



FORT ORD REUSE AUTHORITY

BOARD OF DIRECTORS REGULAR MEETING MINUTES

Friday, July 11, 2014 at 2:00 p.m.

910 2nd Avenue, Suite A, Marina, CA 93933 (Carpenters Union Hall)

1. **CALL TO ORDER**

Chair Edelen called the meeting to order at 2:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Councilmember Amadeo led the Pledge of Allegiance.

3. **CLOSED SESSION**

The Board adjourned into closed session at 2:02 pm

a. **Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases**

- i. **Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961**
- ii. **The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856**

4. **ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

The Board reconvened into open session at 2:33 pm and Authority Counsel Jon Giffen announced no reportable action had been taken.

5. **ROLL CALL**

Voting Members Present: (**alternates*)(*AR: entered after roll call*)

Chair/Mayor Edelen (City of Del Rey Oaks)
Councilmember Amadeo (City of Marina)*
Mayor Pro-Tem Beach (City of Carmel-by-the-Sea)
Mayor Gunter (City of Salinas)
Councilmember Lucius (City of Pacific Grove)

Mayor Pro-Tem Oglesby (City of Seaside)
Mayor Pendergrass (City of Sand City)
Supervisor Potter (County of Monterey)
Mayor Rubio (City of Seaside)
Councilmember Selfridge (City of Monterey)

Absent: Supervisor Calcagno (County of Monterey), Councilmember Morton (City of Marina), Mayor Pro-Tem O'Connell (City of Marina) *alternate present*, Supervisor Parker (County of Monterey)

Ex-officio (Non-Voting) Board Members Present: Nicole Charles* (17th State Senate District), Taina Vargas-Edmond* (29th State Assembly District), Graham Bice**AR* (University of California, Santa Cruz), Eduardo Ochoa (California State University, Monterey Bay), Vicki Nakamura*/Walter Tribley *AR* (Monterey Peninsula College), Mike Gallant *AR* (Monterey-Salinas Transit), Debbie Hale (Transportation Agency for Monterey County), Dan Carpenter* (United States Army), Bill Collins (Fort Ord BRAC Office), and Director Moore (Marina Coast Water District).

The following two items were taken out of agenda order.

7. CONSENT AGENDA

- a. **Approve May 16, 2014 Board Meeting Minutes**
- b. **Approve May 30, 2014 Board Meeting Minutes**
- c. **Approve June 13, 2014 Board Meeting Minutes**
- d. **Approve June 20, 2014 Board Meeting Minutes**
- e. **Adopt Salary Schedule for Economic Development Specialist Position**

MOTION: Councilmember Lucius moved, seconded by Mayor Rubio, to approve the Consent Agenda.

MOTION PASSED UNANIMOUSLY *Councilmember Selfridge informed the Deputy Clerk of her abstention from agenda items 7a, 7b, 7c, and 7d.

6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the July 18th deadline for comments regarding the California Central Coast Veterans Cemetery (CCCVC) environmental documents. He also noted that Congressman Farr and Senator Monning had scheduled a town hall meeting at 9am, Saturday, July 12th, in room B-104 of Morse Hall at the Monterey Institute of International Studies to discuss cemetery issues. Mr. Houlemard noted staff was currently working to reschedule the regular September Board meeting in favor of a combined special Board meeting and speaker event at CSUMB on September 19th. Deputy Clerk Lena Spilman would poll the Board for September availability and inform the public of the date change once a quorum was confirmed.

8. BUSINESS ITEMS

a. Marina-Salinas Multimodal Corridor Plan

i. Transportation Agency for Monterey County (TAMC) Presentation

Ariana Green provided a brief presentation, as most Board members had already received the information at their jurisdictions. Ms. Green discussed the goals of the corridor, reviewed the draft recommended alignment and project schedule, and provided an overview of next steps. FORA and TAMC staff responded to questions from the Board and public.

ii. Consider Supporting Recommended Corridor Alignment

MOTION: Supervisor Potter moved, seconded by Mayor Gunter, to support the Marina-Salinas Multimodal Corridor alignment, as proposed by the Transportation Agency for Monterey County.

MOTION PASSED UNANIMOUSLY

Absent: Calcagno, Morton, O'Connell (alternate present), Parker.

b. Approve Preston Park FY 2014-15 Annual Budget

Mr. Houlemard introduced the item and Senior Planner Jonathan Garcia discussed the history of Preston Park rental rates, the 2014 market rates, and the FY 2014-15 Preston Park Budget.

Mayor Gunter left the meeting.

MOTION: Councilmember Selfridge moved, seconded by Councilmember Lucius, to postpone Board action until the Alliance staff and Preston Park Tenants Association could meet to review the item.

SUBSTITUTE MOTION: Mayor Pro-Tem Beach moved, seconded by Councilmember Amadeo, to approve the FY 2014-15 Preston Park Housing Operating and Capital Budgets, including a 2.4% rent increase.

SUBSTITUTE MOTION RECEIVED MAJORITY APPROVAL (2nd Vote Required): Ayes: Amadeo*, Beach, Edelen, Lucius, Oglesby, Pendergrass, Potter, Rubio. Noes: Selfridge. Absent: Calcagno, Gunter, Morton, O'Connell (alternate present), Parker.

Councilmember Selfridge requested FORA staff work with Alliance to schedule a meeting with the tenants prior to a second vote on the item.

c. Quarterly Environmental Services Cooperative Agreement Update

Mr. Houlemard discussed the ongoing language dispute resolution between the Environmental Protection Agency and the Department of Defense (Army), noting that FORA had requested to participate in the resolution process and was awaiting a formal determination on whether they would be included.

d. Marina Coast Water District Update Presentation on Augmentation and Policy Issues

Marina Coast Water District (MCWD) Interim General Manager Brian Lee reviewed the Board-identified policy issues and explained that FORA/MCWD staff, the FORA Administrative Committee, and the FORA Water/Wastewater Oversight Committee were all actively coordinating on proposed steps forward for each item. The Board received comments from members of the Board and public and the Chair deemed the report received.

e. Regional Urban Design Guidelines

i. Receive Update from Regional Urban Design Guidelines (RUDG) Task Force

Associate Planner Josh Metz provided an overview of the RUDG Task Force, including an update on the RUDG consultant solicitation process and next steps.

ii. Select Consultant for Design Services

Mr. Metz explained that the RUDG Task Force had unanimously recommended selection of Dover, Kohl & Partners. Mr. Houlemard thanked members of the RUDG Task Force for their time commitment and Mayor Pro-Tem Beach praised the collaborative Task Force process, stating she was pleased with the result. TAMC Executive Director Debbie Hale stated that TAMC staff would like to be involved in the RUDG effort going forward.

MOTION: Director Moore moved, seconded by Mayor Pro-Tem Oglesby, to select the Dover, Kohl & Partners Team to complete the Regional Urban Design Guidelines.

MOTION PASSED UNANIMOUSLY

Absent: Calcagno, Gunter, Morton, O'Connell (alternate present), Parker.

f. Regional Trails Planning Update

Mr. Metz reviewed excerpts from the Base Reuse Plan and discussed existing and proposed trails on the former Fort Ord. He gave a brief status update from land use jurisdictions regarding trails plans and stated that coordination between jurisdictions would be incorporated into the RUDG process. FORA would coordinate the trails discussions for the time being, but that responsibility should be transferred to another regional entity. Ms. Hale expressed

interest in discussing the concept of a regional trails plan with FORA staff. The Board received comments from members of the public and the Chair deemed the report received.

g. Authorize Board Chair to Execute Letter of Unconditional Commitment to the City of Marina, per Government Code §54960.2, to Cease, Desist from, and Not Repeat Challenged June 20, 2014 Board Action

Mr. Giffen provided an overview of the item, stating the City of Marina's allegations of Brown Act violations were false. He stated that while no such violation occurred, approval of the proposed cease and desist letter was the best way to insulate FORA from potential litigation. Mr. Giffen presented an amendment to the letter and reviewed the Board's options. The Board received comments from members of the public.

MOTION: Supervisor Potter moved, seconded by Mayor Rubio, to authorize the Board Chair to execute the revised Letter of Unconditional Commitment to the City of Marina, per Government Code §54960.2, to cease, desist from, and not repeat challenged June 20, 2014 Board action.

MOTION PASSED UNANIMOUSLY

Absent: Calcagno, Gunter, Morton, O'Connell (alternate present), Parker.

Supervisor Potter left the meeting at 5:20 p.m.

9. PUBLIC COMMENT PERIOD

The Board received comments from members of the public.

10. EXECUTIVE OFFICER'S REPORT

- a. Outstanding Receivables**
- b. Habitat Conservation Plan (HCP) Update**
- c. Administrative Committee**
- d. Veterans Issues Advisory Committee**
- e. Approved FY 2014/15 Fort Ord Reuse Authority Capital Improvement Program**
- f. Post Reassessment Advisory Committee**
- g. Travel Report**
- h. Public Correspondence to the Board**

Mr. Houlemard explained that the state regulatory agencies were close to an agreement on the draft HCP and that the jurisdictions had been provided the joint powers authority agreement for review. He noted that each Board member had received a bound copy of the approved CIP, which was also available on the FORA website for public review. Mr. Houlemard stated that FORA staff would provide technical comments on the CCCVC environmental documents prior to the July 18th deadline.

11. ITEMS FROM MEMBERS

Mayor Rubio discussed the City of Seaside's historical contributions to FORA and emphasized that jurisdictional cooperation was essential to successfully completing FORA's mission, which had been agreed to by all jurisdictions.

12. ADJOURNMENT

Chair Edelen adjourned at 5:41 p.m.