



APPROVED

**FORT ORD REUSE AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING MINUTES
2:00 p.m., Friday, August 10, 2018 | Carpenters Union Hall
910 2nd Avenue, Marina, CA 93933**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Monterey County Supervisor John Phillips.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the following:

- Tuesday, August 14 at 10:00 a.m. - FORA Executive Committee Special meeting
- Friday, August 17 - FORA office closed for Staff Retreat
- Friday, August 17 at 1:00 p.m. - Castroville Seawater Intrusion Project Celebration
- Friday, August 24 at 1:00 p.m. - FORA Legislative Committee meeting
- Possible lack of quorum at the September regular Board meeting, due to the League of California Cities Annual Conference & Expo (9/12-9/14) in Long Beach. The Executive Officer asked Board members to consider their schedules and availability. It was determined that the September Board meeting would be rescheduled for September 28.

These announcement details and more can be found at www.fora.org

4. CLOSED SESSION

- a. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Keep Fort Ord Wild v. Fort Ord Reuse Authority. Monterey County Superior Court Case No.: 17CV004540, Pending Litigation.
- b. Conference with Legal Counsel – Gov. Code §54956.9(a), (d)(1): Marina Community Partners, LLC v. Fort Ord Reuse Authority, Monterey County Superior Court Case No.: 18CV000871, Pending Litigation.
- c. Conference with Legal Counsel - Potential Litigation, Gov. Code §54956.9(d)(4)
- d. Conference with Real Property Negotiators Gov. Code §54956.8
Property: Environmental Services Cooperative Agreement
Agency Negotiators: Michael A. Houlemard, Jr. (FORA) and Barry Steinberg (U.S. Army)
Negotiating Parties: Fort Ord Reuse Authority and United States Army
Under Negotiation: Amendment Terms
- e. Public Employment, Gov. Code §54959.7(b) - Executive Officer Evaluation

Time Entered: 2:08 p.m.

Time Exited: 2:47 p.m.

5. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

Authority Counsel Jon Giffen announced there was no action to report on items 4a – 4d; and the Board accepted the Executive Officer's FY 2018-19 goals and self-evaluation.

Chair Rubio announced the City of Seaside would host a Building Removal Kick-Off event on September 5.

6. ROLL CALL

Voting Members Present:

Mayor Ralph Rubio (City of Seaside), Supervisor Mary Adams (Monterey County) *departed at 3:31 p.m.*, Supervisor Jane Parker (Monterey County), Supervisor John Phillips (Monterey County), Councilmember Dennis Alexander (City of Seaside), Mayor Mary Ann Carbone (City of Sand City), Mayor Jerry Edelen (City of Del Rey Oaks), Councilmember Frank O'Connell (City of Marina), Mayor Joe Gunter (City of Salinas), Councilmember Cynthia Garfield (City of Pacific Grove), Councilmember Gail Morton (City of Marina), Councilmember Jan Reimers (City of Carmel-by-the-sea), Councilmember Alan Haffa (City of Monterey)

Ex-officio (Non-Voting) Board Members Present:

Kathleen Lee (20TH Congressional), Nicole Hollingsworth (17th State Senate), Erica Parker (29th State Assembly), Dr. P.K. Diffenbaugh (MPUSD), Steve Matarazzo (UCSC), Andre Lewis (CSUMB), Col. Gregory Ford (US Army), Bill Collins (BRAC), Dr. Walter Tribley (MPC), Lisa Rheinheimer (MST), Jan Shriner (MCWD).

7. CONSENT AGENDA

- a. Approve July 13, 2018 Meeting Minutes
- b. Administrative Committee
- c. Veterans Issues Advisory Committee
- d. Prevailing Wage Status Report
- e. Fiscal Year 2017-18 Annual Report
- f. Transition Planning Process Update
- g. Public Correspondence to the Board

Chair Rubio introduced the consent agenda items and asked Board members to make their request for any items to be pulled. Board member Parker requested to pull item 7a for corrections. Board member Morton requested to pull item 7f for further discussion. Chair Rubio indicated that items pulled for further discussion are typically placed at the end of the business items and was requested by a Board member to do so. Public comment was received and it was requested that the public be allowed to comment on the item prior to the business items. In response to the public comment and considering the absence of the Board member with the request, the Chair allowed the item to be discussed.

Motion: On motion by Board member Parker, and second by Board member O'Connell and carried by the following vote, the Board moved to approve the consent agenda items 7a-7e and 7g.

MOTION PASSED UNANIMOUSLY

In response to item 7f – Transition Planning Process Update being pulled, Executive Officer Michael Houlemard introduced the item and advised the Board that the item was intended for information only. Risk Manager Sheri Damon provided a brief presentation and review of the item. Staff responded to questions and comments from the Board. Public comment was received. Board member Parker recommended that the item be accepted as an information item, without a vote. The Board agreed. Board member Garfield recommended that the Administrative Committee report on a method for keeping track of work being done by staff in different jurisdictions regarding transition planning.

8. BUSINESS ITEM

- a. Service Work Order for General Jim Moore Boulevard – 2d Vote

Principal Planner Jonathan Brinkmann presented the item and restated the second vote motion. Public comment was received. Staff responded to questions/comments from the Board and public.

MOTION (2d Vote): On motion by Board member Phillips and second by Board member Gunter and carried by the following vote, the Board moved to authorize the Executive Officer to execute Service Work Order (SWO) W5 to the Whitson Engineers Master Services Agreement No. FC-20171117 for the preparation of planning, specification and estimates for the General Jim Moore Boulevard and South Boundary Road intersection, not to exceed \$209,965.

Roll Call Vote: (10 Ayes; 2 No)

Item 8a: Motion			
Director Parker	Aye	Director Rubio	Aye
Director Phillips	Aye	Director Alexander	Aye
Director Adams	Absent	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O'Connell	No	Director Garfield	Aye
Director Morton	No	Director Reimers	Aye
Director Haffa	Aye		

b. Consistency Determination: City of Marina Municipal Airport Master Plan Update

Mr. Houlemard introduced the item and advised the Board and public that the item was found to be consistent with the Fort Ord Base Reuse Plan by the Planners Working Group, FORA Administrative Committee and the Airport Land Use Commission (ALUC). FORA Board and ALUC member Gunter provided comments regarding the item.

Marina Municipal Airport Manager Jeff Crechriou provided a presentation and Marina Planning Services Manager, Christy Hopper provided information and responded to questions and comments from the Board. Mr. Brinkmann also provided a presentation to the Board that reviewed the consistency and responded to questions and comments from the Board. There was no public comment received.

MOTION: On motion by Board member Edelen and second by Board member Parker and carried by the following vote, the Board moved to approve Resolution 18-XX certifying City of Marina's 2018 Municipal Airport Master Plan Update consistent with the Fort Ord Reuse Plan.

MOTION PASSED UNANIMOUSLY

c. Consistency Determination: City of Seaside Zoning Code

Mr. Houlemard introduced the item and Mr. Brinkmann provided a presentation that reviewed the consistency criteria and indicated that the item was deemed consistent with the Fort Ord Base Reuse Plan by the Planners Working Group and the FORA Administrative Committee.

City of Seaside Economic Development Manager Kurt Overmeyer provided further background information and responded to questions and comments from the Board. Public comment was received. The Board discussed the item and received a motion; Chair Rubio asked for a roll call vote.

MOTION: On motion by Board member Gunter and second by Board member Alexander and carried by the following vote, the Board moved to approve Resolution 18-XX certifying City of Seaside's Zoning Code consistent with the Fort Ord Reuse Plan.

Roll Call Vote: (10 Ayes; 2 No)

Item 8c: Motion			
Director Parker	No	Director Rubio	Aye
Director Phillips	Aye	Director Alexander	Aye
Director Adams	Absent	Director Carbone	Aye
Director Edelen	Aye	Director Gunter	Aye
Director O'Connell	Aye	Director Garfield	Aye
Director Morton	No	Director Reimers	Aye
Director Haffa	Aye		

A second vote will be taken on the item at the September 28, 2018 meeting. Board members Gunter and Phillips departed the meeting at 4:42 p.m.

d. Building Removal Program

Mr. Brinkmann provided a presentation and responded to questions and comments from the Board. Public comment was received.

MOTION: On motion by Board member Garfield and second by Board member Edelen and carried by the following vote the Board moved to direct the Executive Officer to seek and make effort to obtain an opinion/response letter from the Department of Finance as to the Board's action to authorize the Executive Officer to solicit and execute service contracts for a financial advisor and bond counsel to explore the feasibility of bonding FORA property tax to complete remaining base wide building removal, in an amount not to exceed \$75,000.

A friendly amendment that proposed the Executive Officer obtain an opinion letter from the Department of Finance prior to Board action, with assistance from Senator Monning and/or Assemblymember Stone's office was denied.

Ayes: Edelen, O'Connell, Morton, Haffa, Rubio, Alexander, Carbone, Garfield, Reimers

Noes: Parker

A second vote will be taken on the item at the September 28, 2018 meeting. Chair Rubio called for a motion to extend the meeting beyond 5:00 p.m.

MOTION: On motion by Board member O'Connell and second by Board member Morton and carried by the following vote, the Board moved to hear public comment and adjourn the meeting.

e. Habitat Conservation Plan Update

This item will be continued to another Board meeting.

9. PUBLIC COMMENT

There were no comments from the public.

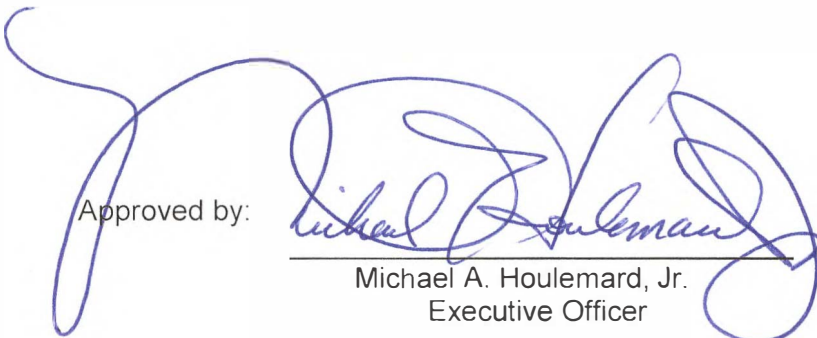
10. ITEMS FROM MEMBERS

There were no items from members.

11. ADJOURNMENT at 5:16 p.m.

Minutes Prepared by:
Dominique L. Davis
Deputy Clerk

Approved by:



Michael A. Houlemard, Jr.
Executive Officer