



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, October 6, 2025 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 - CHAMBERS

CONSENT AGENDA (Estimated time - 5 min)

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) September 3 & 8, 2025, Special Meeting Minutes, and September 9, 2025, Regular Meeting Minutes
- 2) August 2025 Monthly Reports
- 3) August 2025 Check Register Summary
- 4) Resolution 2025-082 establishing the meeting dates of the City Council for calendar year 2026
- 5) Resolution 2025-083 authorizing the purchase of a 2025 Ford F-550 LT40 Utility Bucket Truck from Terex Utilities under Sourcewell Contract Number 110421-TER in the amount of \$196,173
- 6) Resolution 2025-084 authorizing a refund of a Design Review application fee in the amount of \$3,611.25 to Esperanza Carmel Commercial LLC

ORDERS OF BUSINESS

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

- 7) Resolution 2025-085 Authorizing the City Administrator to Execute a Professional Services Agreement with Opticos for a not-to-exceed fee of \$212,290 to prepare objective design and development standards (ODDS) for accessory dwelling units, multifamily residential, and mixed-use residential *(Estimated time - 20 min)*
- 8) Receive a presentation on the Mills Act, discuss potential policy amendment options and provide direction to staff regarding the preparation of proposed policy modifications for future Council consideration *(Estimated time - 45 min)*
- 9) Resolution 2025-086 Approving a Memorandum of Understanding with Monterey Regional Waste Management District, dBA ReGen Monterey,

in support of Franchise Agreement Planning *(Estimated time - 20 min)*

CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Pursuant to Government Code Section 54956.9

Name of case: Ellen Barrett v. City of Carmel-by-the-Sea, Case No. 5:25-cv-05846-SVK

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PURSUANT TO GOVERNMENT CODE SECTION 54956.8;

Property: Carmel Middle School, 4380 Carmel Valley Road, Carmel, CA 93923;

Agency negotiators: Dale Byrne, Mayor, Chip Rerig, City Administrator, Brandon Swanson, Assistant City Administrator;

Negotiating parties: Carmel Unified School District;

Under negotiation: Price and terms of payment for lease

C. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54957.6;

Agency Designated Representatives: Assistant City Administrator

Brandon Swanson, HR Manager, Marisa Bermudez, and Zachery Lopes, Burke Williams & Sorensen;

Employee Organization: Police Officers Association (POA)

ADJOURNMENT

CORRESPONDENCE

Correspondence received after the agenda was posted will be uploaded to this link:

<https://carmelbytheseaca.portal.civicclerk.com/event/683/files/agenda/801>

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 AND SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Supplemental materials or correspondence distributed to a majority of the City Council after this agenda was posted are available for public review at City Hall (Monte Verde Street between Ocean and Seventh Avenues) during regular business hours. To submit written comments: email the City Clerk at cityclerk@ci.carmel.ca.us and include the meeting date and agenda item number in the subject line. Correspondence received at least two hours before the meeting starts (earlier is encouraged) will not be read aloud but will be posted with the agenda at <https://carmelbytheseaca.portal.civicclerk.com/> as soon as possible.

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).