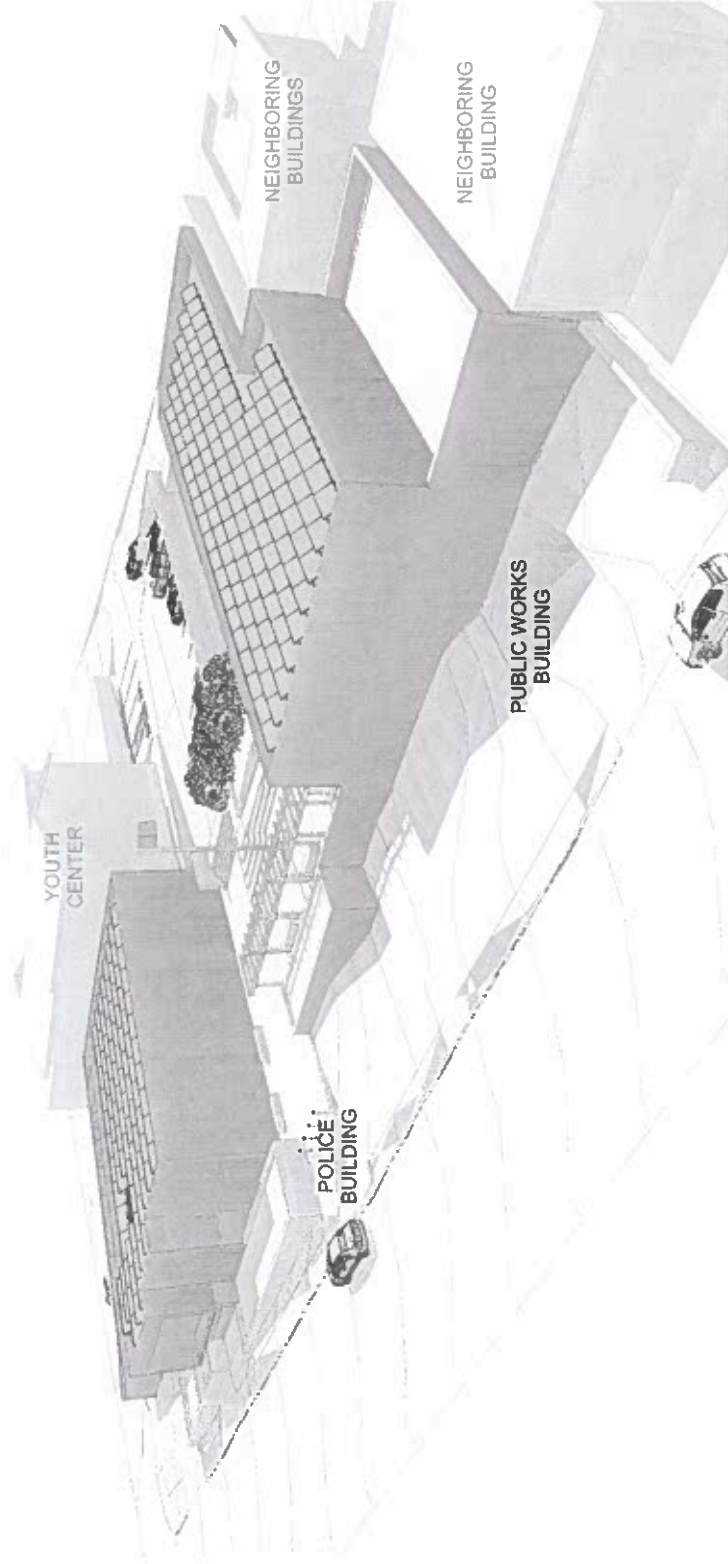




CONCEPTUAL PROGRAMMATIC PLAN
PUBLIC WORKS EQUIPMENT YARD (NO SITE SELECTED)

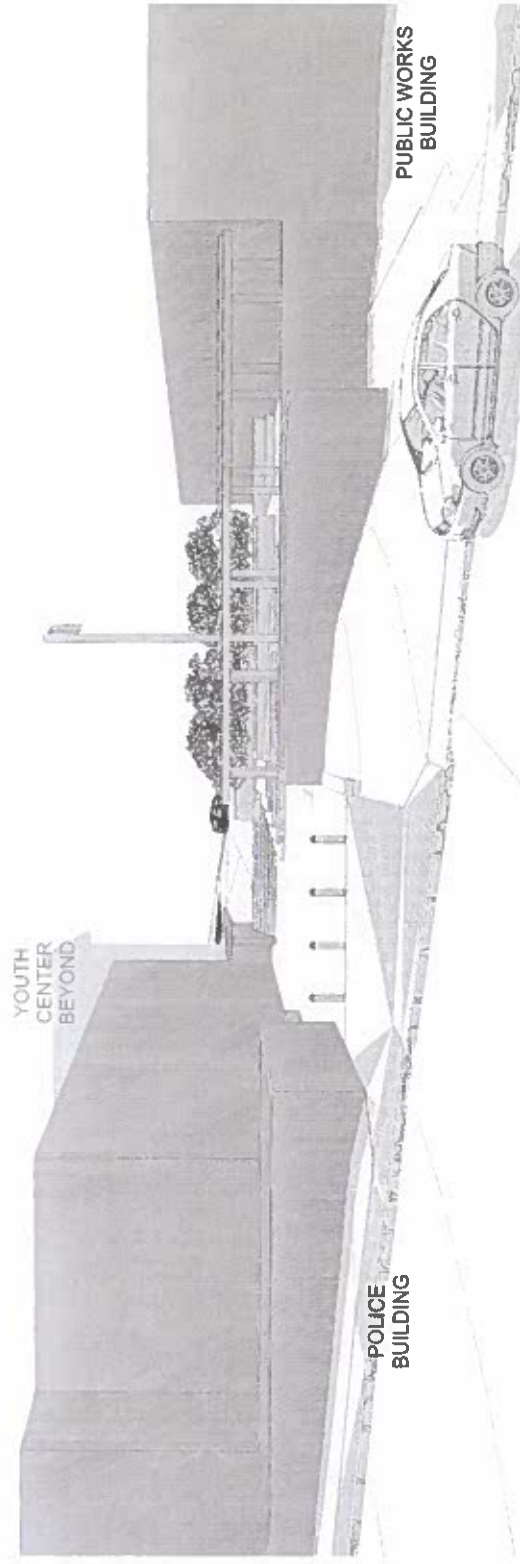
DRAFT: FOR DISCUSSION ONLY

SCALE: 1/8" = 1'-0"



BIRDS EYE VIEW FROM SOUTHWEST
CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)

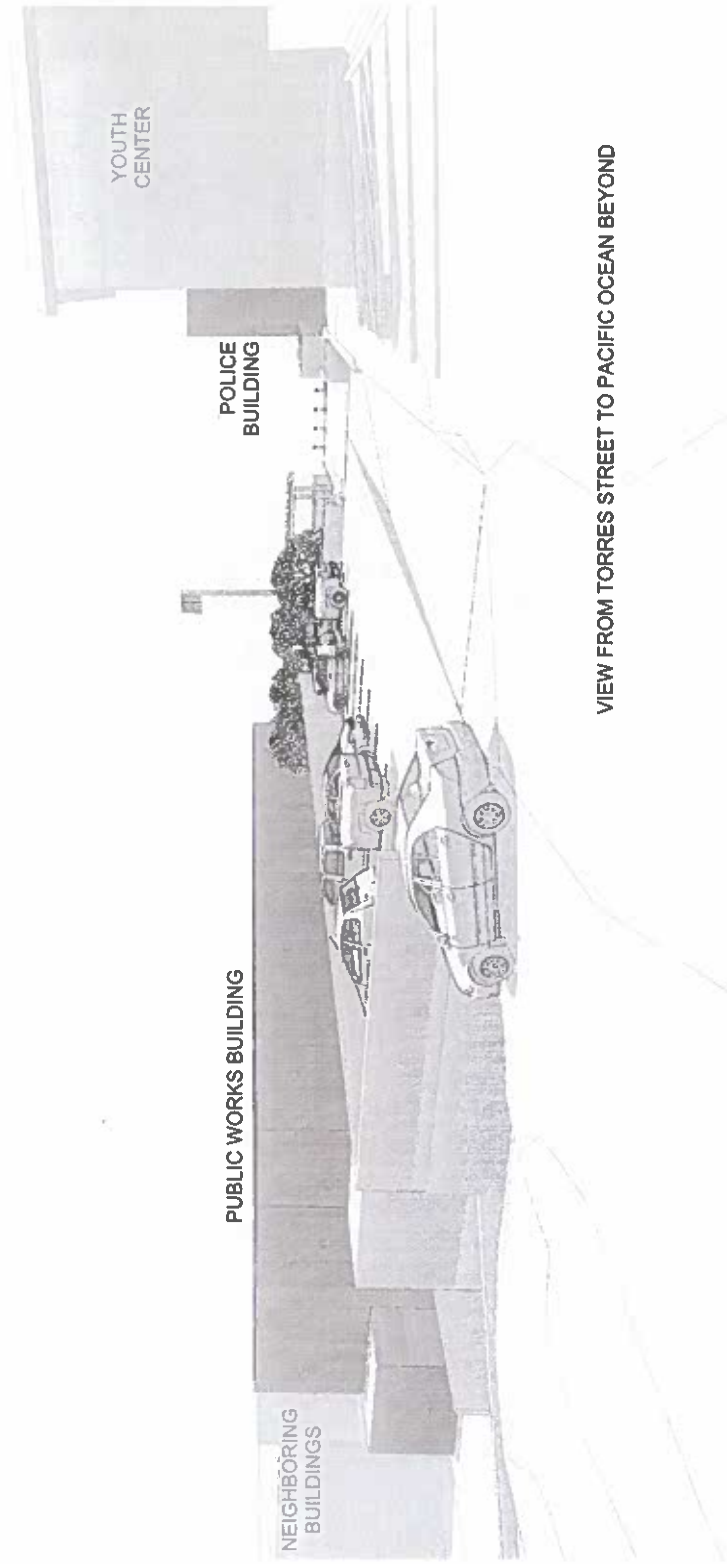
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PLAZA HAS BEEN LOWERED WHICH INCREASES VISUAL
CONNECTIVITY BETWEEN JUNIPERO STREET AND THE
NEIGHBORHOOD EAST OF TORRES STREET.

○ STREET VIEW TO OPEN PLAZA
CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)

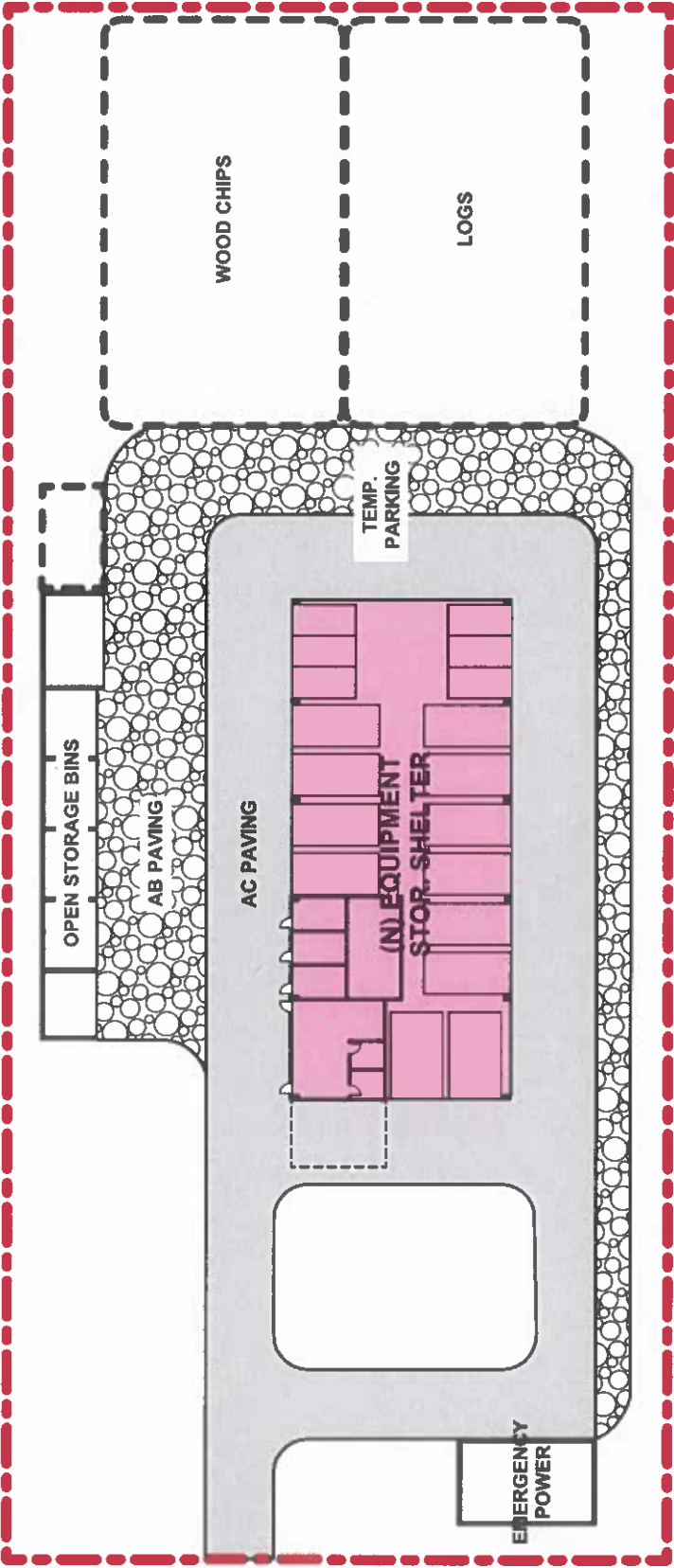
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VIEW FROM TORRES STREET TO PACIFIC OCEAN BEYOND

○ STREET VIEW FROM TORRES
 CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)

DRAFT: FOR DISCUSSION ONLY



EQUIPMENT YARD SWING SPACE DEPLOYMENT PLAN



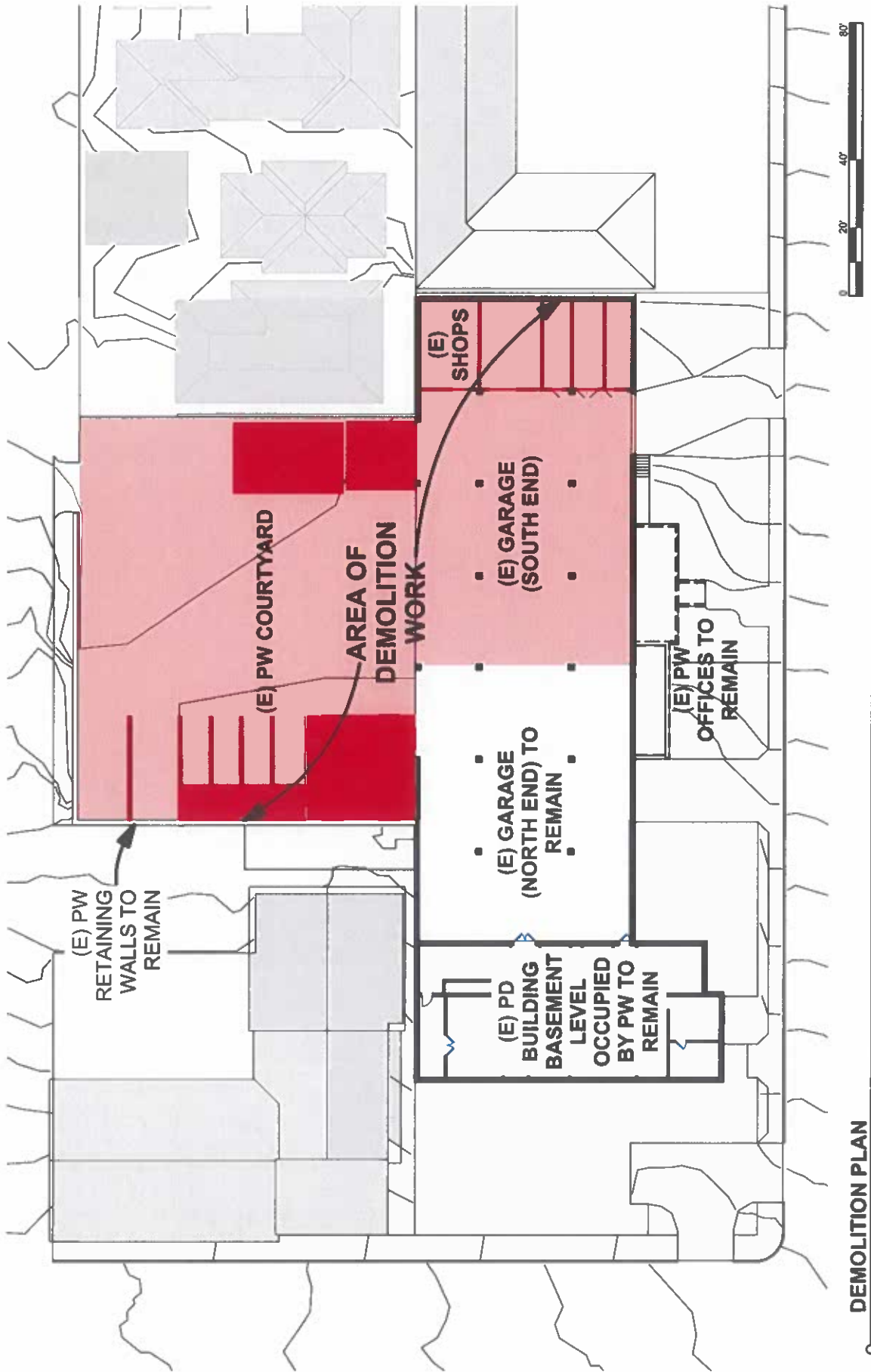
CARMEL POLICE
DEPARTMENT (PD) &
PUBLIC WORKS (PW)
BUILDING
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CONSTRUCTION PHASING FOR SWING SPACE STEP 1:

- BUILD (N) EQUIPMENT STORAGE YARD
- MOVE PW EQUIPMENT AND STORAGE FROM (E) JUNIPERO FACILITY TO EQUIPMENT STORAGE YARD
- MOVE PW FIELD STAFF AND SUPERVISOR TO (N) EQUIPMENT STORAGE YARD (ALTERNATIVELY COULD BE DONE AT STEP 5)
- MOVE PW PICK UP TRUCKS AND OTHER STORAGE TO (N) EQUIPMENT STORAGE YARD





DEMOLITION PLAN

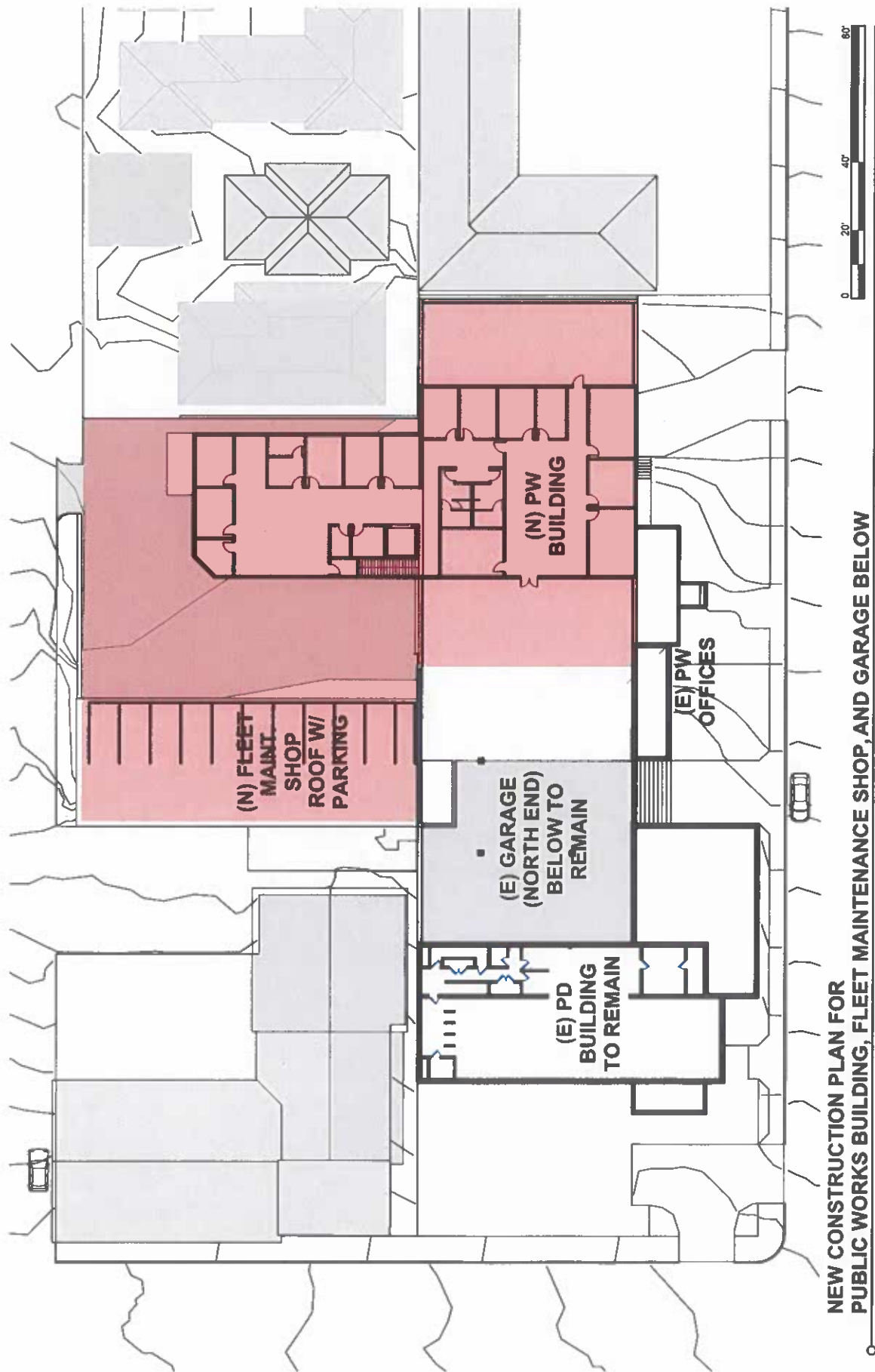
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BUILDING
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CONSTRUCTION PHASING FOR SWING SPACE STEP 2:

- DEMO PW COURTYARD (INCLUDING ALL STRUCTURES IN COURTYARD)
- GUT GARAGE (SOUTH END)
- DEMO OPEN PLAZA TOPPING CONCRETE, STEPS, AND PLANTERS ABOVE GARAGE (SOUTH END)





NEW CONSTRUCTION PLAN FOR
PUBLIC WORKS BUILDING, FLEET MAINTENANCE SHOP, AND GARAGE BELOW

CARMEL POLICE
DEPARTMENT (PD) &
PUBLIC WORKS (PW)
BUILDING
Issued: 12/18/2024

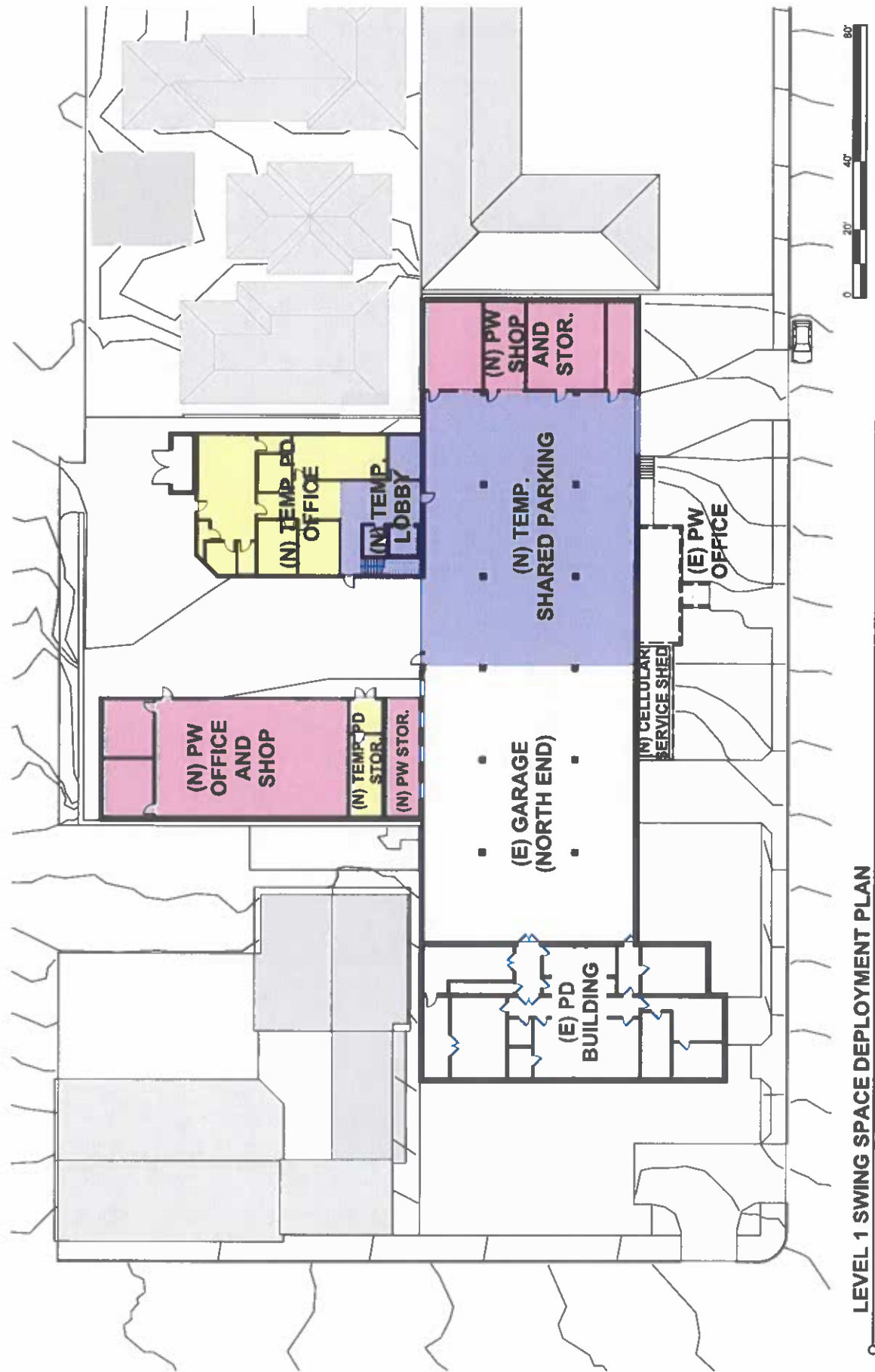
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CONSTRUCTION PHASING FOR SWING SPACE STEP 3:

- BUILD FLEET MAINTENANCE WORKSHOP WITH PARKING ON ROOF
- BUILD PW BUILDING
- REBUILD SOUTH END WORKSHOPS



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ART, ARCHITECTURE + ECOLOGY
800 FIFTH STREET, SUITE 100
SAN JOSE, CA 95128
WWW.HAMMONDPLAYLE.COM



LEVEL 1 SWING SPACE DEPLOYMENT PLAN

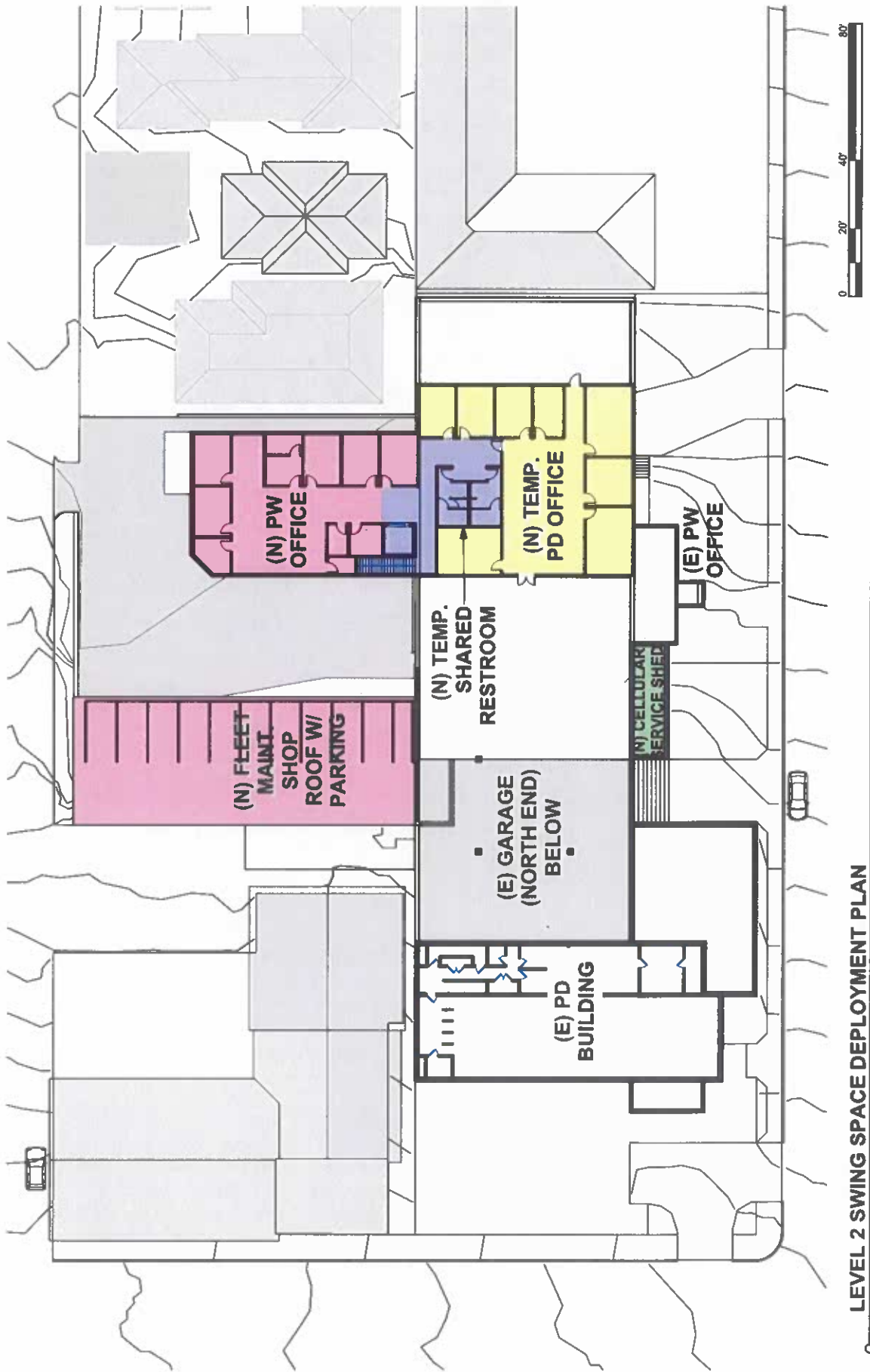
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BUILDING
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CONSTRUCTION PHASING FOR SWING SPACE STEP 4:

- MOVE EXISTING PD AND PW FUNCTIONS INTO NEW BUILDINGS
- INTAKE AND FIRING RANGE TO BE PROVIDED OFFSITE
- FLEET MAINTENANCE TO BE CONTRACTED BY OTHERS IF FLEET MAINTENANCE WORKSHOP IS NEEDED FOR OTHER TEMP. PD/PW FUNCTIONS
- CELLULAR SERVICE PROVIDER'S EQUIPMENT TO BE MOVED TO (E) PW OFFICE, TEMP. TOWER LOCATION TBD



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ARCHITECTS, LLP
arc, architecture + ecology
900 FIFTH STREET, SUITE 200
SAN FRANCISCO, CA 94109
WWW.INDIGOARCH.COM



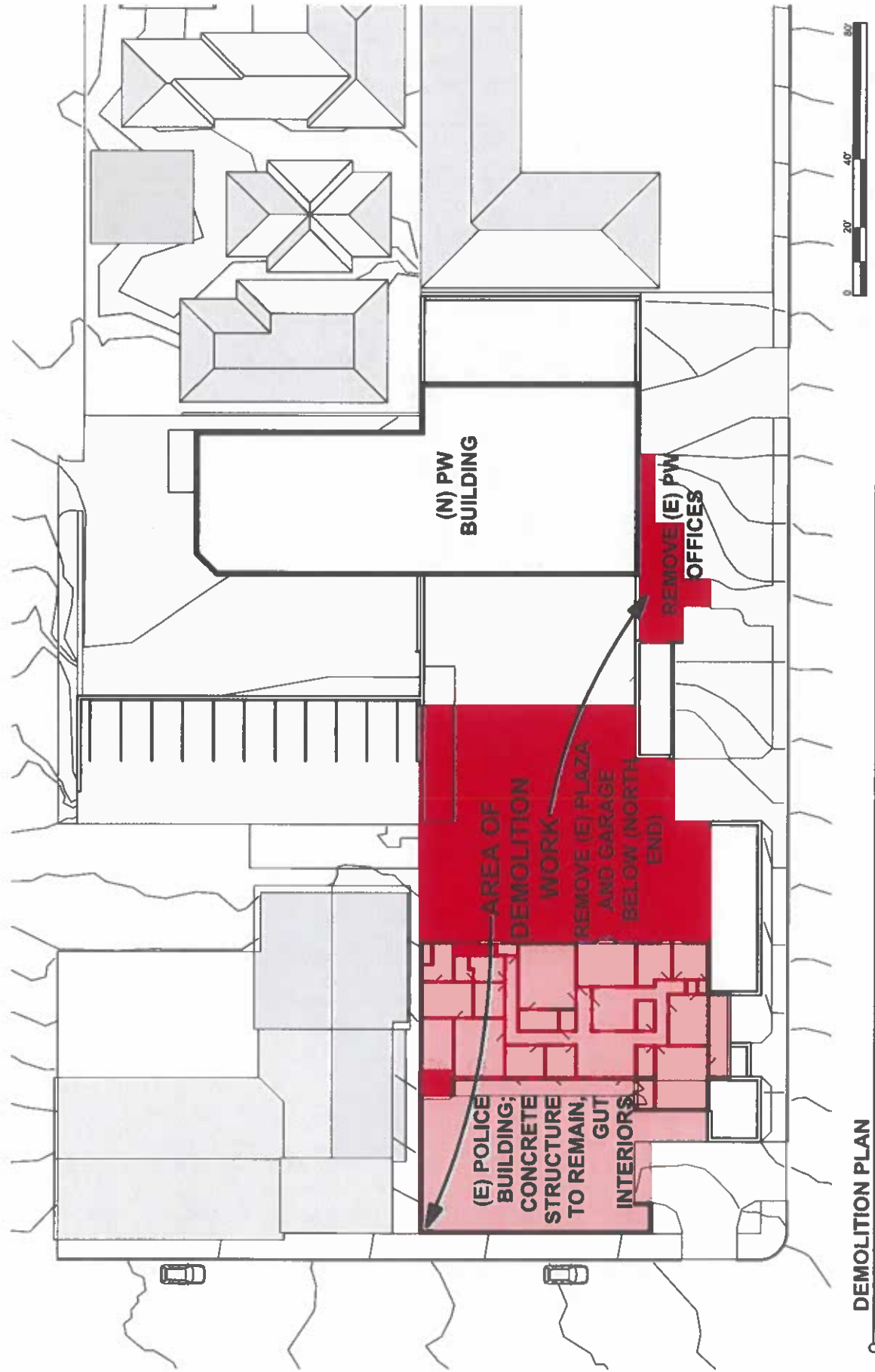
LEVEL 2 SWING SPACE DEPLOYMENT PLAN

CARMEL POLICE
DEPARTMENT (PD) &
PUBLIC WORKS (PW)
BUILDING
Issued: 12/18/2024

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CONSTRUCTION PHASING FOR SWING SPACE STEP 4:

- MOVE EXISTING PD AND PW FUNCTIONS INTO NEW BUILDINGS
- INTAKE AND FIRING RANGE TO BE PROVIDED OFFSITE
- FLEET MAINTENANCE TO BE CONTRACTED BY OTHERS IF FLEET MAINTENANCE WORKSHOP IS NEEDED FOR OTHER TEMP. PD/PW FUNCTIONS
- CELLULAR SERVICE PROVIDER'S EQUIPMENT TO BE MOVED TO (E) PW OFFICE, TEMP. TOWER LOCATION TBD



DEMOLITION PLAN

CARMEL POLICE
DEPARTMENT (PD) &
PUBLIC WORKS (PW)
BUILDING
Issued: 12/18/2024

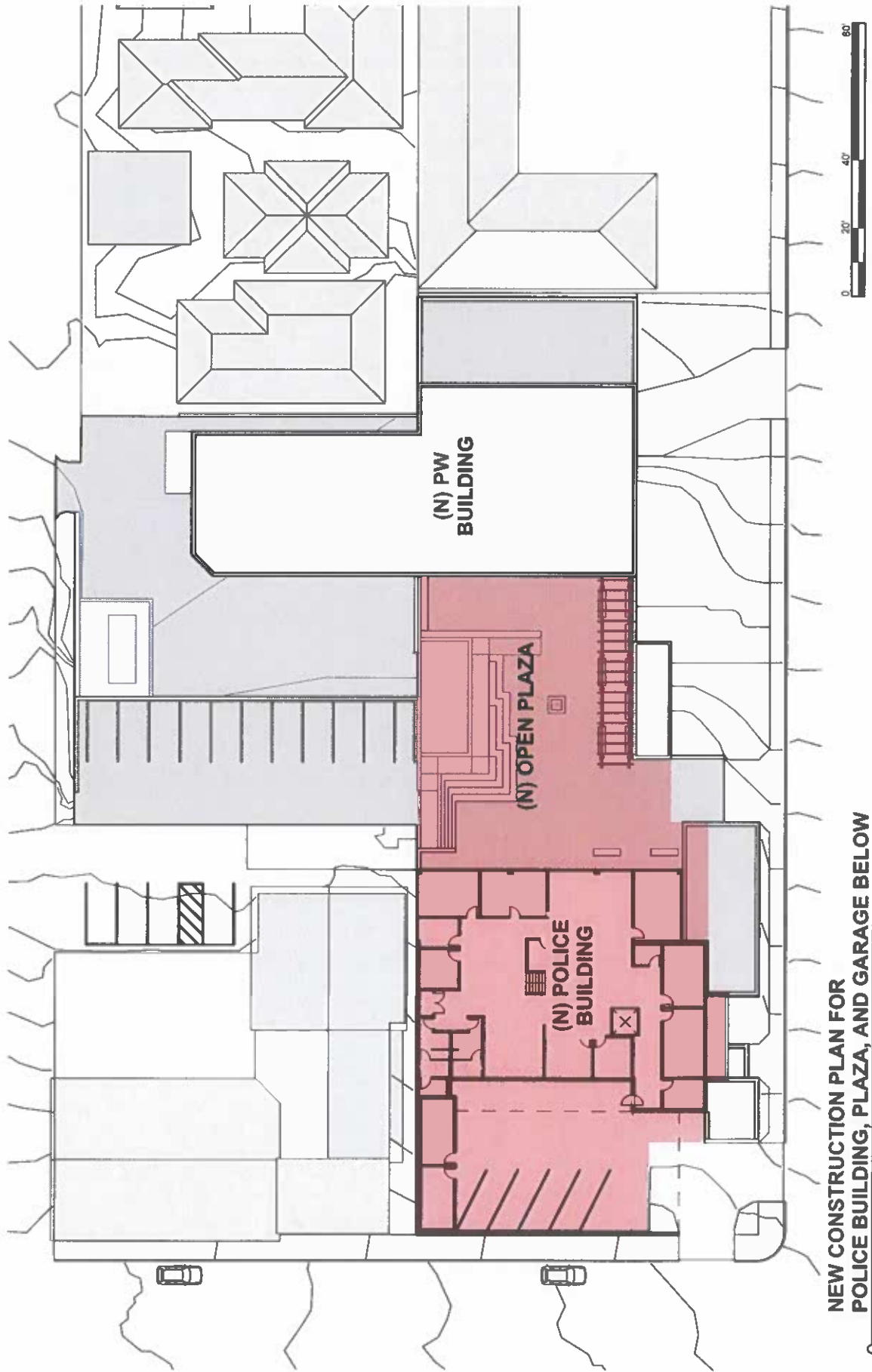
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CONSTRUCTION PHASING FOR SWING SPACE STEP 5:

- GUT PD BUILDING
- DEMO OPEN PLAZA (NORTH END)
- DEMO GARAGE (NORTH END)
- DEMO (E) PW OFFICES



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94028-0005 www.indigoarch.com



NEW CONSTRUCTION PLAN FOR
POLICE BUILDING, PLAZA, AND GARAGE BELOW

CONSTRUCTION PHASING FOR SWING SPACE STEP 6:

- REMODEL AND EXPAND PD BUILDING
- BUILD OPEN PLAZA
- BUILD GARAGE (NORTH END)

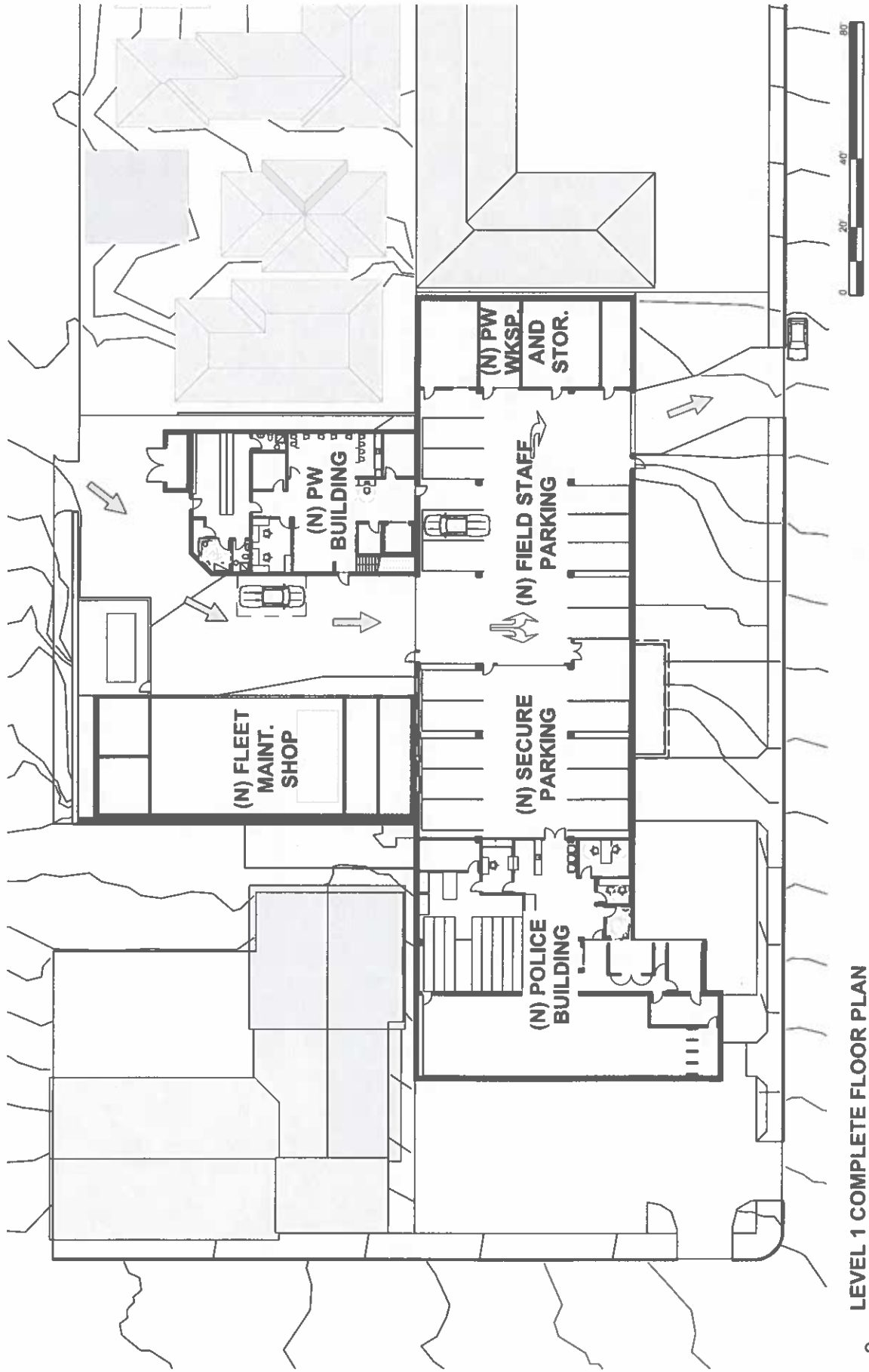
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530.750.0754 WWW.HDPGARCH.COM



LEVEL 1 COMPLETE FLOOR PLAN

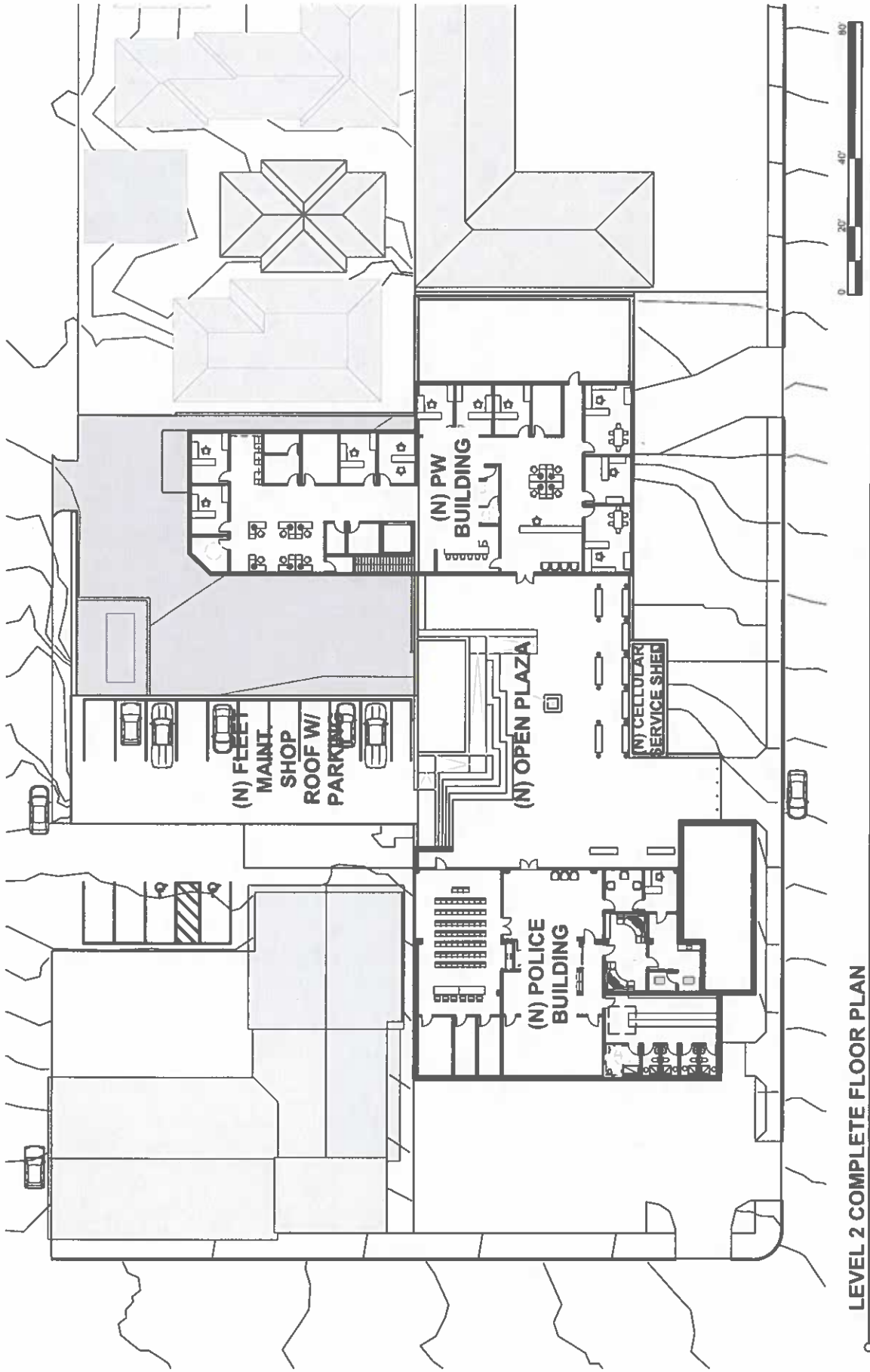
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CONSTRUCTION PHASING FOR SWING SPACE STEP 7:

- MOVE ALL PD & PW FUNCTIONS TO FINAL LOCATION



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ARCHITECTS, LLP**
art, architecture + ecology
909 FIFTH STREET, SUITE 200, SAN FRANCISCO, CA 94103
415.775.0075 WWW.INDIGOARCH.COM



LEVEL 2 COMPLETE FLOOR PLAN

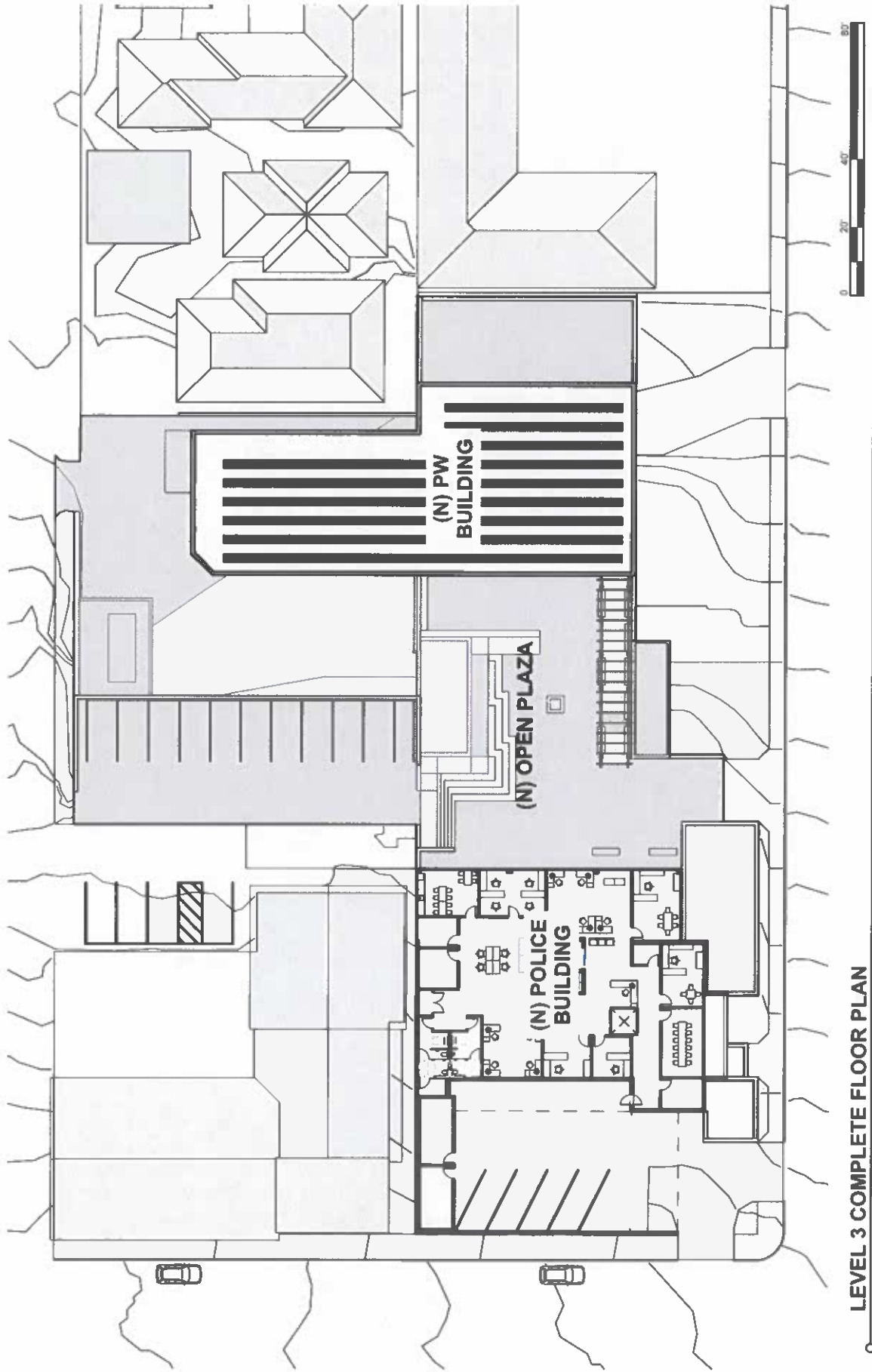
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CONSTRUCTION PHASING FOR SWING SPACE STEP 7:

- MOVE ALL PD & PW FUNCTIONS TO FINAL LOCATION

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HAMMOND+PLAYLE
ARCHITECTS, LLP
art, architecture + ecology
909 FIFTH STREET, DAVIS, CA
95618-0054 www.indigoarch.com



LEVEL 3 COMPLETE FLOOR PLAN

CARMEL POLICE
DEPARTMENT (PD) &
PUBLIC WORKS (PW)
BUILDING

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CONSTRUCTION PHASING FOR SWING SPACE STEP 7:

- MOVE ALL PD & PW FUNCTIONS TO FINAL LOCATION

indigo
HAMMOND+PLAYLE
ARCHITECTS - LLP
art, architecture + ecology
909 Fifth Street, Suite 200
San Francisco, CA 94103
www.indigoarch.com



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

January 7, 2025
ADJOURNMENT

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Chip Rerig, City Administrator

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Presentations received after agenda posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Mid-Year Budget Presentation
Police Building Project Presentation



Fiscal Year 2024-2025 Mid-Year Budget Report

City Council Meeting
January 07, 2025



Purpose and Summary

Purpose

- Provide a mid-year update of FY 24-25
- Request approval of budget amendments

Summary

- Tax revenues through the November/December timeframe are generally running ahead of budgeted to-date amounts.
- Certain expenditures are forecast to exceed previously budgeted amounts



FY 24-25 Revenues

Revenue Category	FY 24-25 Adopted Budget	Jul - Nov Receipts	Percent Received	Percent Received prior FY Jul-Dec
Property Taxes*	8,634,384	5,176,750	60%	57%
State Sales & Use Tax	3,738,511	1,590,926	43%	34%
Local Sales Tax - Measure C	6,045,063	2,685,321	44%	36%
Transient Occupancy Taxes	7,543,234	4,238,029	56%	53%
Charge for Services	2,550,029	1,134,161	44%	63%
Other	2,920,028	2,279,031	78%	55%
Total	31,431,249	17,104,218	54%	50%
* July - Dec Receipts				



FY 24-25 Expenditures

Expense Category	FY 24-25 Amended Budget	July-Nov 2024	Percent Expended	Percent Expended prior FY Jul-Dec
Salaries/Benefits	15,958,392	5,330,623	33%	33%
Services/Supplies	12,465,001	5,216,393	42%	36%
Pension	2,375,351	2,298,486	97%	100%
Debt Service	519,100	445,784	86%	85%
Capital Outlay*	12,184,000	1,081,242	9%	10%
Total	43,501,844	14,372,528	33%	31%
*Encumbered amounts for capital outlay projects are not included				



FY 24-25 Positions

Department	FY 24/25 Budgeted Positions (FTE)	Vacant Positions (FTE) as of 12/31/2024	
Council	5	0	
Administration	12	1	
Community Activities	1.5	1	
Library	13.75	1	
Community Planning & Building	12	2	*
Public Works	25	5	
Police	22	5	*
Ambulance	6	1	
* New staff to start in January - February			



FY 24-25 Capital Improvement Projects

CIP Project	Budgeted	Total Spent or Encumbered	Available (not spent and not encumbered)	% Available
Paving Grant Streets	2,810,000.00	45,453.40	2,764,546.60	98%
San Antonio Pathway Reconstruct	550,000.00	83,561.50	522,598.50	90%
Sunset Center Retaining Wall	550,000.00	29,600.00	520,400.00	95%
Lincoln/Fourth Trestle Bridge	40,000.00	10,000.00	30,000.00	75%
MTNP 3 Str Drainage Projects	335,000.00	464,885.06	5,312.94	-19%
Drainage System Repairs	1,218,000.00	153,735.61	1,223,434.39	94%
Police Building Project	3,239,000.00	316,202.16	2,922,797.84	90%
ADA Upgrades Year 7	20,000.00	-	20,000.00	100%
Norton Ct Garage Sec Access	15,000.00	11,752.00	3,248.00	22%
S Center North Lot Elect Panel	100,000.00	-	100,000.00	100%
Vista Lobos 3 EV Chging/Elec Pan	460,000.00	12,453.09	447,546.91	97%
Facility Renovations	527,000.00	419,907.50	116,817.50	22%
Scenic Pathways-Hardscape Reno	100,000.00	86,070.74	13,929.26	14%
Coastal Eng Study - Phase II	500,000.00	442,229.98	66,507.52	13%
Shoreline Infrastructure Repairs	400,000.00	56,876.29	343,123.71	86%
Shoreline Wall/Fourth Av Outfall	250,000.00	-	250,000.00	100%
Library Master Plan.Phase II-IV	100,000.00	-	100,000.00	100%
CIP Contingency	400,000.00	(175,264.00)	224,736.00	56%
	11,614,000.00	1,957,463.33	9,674,999.17	83%



Budget Amendments - Revenue

- ***Ambulance Services (-\$177,0000):*** Forecast shortfall based on current ambulance operations
- ***Planning & Building Permits (-\$203,000 total):*** Budget overstated based on permit activity year-to-date
- ***Traffic Safety Violations (\$64,000):*** Year-to-date activity exceed the budget for traffic safety violations
- ***Interest & Investment Earnings (\$122,000):*** Forecast surplus based on year-to-date activity



Budget Amendments - Expenses

- ***Ambulance (\$167,480):***

- Overtime costs exceed budget due to staffing shortages
- Vehicle maintenance costs escalated as City waits for ambulance replacement

- ***Fire (\$86,600):***

- Additional Vehicle Maintenance costs
- Reimbursements for fire services and a Jaws of Life purchase

- ***Police (\$268,000):***

- Overtime costs have exceeded budget as vacant positions are filled and trained
- Training and contract services costs needed to facilitate new hires
- Vehicle costs are exceeding budget



Budget Amendments - Expenses

- ***Non-Departmental (\$55,000)*** - increase to fund projected budgeted utility cost shortfalls
- ***Pension Unfunded Liability (-\$75,865)*** - realized cost savings due to pre-funding contribution



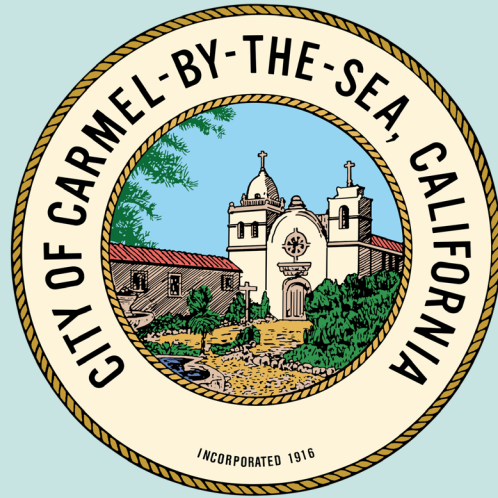
Budget Amendments – Capital Outlay

- ***Sunset Center Retaining Wall Project (\$400,000)*** - recommended additional funding based on completed engineering
- ***Sunset Center Elevator Modernization (\$50,000)*** - utilize experts to determine how best to repair or replace the two elevators in the safest and most cost-effective way



Recommendations

- Based on the revenue gains realized and forecast, the City anticipates that it will have adequate funds available to meet the above \$194,000 net revenue, \$501,215 expense and \$450,000 Capital outlay needs.
- As a result, there is no net change to the net Fiscal Year 2024-2025 budget.
- Recommend to receive report and approve budget amendments



Police Facility Status Report

City Council Meeting

January 7, 2025



Brief History

- Current Building 50+ Years Old
- 7 + Year Project
- Council Priority last 3 years



Brief History

- June 2022: Council appoints a Police Building Ad Hoc Committee
- June 2023: PSA to Indigo Architects \$300,0000
 - Building Assessment
 - Space Programming Needs for PD
 - Generate Schematic Designs



Brief History

January 2024: Council Report from Ad Hoc

- Conditions Report
- Space Programming Needs
- Discussion included exploring building on another site, such as Vista Lobos & Potential Costs \$30 Million (New Building & Renovation of Existing Site)
- Six additional Months of Public Meetings, Listening Sessions, Tours to seek public comment



Brief History

July 2024- Council Report

Council Direction:

- Maintain the “Bones” of the existing building
 - * Accommodate all PD programs
 - * PW functions (to extent that space is available)
- Identify PW functions that cannot be accommodated on site
- Consider Program growth potential 50-year functionality



Review of Plans

- Plans developed by Indigo with Staff Comments
- Captures all of Councils Direction from July 2024 Meeting
- Includes all of Needs for PD and PW

Does not show architectural design



Review of Plans







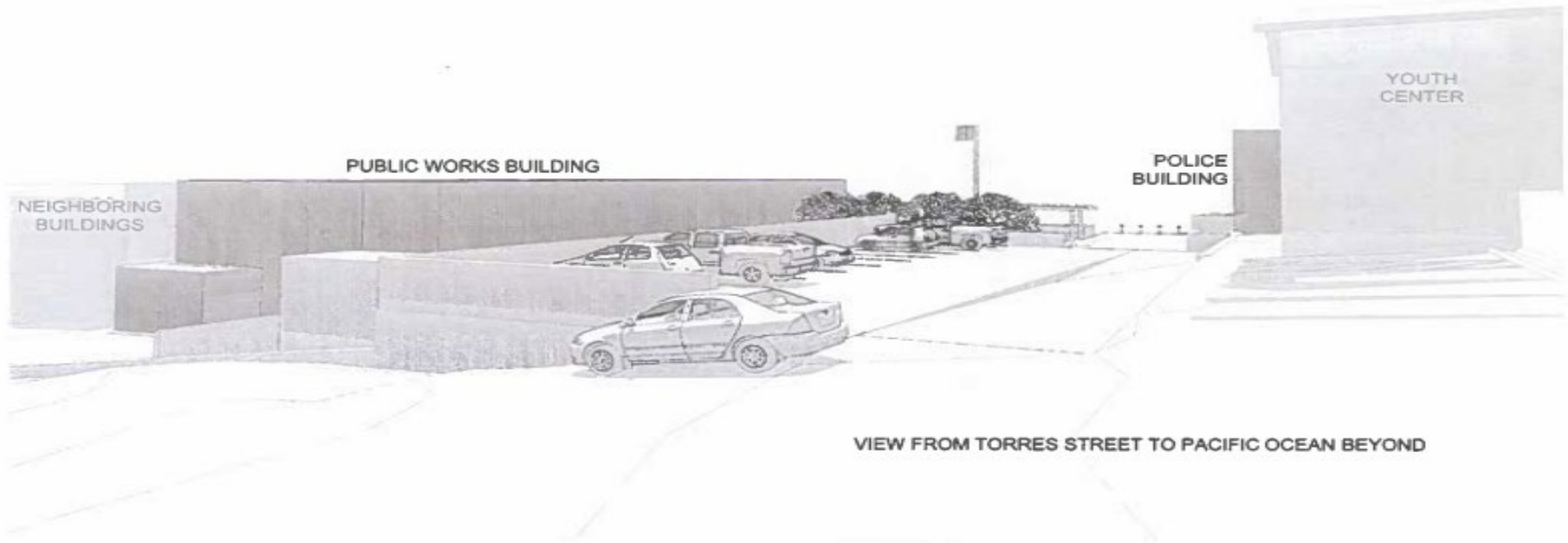
Review of Plans



PLAZA HAS BEEN LOWERED WHICH INCREASES VISUAL CONNECTIVITY BETWEEN JUNIPERO STREET AND THE NEIGHBORHOOD EAST OF TORRES STREET.



Review of Plans



STREET VIEW FROM TORRES
CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)

**GENERATOR
OVER
BATTERY**

**YOUTH
CENTER**

**POLICE
BUILDING**

FLEET
MAINT.
SHOP

COURTYARD
& ACCESS
DRIVE

**PUBLIC
WORKS
BUILDING**

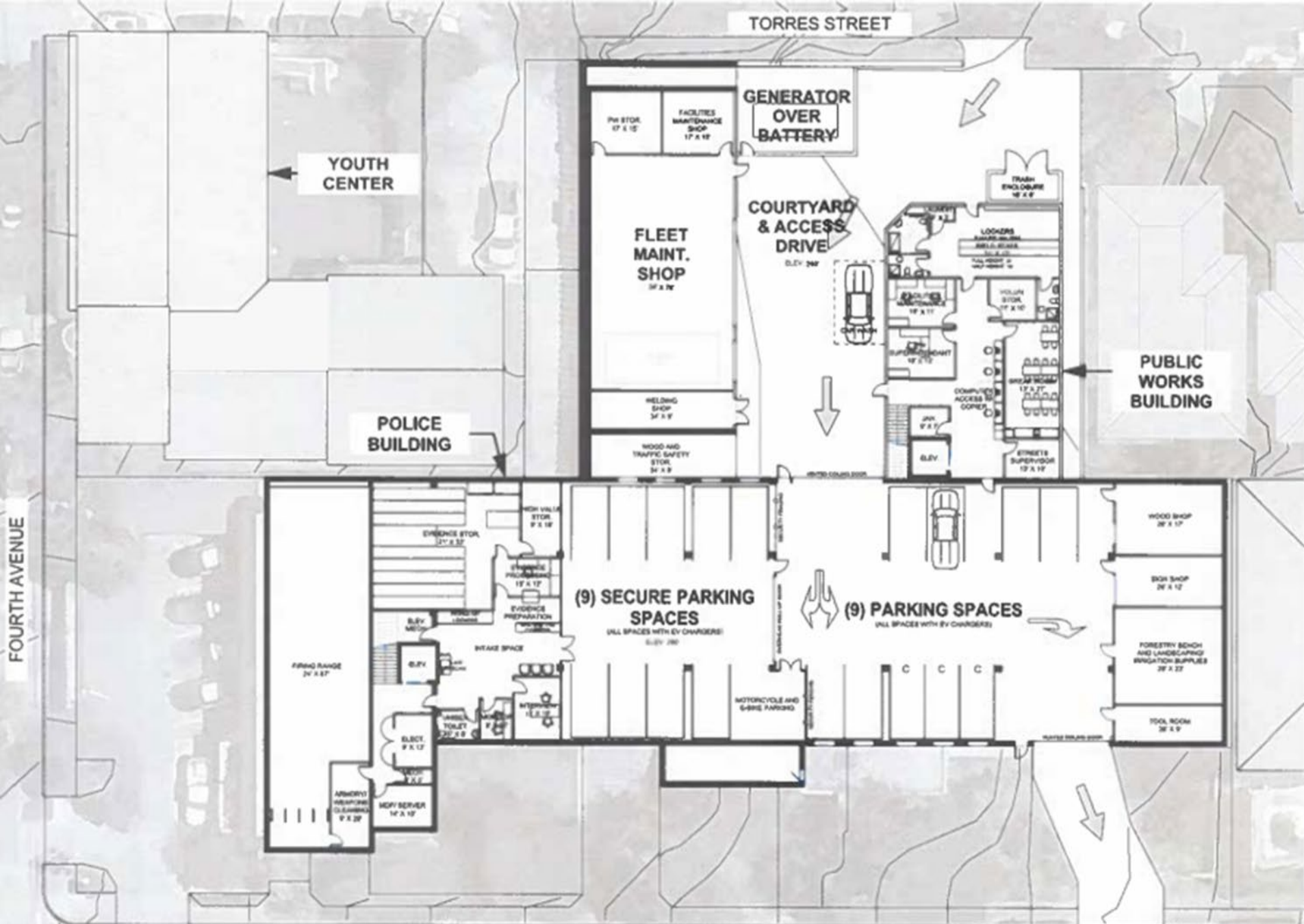
(9) SECURE PARKING SPACES

(9) PARKING SPACES
(ALL SPACES WITH 24' CIRCUMFERENCE)

CONCEPTUAL PROGRAMMATIC PLAN - LEVEL 1

JUNIPERO STREET

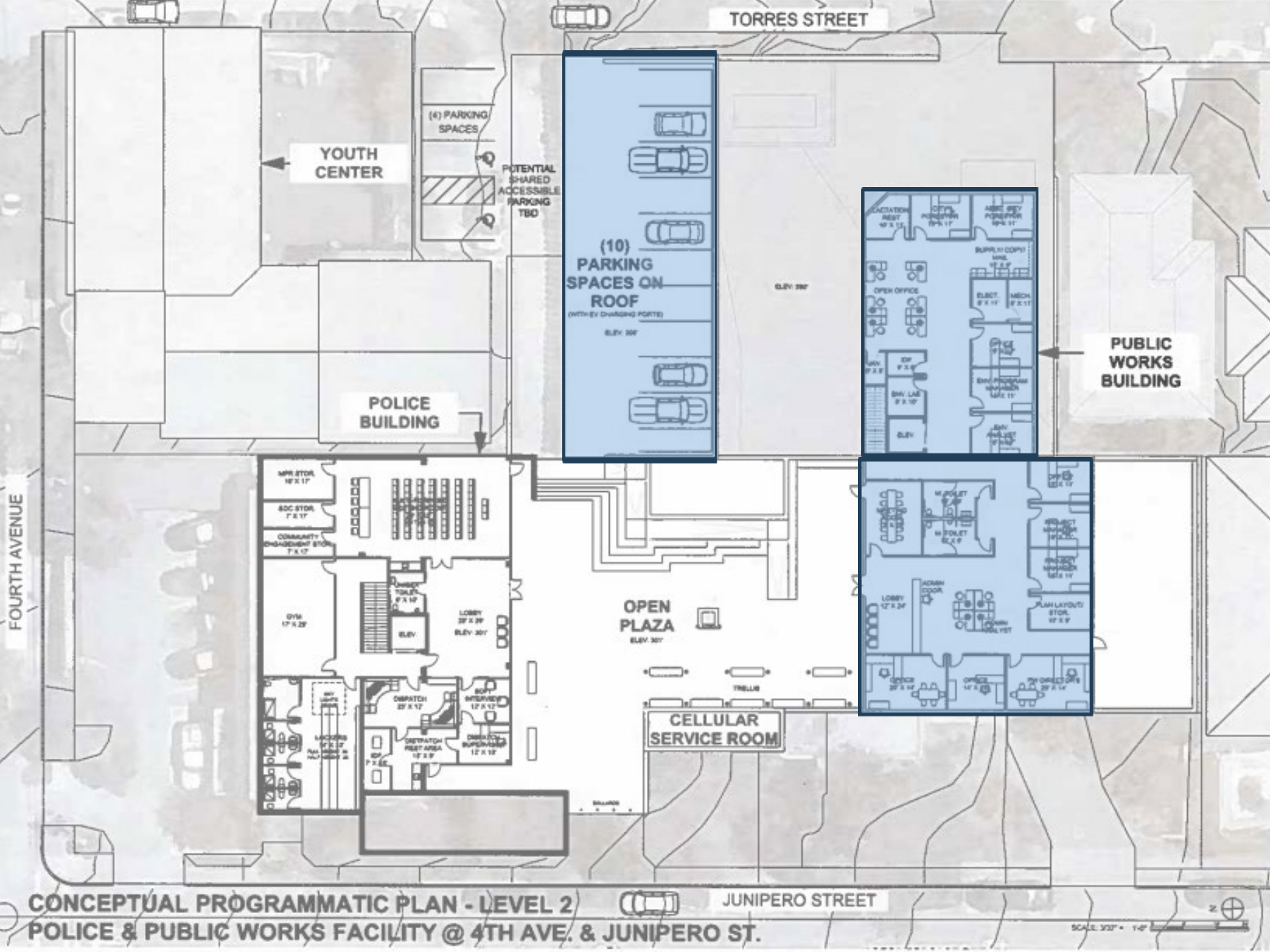




CONCEPTUAL PROGRAMMATIC PLAN - LEVEL 1
POLICE & PUBLIC WORKS FACILITY @ 4TH AVE. & JUNIPERO ST.

JUNIPERO STREET





TORRES STREET

YOUTH CENTER

(4) PARKING SPACES

POTENTIAL SHARED ACCESSIBLE PARKING TBD

(10) PARKING SPACES ON ROOF
(WITH KEY DRIVING PORTS)

ELEV. 300'

ELEV. 298'

POLICE BUILDING

PUBLIC WORKS BUILDING

OPEN PLAZA

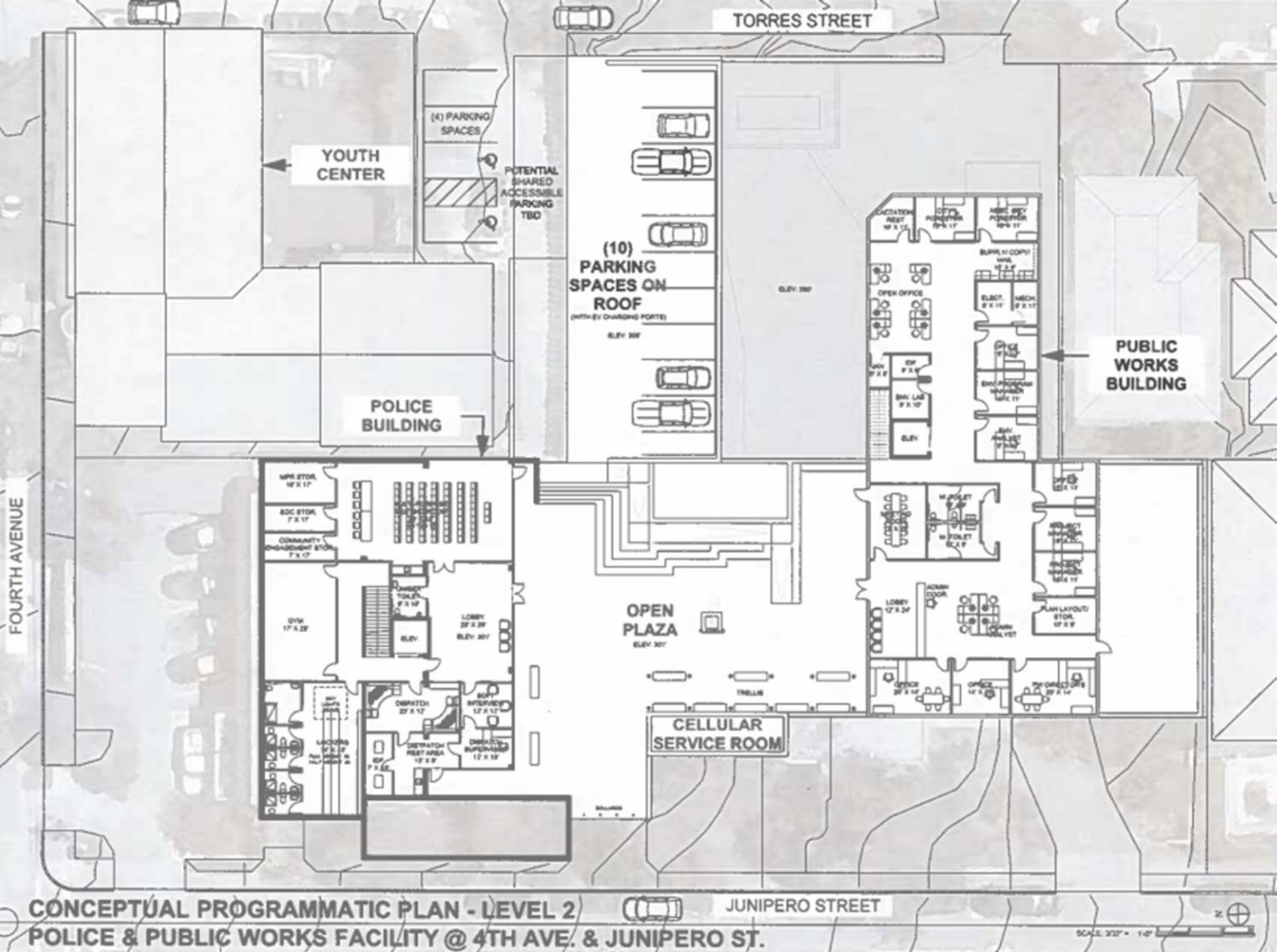
ELEV. 301'

CELLULAR SERVICE ROOM

CONCEPTUAL PROGRAMMATIC PLAN - LEVEL 2
POLICE & PUBLIC WORKS FACILITY @ 4TH AVE. & JUNIPERO ST.

JUNIPERO STREET

SCALE: 3/32" = 1'-0"



TORRES STREET

YOUTH
CENTER

POLICE
BUILDING

PUBLIC
WORKS
BUILDING
ROOF

FOURTH AVENUE

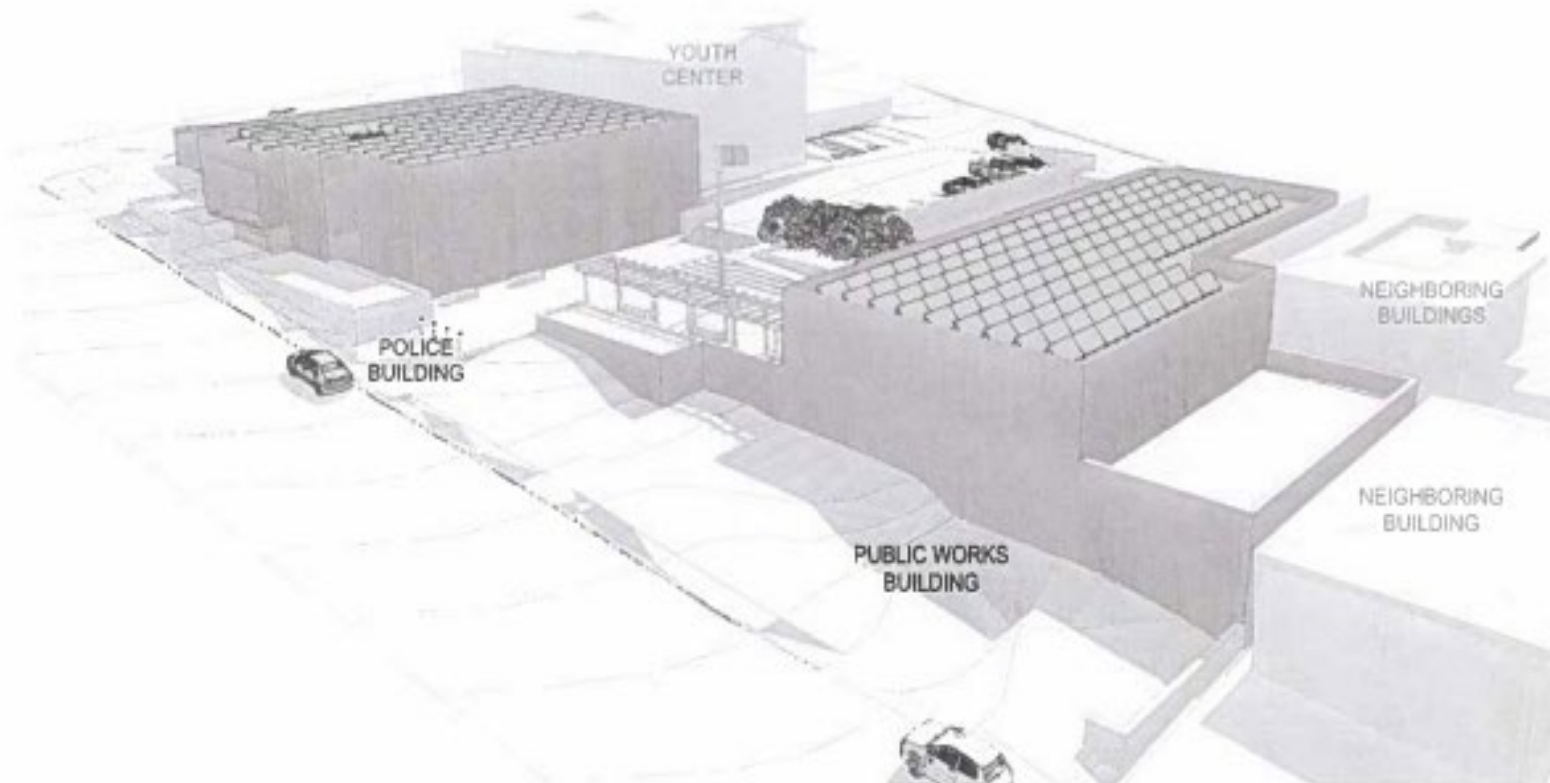
(4) COVERED
PARKING
SPACES



CONCEPTUAL PROGRAMMATIC PLAN - LEVEL 3
POLICE & PUBLIC WORKS FACILITY @ 4TH AVE. & JUNIPERO ST.

JUNIPERO STREET

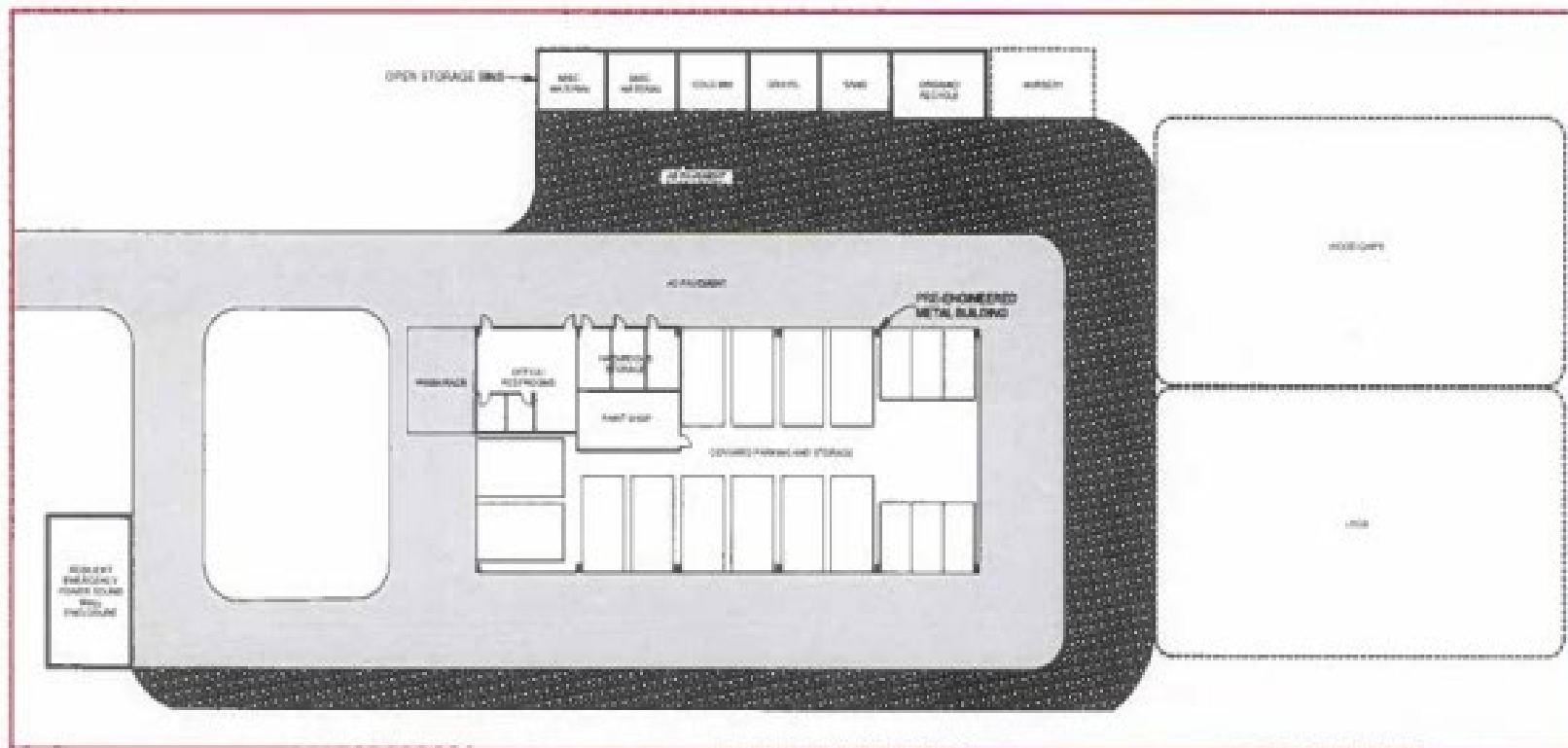
SCALE: 1/8" = 1'-0"



BIRDS EYE VIEW FROM SOUTHWEST

CONCEPTUAL BUILDING MASSING STUDY (NO ARCHITECTURAL DETAILS SHOWN)

DRAFT: FOR DISCUSSION ONLY



CONCEPTUAL PROGRAMMATIC PLAN **PUBLIC WORKS EQUIPMENT YARD (NO SITE SELECTED)**

DRAFT; FOR DISCUSSION ONLY

SCALE: 1/4" = 1' - 0"



COST

- Total Cost (Estimate)
\$30+ Million
- Further plans need to be developed to get more accurate cost estimates
- Finance options have not been developed
- Council direction needed



Conclusion

- Take Comments and Questions
- Meet at a future date/time (TBD)



CITY OF CARMEL-BY-THE-SEA CITY COUNCIL Staff Report

January 7, 2025
ADJOURNMENT

TO: Honorable Mayor and City Council Members

SUBMITTED BY: Chip Rerig, City Administrator

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Correspondence Received After Agenda Posting

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Correspondence #1

Public comment
Attachment 1
1-7-2025

Welcome Dale and any new Council members, we hope and trust that your terms will be prosperous and ones of remembering that your primary function is to protect our rights. Everything else is secondary. And that the illusion of power can be very seductive.

We want to acknowledge that we do not hate the police. We acknowledge that Chief of Police Paul Tomasi and his police department have inserted themselves into dangerous situations, and Officers Michael Bruno and Jacob Clifford helped stop a teenager a few years back from committing suicide. These acts of bravery must be recognized and we have gratitude for the great things they have done.

Some people last month said the siege of our beach wasn't important anymore, because it was ancient history. Duty compels us to explain why it is as important today, as it was back then: because it was not just the siege of our beach, there were also the curfews imposed upon grown adults, the shuttering of our businesses we had taken years to build, and a police force was sent to our job sites to stop us from working so we could feed our families, when your gravy train of bloated tax payer funded salaries, never missed a beat. As a reminder, those responsible were Jan Reimers, Carrie Theiss, Dave Potter, Chip Rerig, Jeff Baron, and Chief of Police Paul Tomasi of Carmel by the Sea, CA.

If you need any proof that back then and obviously today, they regard themselves as monarchs, we would like to read to you how the police described the two people that tried to enjoy Carmel Beach in 2020, which they wrote in their reports:

(quote) "I spoke with the **SUBJECT**, and she wished to express her disagreement with the beach being closed.

"Carmel units were notified of a male **SUBJECT** with a dog." (End quote)

It is even embedded in the language they use to talk about us, that we have been denigrated to "subjects" and not the authors and source of government.

Last month, a caller explained that his father had died because of the restrictions, or unlawful dictates, or whatever you want to call them, that were imposed upon the country by agents just like you. He explained that his wife had lost her business. He said countless people had lost their businesses because of your policies and asked if you had any idea the amount of trauma you had caused. Despite that a large portion of the City Council meeting people were

made up of people calling in to explain the devastation that had befallen us because of your policies, FOUR YEARS LATER, and showing you photos of actual violence, Bobby Richards not only laughed at us for most of the meeting, but he sat there and shook his head in smug, arrogance in response to that caller, showing he was utterly unconcerned as to what our City Council had done to us. Despite the fact that in an article from the Carmel Pine Cone from October in 2020, Richards boasted that, (quote) "having empathy in leadership, allows him to 'listen to their problems and concerns.'" And his "strong sense of loyalty makes him a good leader." (End quote).

Two callers last month asked if any of you would like to apologize for what you had inflicted on us, and you offered us nothing. To then, have Mayor Dave Potter, just a few days later on December 9th, say, (quote) "he couldn't be too full of himself, to not admit that he made a mistake." (End quote) Perhaps you've gone on way too long, believing that We, the People weren't watching.

Because despite the people showing the Council members, Jeff Baron, Bobby Richards, Dave Potter and Alissa Dramov, actual photographic proof of the violence that Rerig's choices had inflicted upon the people he swore to protect that arrived here for the Fourth of July weekend, after being invited by Rerig to do so, YOU, Alissa, and YOU Jeff, showed how worthy of derision that violence was, and your complete lack of regard for our dignity, when you extended Rerig's contract and dumped even more of our money into his bank account in THE VERY SAME MEETING. This was not only dishonorable, but foolish, politically speaking.

As you were clearly not listening to us, here's yet another reminder, of what your City Manager, Chip Rerig did when on June 17, 2020 in a vlog, he encouraged people to attend a celebration in Devendorf Park on June 20, and this is a photo of that celebration: people crammed into a space, I don't know, there's gotta be hundreds of us here, which is great, because that is the right of We, the People, which Rerig admitted in that same vlog, was because of that quote "pesky little First Amendment, the right to gather." That may have been interpreted as sarcasm, but in light of what happened a mere two weeks later, it should be interpreted as truthful.

Because for the Fourth of July weekend, that “pesky little First Amendment, the right to gather” was “so pesky” it was rendered a privilege, when it was yanked out from underneath us, by those that carried on as though they were our Lords and masters. Because as Bobby Richards said, “they were blocking all the entrances to the beach” and Chief of Police Paul Tomasi said in an interview that, (quote) “We tried repeatedly to get him to comply and leave the beach. He refused. He refused to talk to us, he just kept walking, so when we did get out to have a face-to-face with him, he ended up fighting with our officers.” As a reminder Chief Tomasi, that was that man’s right, and you had no authority to kidnap him and force him to comply with an unlawful dictate by an unelected politician.

So what happened exactly, why was this encouraged, and yet this man attacked for exercising THE EXACT SAME RIGHT? (hold up both posters) In fact, HE WASN’T EVEN GATHERED, AROUND ANYBODY?! He was all alone. Perhaps at least a part of it, is embedded in your language: We are not your SUBJECTS, but your bosses. And our rights belong to us, and they will never belong to you.

And why is this still as important today, as it was back then. Because NO ONE has ever atoned for these hypocrisies, for these crimes, threats, extortions, violence against the People, imposing curfews, and stopping us from working so we could feed our families. NOT A SINGLE COUNCIL MEMBER SINCE. Not Jan Reimers, Dave Potter, Carrie Theiss, Jeff Baron, Karen Ferlito or Alissa Dramov, has denounced any of it. Not only have they not atoned, but YOU, ALISSA DRAMOV, AND YOU, JEFF BARON Dave Potter and Bobby Richards, didn’t even have the propriety to consider, that maybe you shouldn’t dump more of our money into Rerig’s bank account after you were showed evidence of the violence Rerig inflicted on his fellow man, and his neighbors.

It was bad optics. Maybe it was going to hurt your political careers even to be this self-serving, that this wasn’t going to look good for the community, for the country. BUT YOU JUST DIDN’T CARE. You made it clear, you think so little of us, you hold our opinions and airing of grievances to be a contemptible affair. How little respect, you Jeff Baron and Alissa Dramov showed for us. You rewarded Rerig with a raise, and extended his contract, the Fourth time since

he was responsible for the siege of Carmel Beach. I mean, what exactly is going on here? Quoted in the Carmel Pine Cone:

“You all took turns praising Rerig.

Potter told Rerig he is “grateful for all his hard work. To keep it up. Don’t give up.”

Alissa Dramov said (quote) “she appreciated Rerig because he is on duty 24/7. And it can be a thankless job.” (End quote).

Jeff Baron, said (quote) “much of the City Administrator’s hard work, goes unseen by the public. (End quote) (Hold up photo of Jay). You cannot define this as unseen Jeff, because this was showed to you for an extended period of time. How can you say this was unseen, and then give him even more of our money. Of this man’s money?

And you are aware, that the country is now watching. That we, the people were none too pleased with the obvious contempt you had for our well being, when we aired our grievances, when some of them even included violent attacks.

We have sued you. Your attorneys, screwed up so bad it’s possible this case is unprecedented, and yet you plowed along giving him four raises since, and this is one of the reasons for why this must continue to be discussed. Maybe things will change, now that you know you are being watched. Maybe, that will align those of you up there, Baron, Dramov, back to your primary functions. It is unfortunate, it must be a public reckoning that would cause you to stop acting like our monarchs, rather than our humble servants. We have hope for you Dale, that when your fellow Council members and Rerig pressure you into making tyrannical decisions, you will remember the words we speak here today, so as to remain strong and honorable, and who is in charge.

And to all of you: Do the right thing. Stop giving this man more of our money when we’ve clearly given you incontrovertible evidence that he thinks nothing of hurting us. **AND TERMINATE HIS CONTRACT ALREADY!**

We, the People demand an apology from all the Council members - to be issued at once, to the peaceful man walking his dog, and a statement to the Carmel Pine Cone, that this type of violence, this type of tyrannical overreach with curfews, forcing the elderly and terminally ill to die alone separated from their loved ones, and the dystopian nightmare infused with such

propaganda terms as “flattening the curve” that we were told was going to last two weeks, and “social distancing”, WILL NEVER AGAIN BEFALL YOUR PEACEFUL NEIGHBORS. You do not have the authority to tell us how close we can stand to one another. And you never will. An publicly issued apology is the least of what is owed to us.

The People have spoken.