

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

SPECIAL MEETING MINUTES

JANUARY 8, 2024

CALL TO ORDER AND ROLL CALL

Mayor Dave Potter called the meeting to order at 4:33 p.m.

Roll call: Councilmembers Jeff Baron, Alissandra Dramov, Karen Ferlito, Mayor Pro Tem Richards, and Mayor Dave Potter.

PUBLIC APPEARANCES

None

ORDERS OF BUSINESS

Item 1 - Receive a report on the activities and actions over the previous two years on the City's Emergency Operations Plan and adopt Resolution 2024-001 approving the updated 2024 Emergency Operations Plan

Police Chief Tomasi gave a presentation on the background of the Emergency Operations Plan, and summarized the changes made to the plan since 2022. He added that adoption of Resolution 2024-001 will approve the updated Emergency Operations Plan.

Public Comment:

None

Motion by Councilmember Baron, to adopt Resolution 2024-001 adopting the 2024 Emergency Operations Plan, seconded by Mayor Pro Tem Richards, and approved 5-0-0-0 by the following roll call vote:

AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: None

Item 2 - Resolution 2024-002 reaffirming the City's public-private partnership with the Carmel Public Library Foundation (CPLF)

Community Activities and Library Director Ashlee Wright gave a presentation of the item, giving an overview of the CPLF and future projects.

Public comment:

Dale Byrne

Alexis Weaver

Kris Goursey

Motion by Mayor Pro Tem Richards, to adopt Resolution 2024-002, seconded by Councilmember Ferlito, and approved 5-0-0-0 by the following roll call vote:

AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: None

Item 3 - Receive an after action on Third Thursday and an update on the Farmers' Market and consideration of a Resolution 2024-003 authorizing the consumption of alcohol at the Farmers' Market Third Thursday events in 2024.

Community Activities and Library Director Ashlee Wright gave a presentation of the item, providing a summary of the Farmers Market and Third Thursday events in 2023. She responded to questions from Council and noted that over the past year there were no issues when wine was served in a designated and closed off area. She said that Council approval is needed to continue to allow wine at the Third Thursday events in the park.

Public comment:

None

Councilmembers Ferlito and Dramov dissented approving the Resolution, stating that alcohol isn't needed at family friendly events where children are present.

Motion by Mayor Pro Tem Richards, to adopt Resolution 2024-003, seconded by Councilmember Baron, and approved 3-2-0-0 by the following roll call vote:

AYES: Councilmembers Baron, Richards, and Mayor Potter

NOES: Councilmembers Dramov, Ferlito

ABSENT: None

ABSTAIN: None

STUDY SESSION

A. Discussion of the Ad Hoc Committee findings and recommendations on the way forward for development of the Police facility

Councilmember Baron gave an introduction of the item and summarized the progress made by the Police Facility Ad Hoc Committee over the past few months. City Administrator Rerig

introduced Fred Meurer, 4- Leaf Project Manager assigned to the Police Facility Project. Mr. Muerer gave a presentation of the project status, summarizing the following:

- History of the project
- Task 1: Building assessment results
 - Key elements of a modern police facility
 - Specific needs of the police facility
- Task 2: Police Program assessment results
 - Police Officer Standard Training (POST) Standards
- Ad Hoc Recommendations - Police Program Scope:
 - Recommendation for a new facility on new site
 - Opportunities and requirements for the old building
- Financial implications/Cost estimates:
 - New Police Facility meeting current and future needs: estimated \$20M+
 - Rehabilitation of the existing building and code updates: estimated \$10M+
- Ad Hoc Committee Summary of Recommendations:
 - Adopt a policy decision to maximize the programming capability of the Police Department to meet current and future needs.
 - Direct staff to initiate a schematic design process at a new site.
 - Direct staff to initiate the programming and schematic design for rehabilitation of the current PD/PW building.
 - Direct staff to initiate development of a financing strategy to fund a project total of \$30M+

Public comment:

David O'Neil, CRA Representative

Andi Carr

Dale Byrne

Ken White

Carrie Theis

Eric Miller

James Ardaiz

Council discussion resumed. Jonathan Hammond, the selected Architect for the police facility project, said that conducting a site evaluation of Vista Lobos would include a geotechnical study, assessment of view corridor restrictions, and exploration mixed use options, potentially taking 3-4 months and adding public outreach meetings could stretch out the timeline further. City Administrator Rerig clarified that the purpose of the discussion tonight was to provide an update on the project and seek permission to proceed to the next phase of fact gathering for more options. Community Development and Planning Director Brandon Swanson pointed out the existing 18-

foot site line restriction on parts of the Vista Lobos property. Mr. Meuer emphasized that each potential site has unique opportunities and constraints, and the ad hoc committee recommends evaluating one site in-depth before returning with more information. Councilmember Baron highlighted that the staff report outlines all the requirements needed for the police facility and urged Council to give authority to focus on Vista Lobos as the primary potential site to streamline progress on this project.

Council gave consensus direction for staff to proceed with the next step of evaluating the Vista Lobos site as a potential location for the new police facility and recommended a public outreach meeting to get feedback on the project.

CLOSED SESSION

City Attorney Pierik read the closed session title.

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:
Property: First Murphy House, NE corner Lincoln Street and 6th Avenue, Carmel-by-the-Sea
Agency negotiators: City Administrator, City Attorney
Negotiating parties: Carmel Heritage Society and Chamber of Commerce
Under negotiation: Lease amount and terms

PUBLIC APPEARANCES - Limited to items on closed session only

Public comment:
Sygale Lomas, Carmel Chamber of Commerce
Cindy Lloyd

ADJOURNMENT

Council adjourned the regular meeting at 6:40 PM and moved to closed session. Closed session adjourned at 7:05 PM.

APPROVED:

ATTEST:

Dave Potter, Mayor

Nova Romero, MMC, City Clerk