

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

REGULAR MEETING MINUTES

Tuesday, July 1, 2025

CALL TO ORDER AND ROLL CALL

Mayor Byrne called the meeting to order at 4:31 p.m.

Roll call: Councilmembers Jeff Baron, Hans Buder, Alissandra Dramov, Mayor Pro Tem Delves, and Mayor Dale Byrne were present.

PLEDGE OF ALLEGIANCE

Mayor Byrne led the pledge of allegiance.

EXTRAORDINARY BUSINESS

- A. **Non-Profit Spotlight - MEarth** - Katie Reneker, MEarth Executive Director, gave an overview of the non-profit's mission to educate and inspire through environmental stewardship. She summarized MEarth's on-site programs for the community, upcoming plans, and events.
- B. **Pure Water Monterey Update from Monterey Peninsula Water District (MPWD)** - MPWMD General Manager, Dave Stoldt, provided an update on the 2024-2025 water allocation and permit process for Carmel-by-the-Sea. He detailed the available water supply for allocation and discussed future water demands, referencing the Association of Monterey Bay Area Governments (AMBAG) regional growth forecast.

PUBLIC APPEARANCES

Andi Carr
Ken White
Nancy Twomey
Amy Herzog
Tasha Witt
Beth Bowman
Christy Hollenbeck
Will Rei

ANNOUNCEMENTS

A. **City Administrator Announcements** – City Administrator Rerig announced yard waste is prohibited in public trash cans, and if residents need extra trash picked up, they should contact

GreenWaste to make arrangements. Mr. Rerig also noted the City is working on updating the Mills Act policy, in response to Will Rei's comment. He thanked Cleve Waters for having the handrails in front of City Hall refinished. He also announced that Jimmy Pingree from the Public Works Department is retiring at the end of this month after 35 years, which is the longest serving employee of the City.

Assistant City Administrator Brandon Swanson announced that the audio-video upgrades to the Council Chambers have been completed and summarized the new capabilities and enhancements to public meetings.

B. City Attorney Announcements – City Attorney Pierik announced that at Closed Session last night Council discussed the purchase of a non-buildable property located on Scenic Road near Martin Way, and he reported that the City will not be purchasing the property.

C. Councilmember Announcements

Councilmember Buder announced that the Carmel Youth Center is looking for youth volunteers for the Concourse event. He also reported that a Wildfire Preparedness Ad Hoc committee meeting which will be noticed as a Special City Council Meeting, will be held soon, and the public is encouraged to attend. He extended gratitude to the Carmel Police Department for their swift action in apprehending burglars who broke into his and his neighbors' cars, and reported that the suspects were tracked to Santa Cruz, and stolen property was recovered within six hours.

Councilmember Dramov announced a free 4th of July concert at Devendorf Park and invited everyone to attend.

Mayor Byrne noted the beginning of the new fiscal year and commended the Council for their excellent work in adopting the budget. He expressed anticipation for the accomplishments that will result from the approved projects in the coming year. He also announced his upcoming monthly appearances on KMBY radio and that Carmel Cares will hold its annual volunteer celebration at the Forest Theater later this month.

ORDERS OF BUSINESS

Item 1 - Resolution 2025-062 ratifying an appointment to the Harrison Memorial Library Board of Trustees

Mayor Byrne announced that there are currently two vacant seats on the HML Board of Trustees, and he recommends that Billy Farina be appointed to fill a full 3-year term. He also noted that within the past 2 weeks, Trustee Susan Murphy resigned from the board, leaving an unscheduled vacancy on the Board. He said that the City is accepting applications, and Council will vote on an appointment to fill the remainder of Ms. Murphy's term at the August City Council meeting.

Public Comment:

Ken White

Bobby Richards

Motion by Delves to appoint Billy Farina, seconded by Mayor Byrne.

Councilmember Buder made a substitute motion to postpone the appointment to the HML Board vacancy until the August meeting, at which time both appointments would be made. The motion was seconded by Councilmember Dramov.

The Council's discussion resumed with Mayor Byrne and Mayor Pro Tem Delves reiterating their opposition to postponing Billy Farina's board appointment. They highlighted his qualifications among all interviewed candidates and Mayor Byrne expressed his disappointment with the lack of Council support for their recommendation. Councilmembers Dramov and Buder argued for John Krisher's reappointment, emphasizing his invaluable dedication, experience, and passion for the Library, which they believed warranted recognition.

Motion by Councilmember Buder to postpone the appointment of the HML Board of Trustees until August, and make appointments to fill the two vacant seats at the same time, seconded by Councilmember Dramov, and approved 5-0-0 by the following roll call vote:

AYES: Councilmembers Baron, Buder, Delves, Dramov, and Mayor Byrne

NOES: None

ABSENT: None

ABSTAIN: None

Item 2 - Resolution 2025-063 Professional Services Agreement with Moore Ruble Yudell Architects for the Centennial Restoration of the Harrison Memorial Library

City Attorney Pierik presented on the selection of Moore Rubel Yudell (MRY) as the architectural firm for the Harrison Memorial Library (HML) restoration project. He recommended that if a motion is made to approve the agreement, it should be subject to receiving an updated project schedule as Exhibit D from the architect because the current one is outdated.

MRY Architect Buzz Yudell addressed Council's concerns regarding the ambitious 12-week public outreach timeline, acknowledging its aggressiveness but asserting its feasibility. He then presented MRY's experience and project approach. Library Director Ashlee Wright emphasized the crucial role of library patrons and staff, advocating for their inclusion in the project.

Public Comment:

Brian Call

Buzz Yudell

Marci Meaux

Alexandra Fallon

Cindy Lloyd
Robin Eschelman

The Council expressed its approval for the project and the choice of MRY Architects and thanked the Carmel Library Foundation for its substantial contribution and the attorneys for their meticulous work on the agreement.

Motion by Mayor Pro Tem Delves to adopt Resolution 2025-063, authorizing an agreement with Moore Ruble Yudell Architects for the Centennial Restoration of the Harrison Memorial Library, subject to the submission to the City of an updated project schedule (Exhibit D), seconded by Councilmember Buder and approved 5-0-0-0 by the following roll call vote:

AYES: Councilmember Baron, Buder, Delves, Dramov, and Mayor Byrne

NOES: None

ABSENT: None

ABSTAIN: None

RECESS

Council took a recess at 6:25 p.m. and resumed the meeting at 6:51 p.m.

Item 3 - Receive a presentation by California American Water Company to introduce the Dolores Street Commercial Water Main Replacement Project and authorize issuance of an Encroachment Permit with Special Conditions of Approval

David Buzzini, California American Water (Cal Am) representative, presented on the Dolores Street commercial water main replacement project, requesting an encroachment permit for Cal Am to replace old water main infrastructure from Dolores Street between 8th and Ocean Avenues. He summarized the preliminary construction schedule, community outreach on potential customer impacts, as well as traffic, safety, and noise mitigation measures. City Project Manager Javier Hernandez noted that complex encroachment permits such as this one are typically approved by City Council.

Public comment: None

Motion by Councilmember Buder to approve the issuance of an encroachment permit with special conditions to California American Water Co for the Dolores Street commercial water main replacement project, seconded by Councilmember Dramov, and approved 5-0-0-0 by the following roll call vote:

AYES: Councilmember Baron, Buder, Delves, Dramov, and Mayor Byrne

NOES: None

ABSENT: None

ABSTAIN: None

Item 4 - Resolution 2025-061 Authorizing the City Administrator to execute Amendment No. 1 to the Janitorial Services Agreement with Pureserve for a total not-to-exceed amount of \$140,000 for the term of July 1, 2025 to December 31, 2025

Public Works Director Ken Wysocki gave a brief summary of the item, which is to extend the existing janitorial service agreement for 6 months to allow time to request proposals and select the best vendor for ongoing janitorial services.

Public Comment: None

Motion by Mayor Pro Tem Delves to adopt Resolution 2025-061 extending the agreement with Pureserve for janitorial services for a not-to-exceed amount of \$140,000 through December 31, 2025, seconded by Councilmember Baron and approved 5-0-0-0 by the following roll call vote:

AYES: Councilmember Baron, Buder, Delves, Dramov, and Mayor Byrne

NOES: None

ABSENT: None

ABSTAIN: None

Item 5 - Receive a report and provide policy direction regarding the installation of additional stop signs at intersections within the commercial district

Police Chief Tomasi presented the Traffic Safety Commission's (TSC) recommendation to add a total of 16 stop signs at several intersections in the commercial district, based on a traffic engineering study, analysis of traffic collision data, and a field survey of traffic flow patterns. He said that the addition of stop signs and the consistency of creating 4 way stops across these intersections in the commercial district will create a safer environment for pedestrians and lessen confusion for motorists.

Public Comment:

Parker Logan

Nancy Twomey

Donna Jett

Karen Ferlito

Mayor Pro Tem Delves and Councilmember Buder supported the addition of stop signs, believing they would enhance safety and reduce driver confusion. Councilmember Baron disagreed, arguing that 4-way stops contribute to congestion. He aligned with a speaker who felt an additional stop sign near the post office was unnecessary and suggested clearer signage as a better alternative. Councilmember Dramov favored proceeding with the proposed changes and requested that the police chief provide a follow-up in a few months to assess the effectiveness of the new stop signs. Mayor Byrne concurred with Councilmember Dramov's approach, advocating

for implementation while monitoring the situation, and if the stop signs prove ineffective, the Council could then consider their removal.

Council gave consensus direction to proceed with the Traffic Safety Committee's recommendation and return at the next meeting with a Resolution for approval to add the recommended stop signs.

Item 6 - Receive a report on the research done over the last month to explore a potential pilot program for downtown valet parking and provide direction to staff on whether to proceed with Request for Proposals (RFP) to begin the pilot program. Council will also be asked to consider whether or not to explore adjusting the City's approach to compliance with AB 413 (Daylighting Law)

Assistant City Administrator Brandon Swanson presented a valet parking pilot program and potential changes to comply with the AB 13 Daylighting Bill.

Valet Pilot Program Concept

- Staged at the top of Ocean Avenue near the plaza bus parking
- Parking vehicles around downtown public and private lots
- Dynamic use of underutilized parking lots
- Operated by a professional valet service
- Keeps cars from circling the downtown searching for parking
- Liability concerns mitigated with proper vendor insurance requirements, which will be part of the request for proposals.

He reported that a Zoning analysis completed by the Planning Department concluded that a valet parking program is consistent with Zoning and the General Plan. He also presented survey results of other cities with similar programs, discussion opportunities for employee parking, shuttle programs, and an intelligent parking tracker.

He added alternative approaches to complying with the AB 413 Daylighting bill, including:

- Reducing the downtown speed limit
- Installing additional stop signs
- Clearing sight lines at corners
- Adjusting oversized parking spaces

Councilmember Dramov asked if more parking enforcement would help with these parking issues. Chief Tomasi confirmed that it would and noted that the number of parking enforcement officers has changed from 5 to 2, and the method has changed from chalking tires to using license plate reader technology for enforcement.

Public comment:

Andi Carr

Linda Calfore

Nancy Twomey

Karen Ferlito

Mayor Byrne acknowledged the comment letters received from residents who live near Forest Theater have concerns about using Forest Theater parking lot for valet parking.

Councilmember Baron questioned valet fee setting and expressed doubts about a pre-October valet pilot program, disliking using free Sunset Center parking or Forest Theater parking due to neighborhood impact and safety. He preferred employees parking in residential areas over tourists if necessary. Councilmember Buder applauded the research and effort put into exploring a valet program but doubted its suitability with the city's character and aesthetic. He favored off-site employee parking with shuttles and stricter enforcement.

Mayor Pro Tem Delves supported a valet pilot program, believing it could reduce traffic by offering an alternative. Councilmember Dramov shared concerns with Baron and Buder, fearing increased congestion from valet parking, worsened employee parking by monetizing Sunset Center, and rushing changes to AB 413 parking changes without police and streets superintendent input. She also worried that focusing on valet parking would delay other city priorities. Councilmember Baron remained open to exploring valet parking for future seasons but was against rushing it this year.

Mayor Byrne concluded there wasn't enough Council support pursuing a valet parking pilot, and opined that if off-site shuttle parking were feasible, it would already be in place. He committed to exploring other long-term solutions, noting Forest Theater parking issues already exist regardless of whether valet parking is implemented.

Council gave consensus direction to halt the valet parking pilot program and instructed staff to continue looking into broader parking solutions for employees.

Item 7 - Receive an Ad Hoc Report on the spacing requirements and needs list previously provided by Staff and Indigo and provide direction on the Police and Public Works Building Project

Police Chief Tomasi provided an update on the Police and Public Works needs analysis, including new spacing requirements. He said that initial conclusion is that there is a way to create a modern police station utilizing the existing space differently but noted that professional opinion would be requested to verify the needs would still be met. He reported that a major adjustment to the needs list was the elimination of the shooting range. He also noted that creating dedicated parking spaces for police and employee vehicles would help free up more street parking.

Public Works Director Wysocki summarized that the public works departments need spacing reduction. Chief Tomasi reiterated that there are other concerns that remain, which include ADA accessibility, roof leaks, earthquake retrofitting, fire alarm, HVAC, plumbing, and electrical issues.

Public Comment:
Nancy Twomey

Parker Logan
Andi Carr

Councilmember Dramov praised the ad hoc committee and staff for advancing a project that aligns with Carmel's character. She expressed opposition to continuing the contract with Indigo. Councilmember Baron noted that while \$20 million may still be insufficient to cover the project, the revised plans significantly reduced costs from the original \$40 million estimate. He supported rehiring Indigo for a smaller-scale project, citing their experience with police facilities. Councilmember Buder expressed difficulty choosing between renovation and rebuilding without further professional input, but said that if the cost difference is minimal, he prefers a full tear-down and rebuild to allow more flexibility and long-term value.

Mayor Pro Tem Delves thanked the ad hoc committee and staff for scaling the project appropriately without sacrificing core needs. He supported a full rebuild, even if slightly more costly, to allow future adaptability. He also opposed continuing with Indigo, not due to their capabilities, but because the overall process led to an unsatisfactory outcome, and Carmel doesn't require an architect with specialized police facility experience, as the city's needs are modest. He recommended a comprehensive review of all city buildings to identify existing spaces, such as Vista Lobos, that could be repurposed for administrative use.

Mayor Byrne shared that a local architect, who provided 3D renderings at no charge, advised against remodeling the current station, suggesting a new build would be more cost-effective and better suited to the city's needs. He suggested issuing a new RFP for architectural services to explore alternative designs. He agreed with Councilmember Dramov and Mayor Pro Tem Delves in not continuing to use Indigo after seeing what a local architect could do. He also proposed pursuing a public-private partnership with a developer to construct a new station, with the goal of city ownership within 20 years, leveraging Carmel's valuable land assets.

City Administrator Rerig suggested that the Police Building ad hoc work with staff to develop a new RFP and conclude the city's contract with Indigo. He said a draft RFP would be presented to Council for review and input before it is released.

Council gave direction to:

- Create a new RFP for a scaled-down police station based on the updated needs list.
- Bring the draft RFP back to Council for input before finalizing.

PUBLIC HEARINGS

Item 8 - First reading and introduction of Ordinance No. 2025-003 Adding Section 2.52.686 – (Paid Parental Leave) to the Carmel-by-the-Sea Municipal Code

Assistant City Administrator said there the Ordinance presented tonight includes the recommended changes brought forward by Council at last month's meeting.

Public comment: None.

City Attorney Pierik read the title of the ordinance.

Motion by Mayor Pro Tem Delves to introduce Resolution 2025-003 and schedule a second reading and adoption, seconded by Councilmember Buder, and approved 5-0-0-0 by the following roll call vote:

AYES: Councilmembers Baron, Buder, Delves, Dramov, and Mayor Byrne

NOES: None

ABSENT: None

ABSTAIN: None

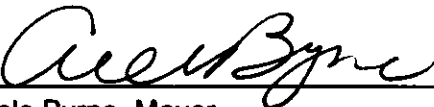
FUTURE AGENDA ITEMS

Councilmember Baron requested to have the Design Guidelines brought to Council at the October meeting and Mayor Byrne voiced his support. Councilmember Dramov requested a future workshop on water allocation, suggesting it could be a joint meeting with the Planning Commission or combined with the Housing element discussion. Councilmember Baron concurred with this suggestion.

ADJOURNMENT

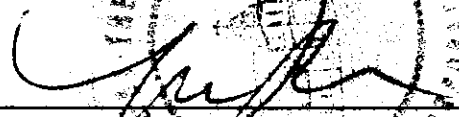
Council adjourned the meeting at 9:47 p.m.

APPROVED:

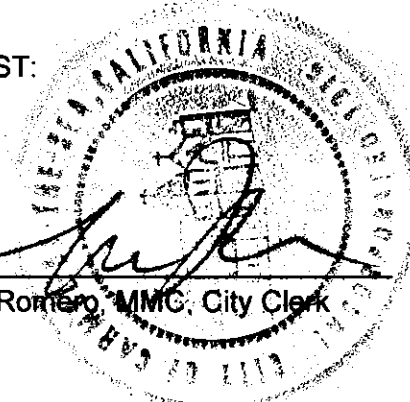


Dale Byrne, Mayor

ATTEST:



Nova Romero, MMC, City Clerk

The seal of the City of Merced, California, is a circular emblem. It features a central shield with a ship, surrounded by the text "CITY OF MERCED, CALIFORNIA" and "1850". The seal is partially obscured by the signature and text of the City Clerk.