



Minutes
Redondo Beach City Council
Tuesday, June 11, 2024
Closed Session - Adjourned Regular Meeting 4:30 p.m.
Open Session –Regular Meeting 6:00 p.m.

4:30 PM - CLOSED SESSION – ADJOURNED REGULAR MEETING

A. CALL TO ORDER

An Adjourned Regular Meeting of the Redondo Beach City Council was called to order at 4:30 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Mayor Light

Officials Present: Mike Witzansky, City Manager
Lucie Colombo, Chief Deputy City Clerk

C. SALUTE TO THE FLAG - NONE

D. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

Chief Deputy City Clerk Colombo announced there were no Blue Folder Items for Closed Session.

E. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEMS AND NON-AGENDA ITEMS

There were no public communications on Closed Session items and non-agenda items.

F. RECESS TO CLOSED – 4:34 p.m.

Chief Deputy City Clerk Colombo read title to the items to be considered in Closed Session.

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Mike Webb, Assistant City Attorney Cheryl Park, Interim Fire Chief Patrick Butler, Human Resources Director Diane Strickfaden, Outside Labor Negotiator Laura Kalty, Interim Community Services Director Elizabeth Hause, Deputy Community Services Director Kelly Orta and Outside Legal

Counsels Abby O'Brien, Jon Welner and Kenton Moore.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein and approved by voice vote to recess to Closed Session at 4:34 p.m.

Motion carried, 5-0.

- F.1. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:

Redondo Beach Firefighters Association

- F.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.**

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Interim Community Services Director

PROPERTY:

309 Esplanade, Redondo Beach, CA 90277

NEGOTIATING PARTIES:

Made by Meg - Meg Walker

UNDER NEGOTIATION:

Both Price and Terms

- F.3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

**Yes in My Back Yard, a California nonprofit corporation; SONJA TRAUSS, an individual v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, and DOES 1 through 25 inclusive
Case Number: 23TRCP00325**

- F.4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege,**

Government Code Section 54956.9(d)(1).

Name of case:

**New Commune DTLA, LLC and Leonid Pustilnikov v. City of Redondo Beach and City Council of the City of Redondo Beach
Case Number: 22TRCP00203**

- F.5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

**New Commune DTLA, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development, et al.
Case Number: 23STCP00426**

- F.6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

**New Commune DTLA LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; and DOES 1 through 100, inclusive
Case Number: 23STCV10146**

- F.7. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

**9300 Wilshire, LLC v. City of Redondo Beach; City Council of the City of Redondo Beach; City of Redondo Beach Department of Community Development; and DOES 1 through 100, inclusive
Case Number: 23STCP02189**

- F.8. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

**In re 9300 Wilshire LLC
Bankruptcy C.D. Cal. Case Number: 2:23-bk-10918-ER**

- F.9. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege,**

Government Code Section 54956.9(d)(1).

Name of case:

City of Redondo Beach, et al. v. California State Water Resources Control Board

Case Number: 20STCP03193

- F.10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

City of Redondo Beach, a California Charter City; City of Carson, a California Charter City; City of Torrance, a California Charter City; City of Whittier, a California Charter City; City of Del Mar, a California Charter City v. Rob Bonta, in his official capacity as California Attorney General, State of California; and DOES 1 through 50, inclusive

Case Number: 22STCP01143

- F.11. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).**

Name of case:

Rosenda Ramirez Clark v. City of Redondo Beach, et al.

Case Number: 21STCV00584

- G. RECONVENE TO OPEN SESSION – 6:00 p.m.**

Mayor Light reconvened to Open Session at 6:00 p.m.

- H. ROLL CALL**

Councilmembers Present: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Mayor Light

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Melissa Villa, Analyst

- I. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

City Manager Witzansky reported that City Council will return to Closed Session, after the Open Session, to consider Items No. F.1 and F.2.

- J. ADJOURN TO REGULAR MEETING**

Motion by Councilmember Loewenstein, seconded by Councilmember Kaluderovic, and approved by voice vote, to recess to the regular meeting at 6:01 p.m.

Motion carried, 5-0.

6:00 PM - OPEN SESSION - REGULAR MEETING

A. CALL TO ORDER

A Regular Meeting of the Redondo Beach City Council was called to order at 6:01 p.m. by Mayor Light in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Councilmembers Present: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Mayor Light

Councilmembers Absent: Nehrenheim

Officials Present: Eleanor Manzano, City Clerk
Mike Witzansky, City Manager
Melissa Villa, Analyst

C. SALUTE TO THE FLAG AND INVOCATION

Mayor Light invited Veterans to stand and recognized them for their service.

Bridgette, 6th Grade Student, Perras Middle School, led the salute to the flag.

Mayor Light called for a moment of silence.

D. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

Councilmember Nehrenheim commented on the recent District 1 in-person community meeting; announced an online District 1 community meeting on June 17, 2024 at 6:30 p.m. and shared a shirt showing an image of a sloth riding a bicycle. The shirt said "Smile there is no hurry" and joked it should be the new City logo.

Councilmember Loewenstein congratulated 2024 graduates at Redondo Union High School and announced the District 2 community meeting on June 26th at 6:00 p.m., via Zoom, where Interim Community Services Director Hause will be the guest speaker.

Councilmember Kaluderovic reported the District 3 community meeting will be held at a date TBD towards the end of June and announced upcoming Shakespeare by the Sea events.

Councilmember Obagi reported that in lieu of a community meeting for District 4, he will attend District 5 community meeting hosted by Councilmember Behrendt on June 25, 2024 at 6:00 p.m. in the Redondo Beach Performing Arts Center and announced the opening of Michael's Café on Artesia Boulevard.

Mayor Light reported that he and Councilmember Behrendt visited Impulse Space, a new space company in Redondo Beach.

E. APPROVE ORDER OF AGENDA

Motion by Councilmember Loewenstein, seconded by Councilmember Nehrenheim, and approved by voice vote, the order of the agenda, as presented.

Motion carried, 5-0.

F. AGENCY RECESS – None

G. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

G.1 For Blue Folder Documents Approved at the City Council Meeting

Analyst Villa reported two Blue Folder Items submitted including for Item No. J.1 and another for Item No. L.2.

Motion by Councilmember Kaluderovic, seconded by Councilmember Loewenstein, and approved by voice vote, to receive and file Blue Folder Items.

Motion carried, 5-0.

H. CONSENT CALENDAR

H.1. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL ADJOURNED AND REGULAR MEETING OF JUNE 11, 2024

CONTACT: ELEANOR MANZANO, CITY CLERK

H.2. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

CONTACT: ELEANOR MANZANO, CITY CLERK

H.3. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: NONE

CONTACT: ELEANOR MANZANO, CITY CLERK

H.4. APPROVE AN AMENDMENT TO THE AGREEMENT FOR JANITORIAL SERVICES WITH COMMERCIAL BUILDING MANAGEMENT, INC. TO ADD WEEKEND SERVICE AT THE AVIATION PARK FIELD HOUSE (RESTROOMS) AND THE ANDERSON PARK SENIOR CENTER FOR AN ADDITIONAL COST NOT TO EXCEED \$973 PER MONTH, INCREASING THE TOTAL NOT TO EXCEED AMOUNT FOR THE AGREEMENT TO \$531,607

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.5. ADOPT BY TITLE ONLY RESOLUTION NO. CC-2406-041, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024-25 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.6. APPROVE AMENDMENT NO. 3 TO THE FUNDING AGREEMENT #MOU MM5508.05 BETWEEN THE CITY OF REDONDO BEACH AND THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR THE REDONDO BEACH TRANSIT CENTER AND PARK AND RIDE PROJECT, JOB NO. 20120, TO ADD \$500,000 OF ADDITIONAL FY 2023-24 MEASURE M FUNDS TO THE PROJECT AND EXTEND THE LAPSING DATE OF THE \$2,750,000 OF FY 2021-22 MEASURE M FUNDS APPROVED FOR THE PROJECT TO JUNE 30, 2025

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

H.7. APPROVE THE SEVENTH AMENDMENT TO THE AGREEMENT WITH THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY FOR THE HOMELESS INCENTIVE PROGRAM TO INCLUDE \$57,179 OF FISCAL YEAR 2024-25 FUNDING AND TO EXTEND THE TERM TO JUNE 30, 2025

CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR

H.8. APPROVE THE FIFTH AMENDMENT TO THE REIMBURSEMENT AGREEMENT WITH SOUTH BAY CENTER SPE, LLC TO PREPARE AN ADDENDUM TO THE PROJECT EIR CERTIFIED BY CITY COUNCIL IN 2019 FOR THE CONSTRUCTION OF AN ADDITIONAL 350 RESIDENTIAL UNITS STUDIED IN THE ORIGINAL EIR BUT NOT INCLUDED IN THE INITIAL PROJECT APPLICATION INCREASING THE TOTAL REIMBURSEMENT AMOUNT BY \$31,934

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

H.9. ADOPT BY TITLE ONLY ORDINANCE NO. 3270-24 AN ORDINANCE OF THE

CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 9, ARTICLE 1, SECTION 2-9.101 OF THE REDONDO BEACH MUNICIPAL CODE REGARDING ORGANIZATION MEETINGS AND CANCELLATIONS. FOR SECOND READING AND ADOPTION

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

H.10. ADOPT BY TITLE ONLY ORDINANCE 3271-24, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REPEALING SECTIONS 9-20.01 THROUGH 9-20.08 OF TITLE 9, CHAPTER 20 OF THE REDONDO BEACH MUNICIPAL CODE REGARDING THE HANDICAPPED ACCESS APPEALS BOARD, AND AMENDING TITLE 2, CHAPTER 9, ARTICLE 4, SECTIONS 2-9.402 AND 2-9.403 REGARDING THE PUBLIC WORKS AND SUSTAINABILITY COMMISSION. FOR SECOND READING AND ADOPTION

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

There were no public comments on the Consent Calendar.

Motion by Councilmember Loewenstein, seconded by Councilmember Obagi, and approved by voice vote, the Consent Calendar, as presented.

Motion carried, 5-0.

Analyst Villa read titles to Resolution No. CC-2406-041 and Ordinance Nos. 3270-24 and 3271-24.

I. EXCLUDED CONSENT CALENDAR ITEMS - None

J. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

J.1 For eComments and Emails Received from the Public

Sydnee Singer spoke about ongoing issues regarding the aggressive behavior of eBike riders in the City; she stated that citizens are outraged by the reckless and dangerous operation of eBikes; talked about new laws implemented in Hermosa Beach and Manhattan Beach and urged City Council to follow suit.

Motion by Councilmember Kaluderovic, seconded by Councilmember Loewenstein, and approved by voice vote, to extend Sydnee Singer's time by 30 seconds.

Motion carried, 5-0.

Sydnee Singer submitted written comments including proposed ideas for resolution.

Motion by Councilmember Kaluderovic, seconded by Councilmember Nehrenheim, and approved by voice vote, to receive and file documents submitted by Sydnee Singer.

Motion carried, 5-0.

Councilmember Behrendt thanked Sydnee Singer for bringing up this issue; reported attending one of the RBPD forums on eBike safety and felt that it was well attended.

Joan Irvine, District 1, spoke about public safety concerns in connection with eBikes; discussed kids committing felonies and throwing fireworks at people. She suggested the parents, neighbors and the community as a whole need to point out the ones involved and enforce consequences. Additionally, she wondered when the issue of cannabis would be on the agenda again and mentioned people's need to have the project move forward.

Motion by Councilmember Nehrenheim, seconded by Councilmember Obagi, and approved by voice vote, to receive and file documents submitted by Georgette Gantner.

Motion carried, 5-0.

Georgette Gantner, District 2, referenced Council's May 7th meeting regarding plans to rename the Public Arts Commission to the Cultural Arts Commission; she reported no one on the Public Arts Commission expressed support for this change and that a letter will be submitted from the Commission to Council opposing the change; she listed several reasons why no change is needed and wondered about the purpose of the proposed change and asked how the plan would be executed.

Councilmember Behrendt walked out at 8:13 pm and came back at approximately 8:14 pm.

Mayor Light interjected towards the end of Georgette Gantner's time to explain that the motion she is opposed to are unfounded at this time and noted that the Public Arts Commission is still standing by itself.

Holly Osborne, District 5, spoke about the Metro C-Line extension project only between Artesia and Grant; produced drawings with the configurations for both the current line and proposed line options including the hybrid ROW; she pointed out there is no actual change and noted there is no trench in the trench configuration.

Niki Negrete-Mitchell, District 3, talked about the Metro C-Line extension project hybrid ROW option; stated the proposal lists added benefits trenching will bring but only has trenching on two small intersections; emphasized the negative impact eight years of construction will have on the area; reported her home is in the trench zone; referenced an email she sent regarding construction problems related to the K-Line, listed several more reasons besides noise that would impact the area negatively and spoke about the

Hawthorne Boulevard options still being on the table.

Analyst Villa reported receiving one eComment.

There were no other public comments and Mayor Light closed this portion of the meeting.

K. EX PARTE COMMUNICATIONS

Councilmember Nehrenheim reported speaking with Councilmember Loewenstein, staff, Mayor Light and the public regarding Item No. L.2.

Councilmember Loewenstein reported speaking with Councilmember Nehrenheim, Mayor Light and the public regarding Item No. L.2.

Councilmember Kaluderovic reported speaking to Mayor Light and the public regarding Item No. L.1 and staff and members of the public regarding Item No. L.2.

Councilmember Obagi reported speaking with Councilmember Behrendt regarding Item No. L.2.

Councilmember Behrendt reported speaking with Mayor Light and staff regarding Item No. L.1 and with Mayor Light, staff, Councilmember Obagi and the public regarding Item No. L.2.

Mayor Light reported speaking with staff and Council on L.1 and regarding L.2, spoke with Council, staff and members of the public.

L. PUBLIC HEARINGS

L.1. PUBLIC HEARING TO CONSIDER THE PROPOSED ASSESSMENTS FOR THE STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2024-2025; AND

APPROVE THE REVISED CITY ENGINEER'S REPORT FOR THE FISCAL YEAR 2024-2025 STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT; AND

ADOPT, BY TITLE ONLY, RESOLUTION NO. CC-2406-042, A RESOLUTION OF THE CITY COUNCIL OF REDONDO BEACH, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT, AND LEVYING OF THE ASSESSMENT FOR THE STREET LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FOR THE FISCAL YEAR FROM JULY 1, 2024 TO JUNE 30, 2025

RECOMMENDATION:

A. Open Public Hearing, take testimony and deliberate; and

**B. Close Public Hearing; and
C. Approve the revised City Engineer's Report
D. Adopt Resolution No. CC-2406-042**

CONTACT: ANDREW WINJE, PUBLIC WORKS DIRECTOR

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote, to open the public hearing.

Motion carried, 5-0.

Public Works Director Winje introduced Acting City Engineer Lauren Sablan and provided a summary of the report and deferred to staff for details.

Acting City Engineer Sablan presented details of the Administrative Report.

Discussion followed regarding the street assessment and lighting fund, inclusion of Decision Packages, whether other cities break even on their assessments and keeping the old assessments in place and subsidizing the functions beyond that.

Mayor Light invited public comments.

There were no public comments on this item.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote, to close the public hearing.

Motion carried, 5-0.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote, the revised City Engineer's report for the Fiscal Year 2024-2025 Street Landscaping and Lighting Assessment District; and adopt by title only, Resolution No. CC 2406-042, a Resolution of the City Council of Redondo Beach, California, confirming the diagram and assessment, and levying of the assessment for the Street Landscaping and Lighting Assessment District for the Fiscal Year from July 1, 2024 to June 30, 2025.

Motion carried, 5-0.

Analyst Villa read title to Resolution No. CC 2406-042, into the record.

**L.2. CONTINUE THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR
2024-2025 CITY MANAGER'S PROPOSED BUDGET AND FIVE-YEAR
CAPITAL IMPROVEMENT PROGRAM AND ASSOCIATED BUDGET
RESPONSE REPORTS**

PROCEDURES:

- a. Reconvene the Public Hearing, take testimony;**
- b. Continue Public Hearing to June 18, 2024; and**
- c. Receive and file Budget Response Reports.**

CONTACT: WENDY COLLAZO, FINANCE DIRECTOR

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, to reconvene the public hearing.

Motion carried, 5-0.

City Manager Witzansky introduced the item; addressed Budget Response Reports and deferred to staff for reports.

CIP Manager Jesse Reyes narrated a PowerPoint presentation with details of FY 2023-24 CIP highlights.

Brief discussion followed regarding Portofino pump station project and distinctions between the recommended CIP project funding and those connected to the bond issuance.

CIP Manager Reyes presented a five year history of CIP projects per fiscal year, the FY 2024-2025 CIP summary, FY 2024-25 recommended funding highlights, FY 2024-25 recommended funding and carryover funding and highlights of CIP projects in design and in construction.

Discussion followed regarding stabilizing the slope near the Dominguez Park Dog Park, an upcoming meeting with SCE regarding the North Redondo Beach Bikeway extension project and the pier parking structure critical repairs.

CIP Manager Reyes reported that regarding the pier parking structure critical repairs and leasing of the former Fun Factory, construction should be completed next fiscal year.

Mayor Light stated he is unhappy with this; noted the Harbor Commission has been discussing it for the last three years and expressed concerns with the loss of revenue from the area.

Public Works Director Winje confirmed that design is 99% complete and that construction will be completed in FY 2024-25.

In reply to Councilmember Nehrenheim's question, City Manager Witzansky reported the whole area will receive seismic improvements and will include sheer walls and another phase of rehabilitation of the parking structure, beyond that work.

Councilmember Nehrenheim suggested implementing marketing for the site, sooner than later so that when the project is done, the site can be leased.

City Manager Witzansky reported that staff is already requesting proposals for that site.

CIP Manager Reyes continued with the presentation.

Councilmember Kaluderovic raised a question regarding the police shooting range, emphasized the need to have a complete design in order to apply for grant funding and ensuring the City is ready, this time, next year, to apply. She added that she had a discussion with the new Colonel in charge at Space Force and talked about exploring a full funding opportunity for the project.

CIP Manager Reyes explained that staff is continuing those efforts; presented CIP projects under construction and that staff anticipates completion in FY 2024-25 and urges Council and the public to use the CIP Dashboard on the City's website to obtain information on Capital Improvement Projects. Additionally, he thanked the Public Works leadership and team for their work.

Councilmember Behrendt congratulated the Public Works team for their hard work; talked about the number of projects completed and expressed his appreciation.

Mayor Light thanked the team for highlighting the projects it will focus on in the coming year.

City Manager Witzansky thanked the Public Works team for their work; noted they have been working at their highest level in history and commented on staffing.

Mayor Light commented on the \$2.4 million held for Moonstone Park and questioned why it went from \$2.4 million to \$2.1 million.

City Manager Witzansky reported that Moonstone Park was recommended for carryover and is remaining a part of appropriations in the CIP, but due to the duress in the Tidelands Fund if staff were to move forward with that project, there would not be enough funds in the Tidelands Fund to cover the costs. He added the timing of that project, based on the public amenities plan, is after the boat launch efforts as well as Seaside Lagoon, so it has not affected the bandwidth and time schedule associated with that project, but the state of the fund has been a stressor, COVID was not kind to the Tidelands and Uplands Funds, leasing revenue there has been distressed and there has been a historic level of capital execution and the City has gone through the available fund balance in that area. City Manager Witzansky confirmed there is funding for the Seaside Lagoon project, International Boardwalk and storefront improvement efforts, pier parking structure efforts and to begin Phase 1 of the boat launch project and it will take a couple of years to replenish the fund to a point where the Moonstone Park project can be executed.

City Manager Witzansky reported City Council gave direction to move \$500,000 from the Moonstone Park project to seed the Seaside Lagoon design effort; stated it occurred before the City received that State grant and there was concern about that, so staff moved the money back into the Tidelands Fund.

Mayor Light understood that the money was for its own protected project.

City Manager Witzansky asserted that project appropriations are a year-by-year decision of the Council with every annual budget; mentioned a BRR regarding ways to further restrict access to a project and reiterated that each subsequent Council can make a determination to adjust funds whether they are restricted or appropriated, to fund.

Mayor Light felt there should be a mechanism where there is expectation to put in controls and treat restricted funds as such.

City Manager Witzansky reported it can be restricted by resolution to make it harder to gain access to future Councils.

Mayor Light commented on the projection of Measure M funds and City Manager Witzansky explained not all Measure M funds are restricted, that some come in on a grant basis, are restricted by Measure M requirements, but Council has moved money from one eligible project to another to meet need.

City Manager Witzansky reported staff will review the reduction from \$2.4 million to \$2.1 million and return to Council with a report; reiterated the appropriation is there, for carryover, as part of the budget and noted it depends on Council's priorities.

Mayor Light commented on some delays in CIP projects due to internal coordination issues and wondered how that can be remedied.

City Manager Witzansky reported it is incumbent on the Operations Department, as the gatekeeper of the programmatic element of the project to ensure that continues to move forward as best as it can; spoke about Public Works being on the execution side of the equation; noted the need for cooperation by various departments; indicated the City sometimes, evaluates its own applications the same way private applications are evaluated and talked about delays from having to meet additional code requirements.

Councilmember Obagi thanked the Public Works team for the great work; specifically spoke about work completed on Artesia Boulevard and other safety measures remedied; inquired about the \$650,000 for the boat launch and asked whether the General Fund could loan the Tidelands Fund money for the project.

City Manager Witzansky reported there may be a way to do that, but it would require

an agreement with the State Lands Commission and stated he was unsure when the Tidelands Fund could repay that appropriation as there are other Tidelands projects staff would like to execute.

Mayor Light indicated he would not support that and noted the Tidelands and Uplands Funds pay for a lot in the City.

City Manager Witzansky spoke about them being one of the City's larger economic engines.

Councilmember Obagi mentioned a radar feedback sign on Artesia Boulevard that was hit and asked about the status.

City Transportation Engineer Liu provided a status update for repairing and reinstalling the damaged sign and noted the need to negotiate with their insurance company for those damages.

Councilmember Nehrenheim mentioned a recent traffic accident on Prospect and Palos Verdes Boulevard where a fire hydrant was sheered, and asked whether the City is billing insurance for replacement.

Public Works Director Winje confirmed the City bills insurance companies for City equipment damages except for water hydrants, which belong to Cal Water.

City Manager Witzansky added that the City pursues all restitution that can be reasonably obtained.

Councilmember Obagi talked about \$400,000 for Wilderness Park design and asked for clarification.

Public Works Director Winje explained that money was carried over from last year; noted there have been discussions about allocation and reported that staff is considering a design/build agreement.

City Manager Witzansky reported that although it has been listed as design, it will not affect the way the City spends the money for that project.

In response to Councilmember Obagi's question regarding the total cost for the Wilderness Park project, City Manager Witzansky reported there is an upcoming BRR addressing the item which will be presented at Council's next meeting.

Councilmember Nehrenheim asked about the Torrance Boulevard projects and Public Works Director Winje confirmed there are two projects, one of which is completed and reported staff is waiting for SCE to energize their meter to complete the second project.

Councilmember Nehrenheim referenced the police shooting range project and talked about the City hiring two lobbyists, one on the Federal level (David Church Associates) and another on the State level and about engaging proactively with them to make it happen.

City Manager Witzansky agreed to reach out to them; hopes it will be work they can perform under their existing retainer agreement and will return to Council if adjustments are needed.

Mayor Light added the City may need them for the seawall.

City Manager Witzansky stated the City will need a lot of Federal help in upcoming years and commented on money received for improvements in Basin 3.

In reply to Councilmember Nehrenheim's question regarding the status of Seaside Lagoon, Waterfront & Economic Development Director Kapovich reported the City is back on track with the project and that the item will be heard by the Harbor Commission at its upcoming meeting. In terms of public engagement, he reported there will be an opportunity at the Farmers Market in Riviera Village and commented on the schedule in the coming weeks and next steps.

Mayor Light reported this was presented to the Coastal Commission on a conceptual level and overall, they liked the project and provided comments and concerns regarding sea level rise and the use of plastic.

Deputy Public Works Director Klein provided an update on the installation of lights along the bike path and work along the accessways; talked about a contract to replace the L.A. County middle walkway lighting as well as the stairwells; stated staff is looking for a contractor that can work on all those lights, foundations and satellites on top.

Deputy Public Works Director Klein confirmed the middle walkway is owned by the County, but the City has an agreement that it will maintain the lighting in the middle walkway, the lowest bike path on the beach and to the pier. The City also maintains the extra two-foot pedestrian path.

Councilmember Nehrenheim talked about the \$900,000 for the Fire Department 911 fee and City Manager Witzansky reported it might be slightly reduced; reported the City has not implemented that fee this year because staff is waiting on the specific language associated with it; added that staff is expecting updated estimates from the vendor and assuming it is approved for implementation they speculate the City might obtain more revenue, that number might not be the full \$935,000 figure and there is some anticipated revenue for that. He added that the revenue projection is adjusted mid-year; addressed collection on outstanding ambulance transportation fees from McCormick and working with them to catch up on arrears; discussed fees related to cannabis activities, expecting to call for applications for cannabis licenses in the fall

and timing for expected tax revenue from cannabis sales.

City Manager Witzansky stated that in FY 2025-26 the City should expect to see tax revenue from that year's operation.

Marc Weiner, Community Development Director, provided an update on the Legado project.

Councilmember Nehrenheim asked about funds set aside for short-term rentals and City Manager Witzansky referenced BRR 45, as part of Blue Folder materials and reported staff believes that at one point in the community, short-term rentals generated \$4 million gross revenue a year; noted it is a 50/50 proposition between inland and coastal zone areas and if the City were to eliminate that prohibition, say in the inland zone only, hypothetically, the estimated TOT that could be levied from that effort would be, conservatively, in the range of \$250,000 to \$300,000 a year. If the City eliminated the prohibition in all zones, that figure could double, and the amount may increase given the nature of the rentals in the coastal area.

Councilmember Nehrenheim asserted that the City has a current ban and City Manager Witzansky noted that the actual activity in the City is estimated at \$4 million gross.

City Treasurer Solomon talked about a presentation given by a vendor a year ago, and another recently. With the data presented, his staff was able to identify each individual parcel, there is a gross number of listings which are then distilled down to the number of active units and those active units collected just under \$4.1 million last year. He addressed the mix of units in the coastal zone and those in the uptown area and shared a case of a single-family home in District 5 that came online about 18 months ago and has since generated \$185,000 worth of income which represents \$22,000 in TOT for that one location. He added that these units are currently operating in the City; reported the State Board of Equalization had issued a ruling beginning in January of this year stating those units that are operating short term rentals are required to pay tax on their furnishings as business property and claimed the fluidity towards identifying these units and applying the appropriate taxation goes beyond the City's borders. He listed the vendor's capabilities and proposed scope of work, depending on Council's choices; addressed costs, coordinating with the City Attorney's office in the creation of three letters to the property owners of short-term rentals advising them of the need to register, get licensed and set up payment for the taxation. He addressed the probabilities of compliance with each subsequent letter and discussed the possibility of hiring two part-time compliance officers.

City Manager Witzansky reported that staff set a range for programmatic cost between \$25,000 and \$60,000 depending on the number of part time Municipal Code Enforcement Officers the City would add to support the effort; stated this is prohibited, currently and City enforcement is on a complaint-basis only and added the City periodically receives complaints and follows up, but many operate with

apparent lack of concern for the adjacent neighbors.

Councilmember Nehrenheim confirmed that would be roughly \$500,000 a year in revenue and City Manager Witzansky suggested that is a fair number and stated that if Council were interested, staff could pursue dialing in with a more detailed analysis and bring back an ordinance for consideration.

In response to Councilmember Nehrenheim's questions regarding the need for a budget appropriation, City Treasurer Solomon reported \$25,000 is already within the budget and talked about presenting more than one vendor to Council.

City Manager Witzansky discussed an existing grandfather prohibition in the coastal zone and if Council were to undo that prohibition, the City would need to obtain Coastal Commission approval and based on their current direction to neighboring municipalities, the answer from Commission has been "No". He added that if the City were to undo the prohibition, there is a chance it would not get it back.

Councilmember Obagi spoke about short-term rentals in a previous strategic plan and asked why it never came forward.

City Manager Witzansky reported that staff provided the analysis through a BRR and at that time, the staff felt if there was an initiative on a policy basis to push it forward, staff would receive that direction and offered to return with a discussion if the Council wanted to include that but, from staff's perspective staff has provided the information and at that point, it is up to City Council to have a policy discussion.

Councilmember Loewenstein referenced the Rindge Lane resurfacing, 190th and Artesia Proposition 3 funding construction costs for \$200,000 and staff noted it was an error and should be for design, not construction. He referenced BRR 52 and asked about the in-house installation costs for the 280 illuminated box signs.

City Manager Witzansky stated that to ask Public Works to install 280 illuminated box signs across the City would be a tall order and would take a long time.

Discussion followed regarding reducing costs by replacing parts rather than the entire box assemblies where possible, available funding for the project, the possibility of phasing the project, prior discussions to replace signage on an as-needed basis with the new logo and kicking off the project to eventually have consistency with signs in the City.

Councilmember Loewenstein spoke about box signs that are not in good shape and about the need to replace the lights at Mole D.

City Manager Witzansky reported that staff will be replacing the parking attendant station and adding pay stations in the parking lot; talked about an ADA parking plan that staff had to design and deferred to staff for further clarification.

Waterfront & Economic Development Director Kapovich provided a status update of the project including completion of a survey, procuring an engineer to start the drawing process and submitting building permits; discussed the work to be done to comply with ADA regulations, Measure C requirements and providing flexibility in the parking stations for that.

City Manager Witzansky reported it is not a full reconstruction but rather, a resurfacing and spoke about improvements that can be completed in relation to the boat ramp project.

Councilmember Loewenstein asked about \$100,000 that was allocated for the marquee and Waterfront & Economic Development Director Kapovich reported it requires a text amendment to the Zoning Code, to allow for that type of sign and noted the need to work with Community Development Director Marc Weiner to address it. Councilmember Loewenstein added that this needs to happen as the signs are in bad shape.

Regarding the light poles in the area where Beach Life is held, Deputy Public Works Director Klein provided an update of the work completed; discussed reaching out to a contractor to provide estimates to begin replacing the footings; reported that staff is drilling down to determine costs to have a per lamp cost to remove and replace.

In response to City Manager Witzansky's question, Deputy Public Works Director Klein stated he would like to do the project, phase-by-phase, parking lot-by-parking lot; noted the project will be expensive; reported costs for removing and replacing a light pole is about \$6,000 and if the footing needs to be replaced costs will be \$14,000 and noted there are close to 100 light poles in all the parking lots.

City Manager Witzansky suggested poles in the worst shape being done through an M&O program and that a full-scale replacement, at that value, would probably be a CIP.

Councilmember Loewenstein suggested replacing just the lamps on some of them.

Councilmember Behrendt referenced BRR 45 and confirmed with the City Attorney that the City presently has a ban on short-term rental (STR) activity outside of the area of hotels and that violating the ban is a misdemeanor and charges are filed by the Quality of Life Prosecutor Joy Ford.

City Attorney Webb talked about revenue that can be brought in but talked about getting significant pushback because there is a limit as to what the City can do if the ban is removed.

Councilmember Behrendt reported he is already getting significant pushback; noted people do not want short-term rentals in District 5, they do not want hotels in

residential neighborhoods; felt it would be a bad idea in District 5; stated he will wait for the BRR and suggested City Treasurer Solomon break out the revenue for the different districts.

City Attorney Webb stated the City does not have an ordinance as do some cities, where it is illegal just to advertise STRs which makes it easier to enforce; spoke about it being complaint-driven; reported the City typically does not have MSOs available when calls come in and offered to invite Ms. Ford to the next meeting should Council have any questions in terms of how many calls they receive and how many cases the City files and the process involved.

Councilmember Behrendt spoke about needing more funding to crack down on illegal STRs; noted STRs need to stop and asked about whether it would be easier to make it a fine and deal with it administratively, rather than having to go through the courts.

City Attorney Webb reported that the City is not set up well for administrative fines; noted most people will comply if you send them a letter, and then a lot of people will comply when criminal charges are filed. He added that some are just making too much money and are going to keep doing it; felt it is important to have an effective tool for enforcement and spoke about it being a policy call for Council since revenue can be substantial and they need to determine if it is worth the negative tradeoffs.

Mayor Light noted this is related to budget and revenue and asked whether Council could bypass policy since that is the case.

City Attorney Webb in response to Mayor Light's question stated Council would need to amend the ordinance but would need to base it on a figure they are not sure they will receive and do they want to take that risk.

Councilmember Behrendt noted that Council is not at that point; reported there are many other items to go over in this budget; offered to put together a BRR later that will address these issues including enforcement and requested that City Treasurer Solomon break out the revenue for the different districts so that each Councilmember has an opportunity to decide if they want STRs in their districts.

Using Airbnb as an example, City Attorney Webb added that, in some cities, they have rolled out models where they are able to enforce violations if there are complaints regarding rentals on from their website; he suggested looking into what they are doing as an example to follow.

City Treasurer Solomon referenced Councilmember Behrendt and City Attorney Webb's comments and suggested setting up "guardrails" in order to minimize complaints and to enforce in violations. He went on to clarify that if STRs were allowed setting up certain rules or "guardrails" for the licensing components such as the timing of parties, use of areas, parking and noise, which the applicants must agree to and as part of the vendors package of services, they can then notify those

operators of violations of their licensing requirements in coordination with the City Attorney's office and then fees or suspensions can be enforced.

Discussion ensued regarding suspension of an operator's license for violations, and a case in the City of Palm Springs was mentioned.

City Attorney Webb stated that passing a law is not enough and just wanted Council to be aware that more discussion and research needs to be done on this topic if they choose to pursue it.

Councilmember Obagi stated that he thinks no one should incorporate STRs into their budget motions since there has been no policy discussion on it; but noted the need to discuss it since there are 250 STRs in the City where it is a banned practice; reported he will make a referral for a BRR towards the end of the meeting and suggested imposing strict penalties to STR vendors for allowing violators to post on their websites.

Councilmember Kaluderovic referenced BRR 11 regarding the senior lunch program and asked for clarification regarding improvements that could have been needed but that are now no longer needed.

City Manager Witzansky reported it depends on how much warming technology the perspective vendor has and deferred to staff.

Interim Community Services Director Hause reported that staff has had tastings with three vendors and has whittled it down to one vendor which will be presented to Council in a future meeting; stated staff does not anticipate needing that much work done to get the food prepared and served.

City Manager Witzansky reported the intention is not to create a commercial kitchen but to meet standards to ensure enough electrical outlets, warming technology, sinks, etcetera and noted it might require some minimal work, but staff does not think it will be prohibitive to execution.

In reply to questions from Councilmember Kaluderovic, Deputy Public Works Director Klein reported that Dominguez Park is an engineering project.

Public Works Director Winje reported that as of today, the project is moving along, and staff is waiting for Game Time to begin their inspection.

Regarding footings for shade structures at Franklin Park, Deputy Public Works Director Klein provide a status update of the project and reported that completion will be by the end of August. He talked about work needed to the basketball, volleyball and pickleball courts as well as the work to be done at Dale Page Park and discussed storage of the volleyball poles.

Councilmember Kaluderovic asked about the playground shades at Andrews, Dale Page and Franklin Parks and a related CIP carryover amount of \$78,512 and City Transportation Engineer Liu reported the City has not yet encumbered the funding for Andrews Park.

City Manager Witzansky added that the City has procurement agreements for Andrews and Franklin Parks and that the \$78,512 is not available and reported staff looked at costs for Dale Page Park and it was quite expensive.

Deputy Public Works Director Klein stated that the other problem is that there are fuel lines running underneath and the City would need to work with SCE.

City Manager Witzansky explained that he does not believe the carryover figure accounts to the encumbrance for the Andrews Park contract.

City Transportation Engineer Liu reported it is possible that once the project is completed there will be some residual funding.

Councilmember Obagi reported that he and Councilmember Behrendt have been working on the budget together; he wanted to share their thoughts with everyone so that fellow Councilmembers can think about it and return with any responses. Technical difficulties were experienced and he suggested the Mayor call for public comments while he attempted to fix the issue.

Mayor Light invited public comments.

Motion by Councilmember Lowenstein, seconded by Councilmember Kaluderovic, and approved by voice vote to receive and file documents submitted by Mara Lang.

Motion carried, 5-0.

Mara Lang referenced the Public Works FY 2024-2025 tree planting budget and goals to reduce the number of annual trees planted from 100 to 80; noted it does not account for the number of trees removed per year; reported it draws solely from the tree removal fund which has dwindled in the past fiscal year and talked about the tree ordinance addressing tree removals but not canopy expansion; opined that using the ordinance as a reason to reduce tree planting contradicts the original intent to expand the tree canopy; she urged Council and Public Works to discuss and ultimately ratify tree planting goals for one year, five years and ten years and in the meantime, maintain the 100 trees planted per year goal and listed prior motions from past Council meetings as follows:

- 3/12/19 - Council Member Lowenstein supported to increase the number of trees.
- 8/17/21 - Council Member Horvath supported canopy growth throughout the City.
- 3/15/22 - Council Member Lowenstein adjusted the compromise to be if taking a historical tree down they fund and plant five new trees to increase the canopy.

- 1/17/23 Council Member Emdee spoke about growing the City's canopy and becoming a Tree City USA and referenced Council's commitment to 200 trees per year with the goal of planting 1000 trees in the City.
- There was another motion by Councilmember Obagi and seconded by Councilmember Nehrenheim about a goal and policy to replace, remove any tree on a one- to-one basis in the City and regulate the unfettered removal of trees in an effort to preserve and grow a desirable tree canopy in Redondo Beach.
- There has been Council consensus to expand the City's tree canopy.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and approved by voice vote to extend Mara Lang's time by 30 seconds.

Motion carried, 5-0.

She noted it is important to recognize that the City may not achieve its tree planting targets in lean fiscal years; talked about it being crucial to establish explicit tree planting goals to anticipate budget needs and perhaps make other allotments or get creative with funding.

In reply to Councilmember Obagi's question as to whether the revenue source for planting new trees has shifted since the City adopted its tree ordinance, City Manager Witzansky reported that the goal of planting at least 100 trees per year has not changed; noted the BRR is reflecting that there is not as much funding available for that activity as there has been in the past; talked about supplemental appropriations in previous budgets to assist the Park Services department with tree planting installations; announced that this year staff planted about 130 trees throughout the City; discussed historical reliance on the tree replacement fund created through new construction activities or tree removals, that occur. He added that the positive thing that ordinance has done is reduce the number of removals that occur, but the effect of that, as it pertains to the tree replacement fund, has been fewer annual deposits into that account and stated he does not recommend relying on that as the exclusive source for planting new trees, as there is not as much funding in the budget, this fiscal year, for that activity, as there has been in the past.

City Manager Witzansky indicated if Council wants to continue to enhance this, the City has maintenance operations funding to support at least 80 new trees and hopefully 100; reported the City does not have the supplemental money available that they have had there in previous years. He did mention that they are net positive with the trees planted this year.

Mara Lang suggested Council may want to see some data and some reports on the net trees that are being planted to ensure the intent of the ordinance is being written into the budgets.

Mayor Light noted that the City has been certified as a Tree City USA.

Jim Mueller shared some of the results of his investigation to chronically vacant and blighted buildings in at least two districts in Redondo Beach; with his analysis, he feels the City could save as much as \$150,000 a year by addressing the problem of vacant and blighted buildings; reported some of these properties have not been assessed in decades, with a few not even in this century and noted the most egregious examples in the City. He talked about some of the most common reasons the properties remain undeveloped including that people hate paying taxes, that most of the owners are not Redondo Beach residents and that they are not interested or connected with the community; feels these properties are a burden to the services of the City and called for City government to do like neighboring communities have done like requiring property owners to develop their properties for increased housing for families who want to live in Redondo Beach and be productive citizens of the community.

Georgette Gantner asked about other plans to beautify Artesia Boulevard besides what was discussed earlier; wanted confirmation whether the ramps on the Esplanade would be repaired soon and Council mentioned it is the responsibility of the County but would be done soon, then she asked about plans for improvements at the Civic Center.

City Manager Witzansky confirmed that new plants will be installed in the Civic Center.

Georgette Gantner wondered about getting new street signs before a decision was made on the logo and opined that the ban on STRs should continue.

Wayne Craig, District 1, spoke about commercial properties generating tax revenue; opined adding more housing will not solve the problem; talked about the City's tax base is set up so that senior citizens are not taxed out of their homes; reported the State is looking at how they got dual tier type of taxes on the Proposition 13; talked about assessments done on a more-frequent basis; stated that, if the City makes changes, an ordinance might be more in order and discussed the store-front improvement project on Artesia as being part of the solution for increased sales tax revenue.

There were no other public comments on this item.

Councilmember Obagi addressed the General Fund Balance after acceptance of all Decision Packages and provided details of proposed Decision Package amendments, Budget additions and specific impacts to and recommendations for the FY 2024/2025 Budget, as presented on the supplemental budget material provided by Councilmembers Obagi and Behrendt.

Councilmember Loewenstein noted the fund balance at the end for the Subdivision Park Trust Fund would be 0.

Councilmember Obagi reported the General Fund balance would be \$692,000 and

confirmed the Subdivision Park Trust Fund would be 0.

Discussion followed regarding QUIMBY fees for Legado and the South Bay Social District.

Councilmember Obagi reported he will distribute the information presented to the City Clerk for distribution to Council and asked for input from fellow Councilmembers.

It was noted the City Clerk will make the document accessible to the public on the City's website.

Councilmember Obagi advised kids to always team up with the person who is at the top of the class because they will get their homework done a week early.

Motion by Councilmember Kaluderovic, seconded by Councilmember Loewenstein, and approved by voice vote, to receive and file Councilmembers Obagi's and Behrendt's FY 2024/2025 budget suggestions as presented under supplemental budget materials provided by Councilmembers Obagi and Behrendt.

Motion carried, 5-0.

Motion by Councilmember Obagi, seconded by Councilmember Loewenstein, to continue the public hearing and receive and file Budget Response Reports (BRRs) and the supplemental budget material provided by Councilmembers Obagi and Behrendt.

Substitute motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, and approved by voice vote, to receive and file the presentation, public comments, additional information provided by Councilmembers Obagi and Behrendt, and additional BRRs moving forward and continue the public hearing to Tuesday, next week.

Substitute motion carried, 5-0.

RECESS/RECONVENE

Motion by Councilmember Behrendt, seconded by Councilmember Obagi, and approved by voice vote, to recess at 9:10 p.m.

The motion carried, 4-1-0. Councilmember Nehrenheim was opposed.

The meeting was reconvened at approximately 9:18 p.m.

ROLL CALL

Councilmembers Present: Behrendt, Loewenstein, Nehrenheim, Obagi, Mayor Light, Kaluderovic is absent

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS – None

N. ITEMS FOR DISCUSSION PRIOR TO ACTION

N.1. DISCUSSION AND POSSIBLE ACTION RELATED TO THE ISSUANCE OF BONDS TO FINANCE THE RENOVATION OR REPLACEMENT OF CRITICAL PUBLIC INFRASTRUCTURE, SUCH AS THE CITY'S PUBLIC SAFETY FACILITIES, PUBLIC WORKS YARD, AND CITY HALL, AND THE ACQUISITION OF PUBLIC OPEN SPACE

CONTACT: LUKE SMUDE, ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Smude narrated a PowerPoint presentation with details of the Administrative Report; addressed facilities that are aging, funding public improvements, types of bonds and their respective requirements, debt service and voter thresholds; discussed a facilities cost analysis by Griffin Structures and reported they worked with Public Works and toured City facilities and gave the City an order of magnitude estimate of renovation versus replacement costs for each facility. He explained what is involved in renovation versus replacement and noted the inclusion of contingency, project management and some storefront improvements if the projects were taken out. He added that the cost analysis was performed in a pick-and-choose format; reported Council could choose to renovate some facilities and replace others to determine the total cost of the bond issuance; discussed the timeline, deadlines and requirements needed should Council move forward with direction to pursue a bond and addressed specific Council direction requested.

Regarding determining the amount and proposed bond usage, City Manager Witzansky reported Council could make a determination tonight and change it later and added that the figure does not need to be finalized until staff returns with an introduction of the ordinance, staff has begun preparation of the resolutions of necessity and ultimately, the description for the ballot measure.

In response to Mayor Light's question whether this can be done in time for the November election, City Manager Witzansky spoke about other agencies considering public infrastructure bonds; acknowledged the deadline is tight; felt this could be done in time; suggested coalescing around the number and type; noted it is not worth creating something that has any division among the Council; talked about this needing to be a good news item ultimately supported by Council through individual efforts because the City's ability to support information and any campaigning associated with this is prohibited as it pertains to City resources, General Fund proceeds and staff; presented a suggested timeline for Council review and adoption and noted the only advisor staff will need before calling the election is a Bond Counsel and staff has begun the search. He added that there is someone who will help staff prepare the ballot measure, ordinance and resolution of necessity and spoke about input from Council regarding a potential resident survey and related costs.

Councilmember Nehrenheim invited a representative from Griffin Structures, Dustin Alamo, to the podium who responded to questions regarding the beginning of the building assessment process; addressed the condition of the facilities; talked about renovations versus re-do's; reported this was a high-level study, they have not done engineering studies and that the figures are estimates on market trends for renovation costs of the facilities and taking into account the ages of the facilities. He acknowledged risks involved in renovating; addressed the assessment methodology, environmental cleanup, Hazmat allowances for remediation, inclusion of lifts and specialty equipment and the Library lights renovation project and reported that Fire Station 3 was not considered.

Councilmember Nehrenheim stated he would like to see a more-detailed report and asked why Fire Station 3, the old Library and the Performing Arts Center were not included in the assessment.

City Manager Witzansky reported staff tried to be as judicious as possible with the number of facilities that were evaluated; noted Fire Station 3 is the newest Fire Station, built recently; offered to provide estimates for those facilities, if Council so chooses; noted staff identified the six most critical current assets.

Councilmember Nehrenheim talked about the old Library being a revenue-generating facility over 100 years old; indicated he would like it evaluated; spoke in support of the City Gate report for Fire Station 3; discussed Performing Arts Center improvements and having Griffin assess it as well and asked about FM3.

City Manager Witzansky reported the Bond Counsel is a stand-alone legal issue and the group opinion research is a separate contract; noted the City does not have to use FM3, necessarily, and that staff could seek other proposals and reported FM3 is the group that helped BCHD with their surveys and has a reputable client list. He noted staff can go ahead with RFPs, source selection and award, but there is not a lot of time for that.

Councilmember Nehrenheim stated he has been asking about this for over a year; reported he is uncomfortable with pushing it through and wondered about getting it done so quickly without due diligence.

City Manager Witzansky spoke about the value of, and work performed by survey firms.

Councilmember Nehrenheim felt the bond should speak for itself; noted the City's buildings are in dire need of renovation/reconstruction; spoke about the importance of taking care of the City's Fire Fighters, the Police Station, the old Library; reiterated he has been asking for this report for a year-and-a-half; stated he wants to have time to review and vet it thoroughly; mentioned bonds by BCHD and the School District and commented on the need for full Council support.

Brief discussion followed regarding taking a straw poll now or later.

Councilmember Loewenstein talked about going down this road before, as a former member of the School Board and involved with Measure C and Measure Q; feels this may be the most important item this Council has had before it and will be a legacy; noted Council needs to decide whether to support this or not support this, quickly, as there are a lot of things to be done; discussed the importance of narrowing the scope to avoid “scope creep”; opined this will pass by at least, 51% by 2/3rds or by 55% if the ACA is involved and in response to his questions, City Manager Witzansky addressed the funding source for the survey research.

Councilmember Loewenstein spoke about the importance of being on the same page; noted if the City ignores the infrastructure in the community, it does so at its own peril, as it will only get more expensive over the years; stated if the City had done this five years ago it would have probably cost 60% less and commented on the cost per 100,000 of assessed value. He explained that for a \$100 million bond on \$1 million assessment would be \$130.00 extra to property taxes; discussed the School District bond and the need to consider impacts of their bond to residents; expressed concerns about paying for roads over thirty years; suggested doing a short-term bond for that because it keeps ahead of inflation and asked about the need for Coastal Commission approval in terms of new versus renovation of facilities.

City Manager Witzansky reported the City has full permitting authority, that some instances, may be subject to appeal but that because of the nature of the facilities, the City has full control. In terms of new versus renovation, he reported the two price points were comparable; spoke about needing to take a hard look at, new construction, such as for Fire Station 1 and indicated where there are significant deltas between the two, he leans towards renovation, such as for City Hall and the Police Station. Additionally, he talked about mixing and matching, however Council would like; felt that it is prudent to consider some additional contingency, cost of increases overtime due to escalation, timing of execution, project management, design, programmatic, and supervision and reported it is a fully baked number on a square footage basis. In terms of Fire Stations 1 and 2, he stated that it may make sense to contemplate reconstruction or at least provide funding for that opportunity and then, Council can review detailed options, later.

Councilmember Loewenstein commented on whether for example, to bring ambulances in-house will require additional bays; stated he favors having the survey research done to establish a base to build on top of; noted a lot of the work will need to be done by Council; discussed this as a measure of residents’ commitment to keep Fire Services in the City and voiced support for the bond.

Councilmember Obagi referenced and presented details of a General Bond Financing Dream Sheet; reported that to replace everything comes out to \$225 million; talked about repaving Grant Avenue and the possibility of issuing a Lease Revenue Bond; explained the Dream Sheet pays for everything the City could possibly pay for; opined that \$100 million will not be adequate; suggested the bond for \$150 million or \$200 million; spoke about renovations and not knowing until you begin, what will be encountered; mentioned

there has not been a major investment in the City for a long time; discussed doing it right and noted that residents' attention is on the Fire Department which can be leveraged for support of all infrastructure improvements. He proposed removing projects from BRR 13 to BRR 18 and voiced support for a \$200 million bond.

Mayor Light stated he is generally supportive; suggested a bond amount of \$150 million; disagreed with tearing down City Hall and rebuilding from scratch as the City has invested a lot for renovations and the Police Station; talked about being able to refurbish old buildings; spoke in support of some refurbishment to these facilities; felt the Fire Stations do need to be replaced and supported a bond of \$150 million while advocating for a mix of \$50 million for land acquisition, whether it be on Artesia or other places, and work the rest within the \$100 million budget.

Councilmember Behrendt talked about residents having to go along with this; commented on avoiding sticker shock; suggested a figure under \$100 million would be more palatable, especially in comparison to a larger bond from another entity; agreed that Fire Stations 1 and 2 need full replacements; noted the public safety aspect is real; and addressed the Police Department Annex.

Councilmember Loewenstein recommended that all the Councilmembers visit the facilities they are considering renovations or rebuilds for so that they have a real idea of the need for it.

Councilmember Behrendt mentioned getting residents engaged; questioned whether or not residents would be leery of spending \$85 million to fix City Hall and is reluctant to include it in the list of facilities; talked about the Public Works yard being in the same situation and summarized his comments to keep the bond amount at less than \$100 million and limit it to more serious public safety items.

Councilmember Kaluderovic spoke about the importance of being on time; agreed this will be this Council's legacy; wondered whether the survey could help figure out the community's feelings about it; addressed the need for community input; mentioned she sees a value in keeping the bond amount at a smaller number and agreed to discuss it further.

In reply to an inquiry by Councilmember Loewenstein, City Manager Witzansky reported that staff will create threshold questions for them to try to resolve or reconcile in their opinion polls; added that staff will need to return with a contract fairly quickly; stated they are proposing a combination method and rely more heavily, from a metric standpoint, on their direct research and communication survey conversations with residents.

When it comes to Public Works, Councilmember Kaluderovic reported these are the people whose work goes unseen; agreed the City does not have the money to do it now but felt that the City would be making the wrong move if the Public Works yard is not included in the list of facilities.

Councilmember Obagi claimed that an \$80 million figure would be foolish because people know how much construction costs and that the City will not be able to accomplish much for \$80 million; pointed out that even \$150 million is half of what the School District is asking for; addressed a survey of District 4 residents; spoke about the hard-working residents of District 4 and asserted they are invested in their homes, spent their life savings on acquiring their homes and paying their mortgage, want nice things around them and they want the property values to go up. He added that nothing will make their property values go up more than a brand-new Fire Station 2, City Hall, streets, etcetera and agreed with the need to do a survey.

City Manager Witzansky mentioned that whatever Council does, he hopes that Council will coalesce around it.

Councilmember Nehrenheim voiced that he has been asking for the survey for a while and felt that until Council gets a more detailed understanding of what needs to be done it will be like flying in the dark; stated he does not care about what BCHD and the School District are doing and felt there is not enough time to get this on the November ballot.

Councilmember Loewenstein spoke about the School District bond measures being done in even numbered years and City Manager Witzansky stated the City is not limited, as to time frame.

City Manager Witzansky reported the City does not have to do it in November and the schedule can be what Council wants; stated the only reason the City is contemplating November is because it conceivably would be competing against other government agencies and to Councilmember Behrendt's point, the community will view each of these perspective bond measures differently. If the other two agencies are successful and then the City came in with their bond measures in March, there might not be an opportunity to be successful. He added there is as much strategy involved with this political calculation as anything else.

In response to Councilmember Obagi's question as to whether the City could do multiple questions or multiple bonds, City Manager Witzansky reported that, legally, it can be done but asked Council to consider that if everyone is not "rowing in the same direction" politically, but from an individual perspective, there is little propensity for success.

Councilmember Obagi stated the goal would be to split the bonds up by facilities to increase potential for support for individual amenities.

City Manager Witzansky offered to do additional research on the matter and discussed doing individual bonds for individual amenities.

Councilmember Kaluderovic stated she would hesitate to do that as it places people in positions to choose between amenities/services, such as Fire versus Police.

Mayor Light invited public comments.

Robert Carlborg, Redondo Beach POA, provided a brief history of the RBPD Station; asserted the RBPD needs a single, modern police facility, under one roof; spoke against splitting between the main station and the annex; pointed out that the range funding will not only provide a new police training facility, but the City will gain Parks and Recreation buildings, this will also save the City money; cautioned against mixing and matching the items adding that it may present challenges with voters.

Kenny Campos, President of the Redondo Beach Fire Fighters Association, spoke in support of the bond measure; reported that membership appreciates the City moving forward with this and for being accountable; asserted that mixing and matching the bonds could get messy; acknowledged Public Safety needs and the need to rebuild Fire Stations 1 and 2; indicated the need for more information regarding the acquisition of open space; hoped the buildings will be replaced before any of that money is spent on anything else; spoke about opposing a bait and switch where the money is used for land acquisition instead of public safety; expressed trust in the City not to do that and talked about factors to consider between rebuilding and renovating. He shared a conversation with the Pasadena Chief who is in the process of renovating a Fire Station and commented on challenges and additional costs incurred versus rebuilding it; referenced the addition of an ambulance program that will require additional personnel and space.

Motion by Councilmember Kaluderovic, seconded by Councilmember Obagi, and approved by voice vote, to extend the time for Kenny Campos to comment.

Motion carried, 5-0.

Kenny Campos addressed the need for space for storage of reserve apparatus and reiterated support for the bond.

Regarding having RBPD facilities under one roof, Councilmember Loewenstein asked to have Griffin look into the cost of doing that.

City Manager Witzansky pointed out that what needs to be determined first is whether either location of the current police station or the annex has enough space to feasibly build one combined location; he goes on to mention that the current study, if not adjusted, doesn't show it can be done.

Councilmember Loewenstein felt it would be worthwhile to look into and Mayor Light agreed.

City Manager Witzansky added that the annex site is leased and would have no problem recommending renovation of that space or reconstruction of that property, as it is and noted it is a 99-year lease with about 85 years left.

Eugene Solomon reported that Council would be able to authorize the total value of the bond in the ballot measure, talked about a "pay go" where individual Councilmembers

may be telling constituents the amount of the bond with specified priorities and manage burn-rate requirements for the funding to go facilitate the work. He discussed listing the specific priorities for the funding and suggested that may be something to ask within the consultant's survey.

Jerry Woodham, District 1, mentioned that from the standpoint of the attractiveness of these projects to homeowners and taxpayers, Fire and Police are a relatively easy sell; feels City Hall and other projects may be difficult, but possible; spoke about issuing the bond and doing it now and urged Council to be careful about which projects to include on the overall list.

Wayne Craig, District 1, reported talking to neighbors and residents who all agreed with the need for improvements for Fire Stations; felt packaging the bond as a public safety issue makes a lot of sense; mentioned that asking for \$150 million or \$200 million may be a hard sell; suggested a question could be included in the survey asking for a preference of education or public safety; cautioned about using the same survey company as the School District as it may be a conflict of interest; urged Council to pick a number and stick with it.

There were no other public comments on this item.

Councilmember Nehrenheim reiterated that Council needs a better understanding of the matter and asked about the time needed to get a more-detailed look by the consultant.

City Manager Witzansky suggested identifying specific sites Council wants the consultant to review, working on a scope and returning to City Council no later than July 9th so the ordinance can be introduced by July 30th, adopted by August 6th, and noted this is based on targeting the November election.

Motion by Councilmember Nehrenheim to further investigate Fire Station 3, do complete rebuilds on Fire Stations 1 and 2, review the old Library and evaluate consolidating Police services under one location and return with multiple RFPs or proposals for public opinion polls by July 9, 2024.

The motion died for lack of a second.

Councilmember Obagi asked Police Chief Hoffman his opinion about a consolidated Police services facility.

City Manager Witzansky reported a combined facility is a significant lift from design review, feasibility, parking and cost standpoints; noted this was the most cost-effective analysis and that if Council so desires, staff can provide an order of magnitude but first, determination must be made as to the feasibility of building on either of the two locations.

Councilmember Obagi agreed that the FAR would be challenging.

City Attorney Webb talked about design plans developed when the City did a long-term lease with the School District.

City Manager Witzansky reported that as the Public Works Director who inherited those plans, they were not sufficiently reviewed or vetted, did not properly contemplate design review and egress/ingress at the site and did not recognize the cost of subterranean parking that would be required to accommodate the School District.

RBPD Chief Hoffman thanked City Council for considering that the RBPD needs a new station; talked about starting to work in that building 30 years ago; noted that from a communications and operational efficiency standpoint, it is difficult having everybody in separate buildings; noted the annex is across the street but might as well be 10 miles away; felt that in a perfect world, the City would have a state-of-the-art facility that would house all Police Department employees; reported when the building was first built, there was a small number of employees; asserted the department has grown substantially over the past almost 70 years and need the extra space. Additionally, he acknowledged the City's limitations and felt that any improvement would be good and mentioned it depends on the size of the bond. In reply to Mayor Light's questions regarding his preference, Chief Hoffman reiterated that being in one building would be optimal, whether it be the annex site, the Civic Center site or another location and discussed satellite facilities.

Councilmember Loewenstein interjected that there was talk, long ago, about the yard on Beryl.

City Manager Witzansky provided a brief history of the site and noted that the Public Works yard has been a facility of interest for several years and has been on the City's unfunded CIP list for almost two decades and talked about needing to determine what residents are likely to support, especially when targeting the November ballot.

Councilmember Obagi reported that grouping all public safety for replacement would total \$101 million and \$50 million would be for space acquisition; talked about open space acquisition diluting the message of being public-safety oriented; mentioned that Public Works supports public safety; suggested omitting City Hall and others for this round.

Motion by Councilmember Obagi, to direct staff to survey a \$100 million public safety bond and the appetite for \$150 million mixed public safety plus open space acquisition and provide a feasibility study or analysis on a single Police Station somewhere in the City.

Councilmember Kaluderovic confirmed they would both include Public Works.

Councilmember Loewenstein mentioned that with Measure C, the School District purposely left out the administrative offices for this reason, because there was concern that parents would think their kids will not benefit from having administrative offices

redone.

Councilmember Obagi explained that under neither scenario is the City funding refurbishment of City Hall and listed the recommended allocations as follows: \$29 million for the annex, \$21 million for the Police, \$15 million for Public Works, \$17 million for Fire Station 1, \$13 million for Fire Station 2 and \$5.2 million for the Police shooting range.

Mayor Light noted inclusion of a study on consolidating Police services.

City Manager Witzansky suggested having Griffin do a little bit of extra work, in terms of reconstruction of Fire Stations, by having them look at costs for adding capacity for either of the facilities relative to the potential to add ambulance transporting capacity.

Councilmember Loewenstein indicated he would like to take the temperature of residents regarding City Hall and commented on the condition of windows at City Hall.

City Manager Witzansky talked about testing through a yes/no opinion poll as it relates to City Hall improvements.

Mayor Light mentioned there is a wide range between “replacing windows” and “tearing it down to the studs”.

City Manager Witzansky explained the poll would include questions regarding renovating versus reconstruction.

Councilmember Behrendt seconded the motion.

In reply to Councilmember Behrendt’s question regarding the direction needed, City Manager Witzansky reported that as it pertains to the opinion poll, staff will do its best to bring a contract back next week for Council’s approval as that is the next step as it pertains to the survey. As it pertains to the timing of Griffin, staff will return as soon as that is ready, ideally on July 9th.

Councilmember Behrendt referenced the survey from FM3 and wondered if there are other vendors. City Manager Witzansky stated staff can explore other options and could also tailor FM3’s work; mentioned he would ask about the genesis of their proposed time frame and if they could execute at that level of time.

Councilmember Obagi suggested having the RBPDP use a survey to poll people on public safety infrastructure investment.

City Manager Witzansky mentioned they might have other survey scope of work.

Councilmember Loewenstein suggested using caution, as many older voters are not online answering questions and the results may be skewed.

Discussion followed regarding the FM3 costs, whether to do a 15 minute or 20 minute survey, the reputation of the organization and the collection of data points.

In response to Councilmember Behrendt's questions, City Manager Witzansky spoke about obtaining additional valuation as to cost estimates on a collocated Police Station in a single site, evaluating the feasibility of either of those sites as being able to accommodate such a facility and having Griffin provide additional data points on increased square footage costs to reconstruct the Fire facilities; noted that as it pertains to survey work, it would include polling the propensity of voters for \$100 million solely focused on public safety and public works structures versus at \$150 million that also includes open space acquisition and interest in City Hall renovation or reconstruction.

Councilmember Behrendt felt that is important work, especially when contemplating replacement of any of these facilities; talked about the numbers increasing in resizing them and noted with the addition of the Public Works yard and City Hall the bond will certainly not be under \$100 million.

Mayor Light stated that Council can make the determination.

Councilmember Behrendt stated it would be good to have the information as soon as possible.

City Manager Witzansky reported that Council will get another version of the budget with adjusted figures to accommodate increased capacity and then a figure on the co-location if it can be done, and the data point will inform Council.

Councilmember Behrendt asked if Mr. Alon's team could provide photos and City Manager Witzansky reported that staff will do some photo documentation of the facilities discussed tonight and will have that report to Council in July; Councilmember Behrendt asked if City Manager Witzansky would have staff available to take each Councilmember individually, if needed, to each site; City Manager Witzansky stated he would. Mayor Light called for the motion but clarity was needed on the motion.

City Manager Witzansky reported that he understood the motion to provide direction to staff to have Griffin assist with additional cost estimates specifically for a unified Police Station at an ideally feasible location, it will be tested as part of the review; to provide increased cost estimates associated with the addition of square footage at two Fire facilities in the reconstructed format; to commission FM3 or an alternative option, if one can be found in short order, to provide survey work associated with two scenarios: \$100 million solely focused on public safety and public works structures versus \$150 million that also includes open space acquisition and interest in City Hall renovation or reconstruction.

Councilmember Behrendt wondered if looking at the Public Works yard will take away from looking at the Police Station and Fire Stations.

City Manager Witzansky explained there is no additional work on the Public Works yard.

In response to Councilmember Obagi's question regarding City campaign restrictions, City Manager Witzansky reported that the City can only provide information versus producing information.

Mayor Light called for the vote.

Motion carried, 5-0 with the following roll call vote:

AYES: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi
NOES: None
ABSTAIN: None
ABSENT: None

O. CITY MANAGER ITEM - None

P. MAYOR AND COUNCIL ITEMS - None

Q. MAYOR AND COUNCIL REFERRALS TO STAFF

Councilmember Kaluderovic requested a BRR on the cost of placing bows on the parking meters in Riviera Village for the Holidays.

Motion by Councilmember Obagi, seconded by Councilmember Nehrenheim, and approved by voice vote, to place on an upcoming agenda, a discussion about revising the City's short-term-rental ordinances, from legalizing it to enhancing the ban.

Motion carried, 5-0.

Motion by Councilmember Obagi to place on an upcoming agenda by the end of July, a discussion about the design of street signs with the new logo.

City Manager Witzansky reported the next step in the design of the logo is the branding kit.

Councilmember Obagi withdrew the motion.

R. RECESS TO CLOSED SESSION – 10:48 p.m.

Analyst Villa read title to the items to be considered in Closed Session.

City Manager Witzansky announced that the following would be participating in Closed Session: City Manager Mike Witzansky, City Attorney Mike Webb, Human Resources Director Diane Strickfaden, Interim Fire Chief Patrick Butler, Interim Community Services

Director Elizabeth Hause and Deputy Community Services Director Kelly Orta.

Motion by Councilmember Lowenstein, seconded by Councilmember Kaluderovic, and approved by voice vote to recess to Closed Session at 10:48 p.m.

Motion carried, 5-0.

R.1. CONFERENCE WITH LEGAL COUNSEL AND LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Sec. 54957.6.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Diane Strickfaden, Director of Human Resources

EMPLOYEE ORGANIZATIONS:

Redondo Beach Firefighters Association

R.2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54956.8.

AGENCY NEGOTIATOR:

Mike Witzansky, City Manager

Elizabeth Hause, Interim Community Services Director

PROPERTY:

309 Esplanade, Redondo Beach, CA 90277

NEGOTIATING PARTIES:

Made by Meg - Meg Walker

UNDER NEGOTIATION:

Both Price and Terms

R.10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - The Closed Session is authorized by the attorney-client privilege, Government Code Section 54956.9(d)(1).

Name of case:

**City of Redondo Beach, a California Charter City; City of Carson, a California Charter City; City of Torrance, a California Charter City; City of Whittier, a California Charter City; City of Del Mar, a California Charter City v. Rob Bonta, in his official capacity as California Attorney General, State of California; and DOES 1 through 50, inclusive
Case Number: 22STCP01143**

S. RECONVENE TO OPEN SESSION – 11:29 p.m.

Mayor Light reconvened the meeting from Closed Session to Open Session at approximately 11:29 p.m.

ROLL CALL

Councilmembers Present: Behrendt, Kaluderovic, Loewenstein, Nehrenheim, Obagi, Mayor Light

City Manager Witzansky announced there were no reportable items for the Closed Session Agenda Items discussed.

T. ADJOURNMENT – 11:30 p.m.

There being no further business to come before the City Council, motion by Councilmember Obagi, seconded by Councilmember Loewenstein, and was approved by voice vote, to adjourn the meeting at 11:30 p.m., to an Adjourned Regular meeting to be held at 4:30 p.m. (Closed Session) and a Regular meeting to be held at 6:00 p.m. (Open Session) on Tuesday, June 18, 2024, in the Redondo Beach City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

Motion carried, 5-0.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted:

Eleanor Manzano, CMC
City Clerk