



**FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

Friday, September 9, 2016 at 2:00 p.m.
910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

1. CALL TO ORDER

Chair O'Connell called the meeting to order at 2:00pm.

2. PLEDGE OF ALLEGIANCE

Mayor Jerry Edelen led the pledge of allegiance.

3. ROLL CALL

Mayor Pro-Tem O'Connell (City of Marina)	Supervisor Phillips (County of Monterey)
Mayor Rubio (City of Seaside)	Supervisor Parker (County of Monterey)
Mayor Pro-Tem Oglesby (City of Seaside)	Council member Haffa (City of Monterey)
Mayor Pendergrass (City of Sand City)	Council member Morton (City of Marina)
Mayor Gunter (City of Salinas)	Council member Brown (City of Marina)
Mayor Edelen (City of Del Rey Oaks)	Council member Reimers (City of Carmel- by-the-sea)
Mayor Kampe (City of Pacific Grove)	

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Chair O'Connell pointed out to the Board that a series of questions had been sent to FORA staff from Supervisor Jane Parker's office relating to item 7b (Capital Improvement Project (CIP) – Eastside Parkway Environmental Contract Amendment). Chair O'Connell thanked Supervisor Parker's staff for providing the questions in advance and also brought to the Board's attention a memorandum that was prepared by Authority Counsel, Jon Giffen relating to the aforementioned item and series of questions. As a result of Authority Counsel request and discussion between the Executive Officer and Board Chair the item was proposed to be continued to the October 2016 Board meeting in an effort to allow the answers to be as thorough as possible. The chair called to entertain a motion on the continuance of item 7b (Capital Improvement Project (CIP) – Eastside Parkway Environmental Contract Amendment).

On motion by member Morton and seconded by member Parker and carried by the following vote the Board moved to remove item 7b (Capital Improvement Program (CIP) – Eastside Parkway Environmental Contract Amendment).

Chair O'Connell allowed Board members to have comments regarding the action. Public comment period was opened and there was none received.

VOTING MEMBERS:

AYES: PARKER, EDELEN, O'CONNELL, HAFFA, OGLESBY, LUCIUS, REIMERS

NOES: GUNTER, RUBIO, PENDERGRASS, PHILLIPS

MOTION: Motion Passed

Executive Officer Michael Houlemard continued with other announcements, acknowledgements and correspondence. Mr. Houlemard introduced new FORA staff, Deputy Clerk/Executive Assistant – Dominique Jones and Administrative Assistant – Hermelinda Flores. The Board was also informed that the Transportation Agency of Monterey County (TAMC) requested a letter of support be sent to California State Senate and Governor Brown in support of AB 2730. The Opening Ceremony for the California Central Coast Veterans Cemetery (Seaside) will be held on October 11 and also the William H. Gourley VA-DOD Outpatient Clinic ribbon cutting that will be held on October 14 was also announced. Lastly, Assembly member Stone invited the public to join an “Enjoy & Explore” Fort Ord event on Saturday, September 24 between 9-12pm.

5. CONSENT AGENDA

Chair O’Connell introduced the consent agenda and identified the action and information items.

- a. Approve July 8, 2016 Board Meeting Minutes (Action)
Jane Parker raised a correction to item 5a – July 8, 2016 Board meeting minutes where she was quoted. The request was to correct a phrase on page three (3) in the paragraph that begins “Additional comments of the Board” in the middle of the paragraph “...*She believes the BRP is being revised more comprehensively beyond just typographical errors.*”
- b. Authorization to Approve Section 457 ICMA Plan “Hardship Loan” Resolution (Action)
- c. Administrative Committee (Information)
- d. Veterans Issues Advisory Committee (Information)
- e. Public Correspondence to the Board (Information)

Chair O’Connell asked for public comment. There were no comments from the public.

On motion by member Lucius and seconded by vice chair Rubio and carried by the following vote the Board moved to approve the consent agenda items with corrections to item 5a (July 8, 2016 Board meeting minutes as highlighted by Ms. Parker.)

MOTION: Motion Passed Unanimously

6. PUBLIC COMMENT PERIOD

Chair O’Connell asked for public comments. There were no comments received from the public.

7. BUSINESS ITEMS

- a. Receive Report from Bryce Consulting and Consider Approval of Recommended Salary Range Adjustments

Mr. Houlemard introduced the item and provided background about the salary study and the request established by the Board to conduct a salary study every four (4) years in order to make sure that FORA salaries were in general in compliance with similar agencies in the region. The most recent salary study was conducted in 2011. After it was concluded, the Board directed staff to perform such an update during the FY 16-17 budget process. In May 2016, the budget was approved for the FY 16-17 budget and included the consultants' current salary survey. Mr. Houlemard introduced the consultant from Bryce Consulting, Inc., that conducted the presentation. The Executive Committee recommendation was to 1) receive the reports from staff and Bryce Consulting and 2) adopt the recommended Salary Range adjustments in the Bryce Consulting report. The Board would have the option to restrict future Cost of Living Adjustments to market level position classifications and that salary placements would be within the range closest to current salary.

Board members received the presentation from Bryce Consulting and FORA Controller, Helen Rodriguez. The Board also discussed the details of the presentation and salary study.

Public comment was opened and no comments were received.

On motion by Member Rubio and seconded by Member Edelen, and carried by the following vote – the Board acted to adopt the recommended salary range adjustments with the option that the Board can choose to restrict future Cost of Living Adjustments to market level position classifications and that salary placements within the ranges will be at the step closest to current salary.

MOTION: Motion Passed Unanimously

- b. Capital Improvement Program (CIP)
 - i. Eastside Parkway Environmental Contract Amendment

This item was continued on a previous motion.

- c. Receive Monterey Base Realignment and Closure Symposium Report

Mr. Houlemard introduced the item and provided a brief synopsis of the symposium that was hosted by the City of Monterey on Tuesday, August 16, 2016. Board members Morton, Rubio, Haffa and FORA staff Josh Metz were also in attendance.

Public comment was received on the item from LeVonne Stone, Fort Ord Environmental Justice Network, which supported the need for the public to be involved on the topic of Base Realignment and Closure (BRAC) and provided her opinion on the effects that the close of Fort Ord had on the community. Board member Haffa responded to the public comment to further emphasize the efforts

that the City of Monterey and other agencies are actively working towards defending the remaining military installations in the area.

- d. Habitat Conservation Plan Update
 - i. Status Report
 - ii. ICF Contract Amendment #9
 - iii. DD&A Contract Amendment #11

Jonathan Brinkmann, Principal Planner, provided the staff report and presentation of the HCP status report which provided details on the background of the Habitat Conservation Plan that was established in 1997 to allow the Army to transfer Fort Ord property but most notably did not authorize “take” of special status species. It is expected that the Habitat Conservation Plan (HCP) will provide funding to manage habitat reserve system; allow for Federal and State Take permits; and give a new joint powers authority to manage annual expenditures and ensure HCP compliance. The schedule address HCP comments by November 2016; for FORA to receive wildlife agencies’ feedback by January 2017; and for the public to review the draft by May of 2017.

Mr. Houlemard responded to Board members questions about what has been achieved with the HCP. Is it worth the amount that has spent already between the DD&A and ICF contracts? It was explained that the HCP is required in order for the Board seeks to obtain a take permit from both agencies (California Department of Fish & Wildlife Services and the U.S. Fish & Wildlife Services) that will cover the entire base. The take permit will allow things like trails and it will also allow for development in certain areas of the base. In the event the HCP does not move forward, there are still some options that the Board has; for example - the take permits to be obtained on a project by project basis which is very costly to developers and can prevent the goal of having an integrated habitat areas.

ICF Contract Amendment #9 is proposed to the Board for consideration to provide scope and budget to establish an approach to USFWS’s new comments, meetings with wildlife agencies to confirm approach, incorporation of changes into 2nd screen-check draft and prepare the public draft of the HCP.

The Denise Duffy & Associates (DD&A) Contract Amendment #11 proposed to the Board for consideration would provide a scope and budget to accomplish HCP; take assessment revisions; preparation of the public review draft EIS/EIR; solicit community engagement during public review; create a final EIS/EIR schedule; develop the Administrative Draft Final EIS/EIR and for agency self-coordination and set meetings.

Staff recommended the authorization of ICF contract amendment #9, not to exceed \$74,975 in additional funding; and also to authorize Denise Duffy and Associated contract amendment #11, not to exceed \$55,912 in additional funding.

Public comment was received on the item from LeVonne Stone in which she provided her opinion as to the amount of public input that was solicited regarding the National

Monument; and also inquired about who is trying to put together an economic recovery plan and public safety.

Mr. Houlemard responded to the questions and advised the Board and public that FORA and the US Army have done all that they can to remove the munitions and explosives that generate the highest level of risk to the community in terms of safety and the Base Reuse Plan calls for the creation of affordable housing, and jobs for the local community. There have been at least a dozen different programs that have produced local housing which are present in every jurisdiction. Mr. Houlemard also highlighted that Ms. Stone's comments how much more can be done to provide local residents with specific housing needs on the former Fort Ord and how much more can be done to create more for jobs. Although FORA is not staffed to do that type of work but it does make every effort to coordinate with local agencies, to make those issues the primary focus. Also, a HCP will work in hand with the efforts of economic development in terms of tourism by providing trails and enables the Base Reuse Plan to be completed.

On motion by member Edelen and seconded by member Haffa and carried by the following vote, the Board accepted staff recommendation and approved ICF contract amendment #9 and DD&A contract amendment #11.

MOTION: Motion Passed Unanimously

8. ITEMS FROM MEMBERS

Chair O'Connell advised the Board that in the Executive Meeting held on August 31, 2016 it was requested that the December 9 meeting be moved from December 9 to December 2.

On motion by member Rubio and seconded by Chair O'Connell to reschedule the December 2 Board to another date.

The Board discussed the request to move the meeting date and several members expressed scheduling conflicts that would not permit them to attend a rescheduled Board meeting. December 16 was also proposed as another possible date but pose conflicts for members as well.

There was no public comment received.

As a result the motion was withdrawn and the December 2 Board meeting will be held as scheduled.

9. ADJOURNMENT

The meeting adjourned at 3:19pm

