



FORT ORD REUSE AUTHORITY
SPECIAL JOINT ADMINISTRATIVE COMMITTEE/
CAPITAL IMPROVEMENT PROGRAM COMMITTEE MEETING MINUTES

8:15 a.m., Wednesday, May 7, 2014 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. CALL TO ORDER

Co-chair Houlemard called the meeting to order at 8:16 a.m. The following were present:

Carl Holm, County of Monterey*
Elizabeth Caraker, City of Monterey*
John Dunn, City of Seaside*
Layne Long, City of Marina*
Vicki Nakamura, MPC
Anya Spear, CSUMB
Graham Bice, UCMBEST
Diana Ingersoll, City of Seaside
Paul Greenway, County of Monterey
Teresa Szymanis, City of Marina

Patrick Breen, MCWD
Kathleen Lee, Supervisor Potter
Tim O'Halloran, City of Seaside
Bob Schaffer
Mike Bellinger
Jim Fletcher, East Garrison
Doug Yount, ADE
Wendy Elliot, MCP
Erin Harwayne, DD&A

FORA Staff:
Michael Houlemard
Steve Endsley
Jim Arnold
Crissy Maras
Jonathan Garcia
Josh Metz

*voting members

2. PLEDGE OF ALLEGIANCE

John Dunn led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None.

4. PUBLIC COMMENT PERIOD

None.

5. APPROVAL OF MEETING MINUTES

a. April 2, 2014 Administrative Committee minutes

MOTION: John Dunn moved, seconded by Elizabeth Caraker, to approve the April 2, 2014 meeting minutes.

MOTION PASSED UNANIMOUSLY

6. MAY 16, 2014 BOARD MEETING AGENDA REVIEW

Co-Chair Houlemard led a review of the draft Board agenda packet, noting that the City of Seaside had requested to defer item 10d to the June Board meeting.

7. OLD BUSINESS

a. Consistency Determination: Review City of Seaside Zoning Code Amendments Related to the 2013 Zoning Code Update as Consistent with the 1997 Fort Ord Reuse Plan.

Mr. Houlemard stated that the Committee would consider the item at their June meeting, as the item had been pulled from the current Board agenda.

b. Recreational Trails Presentation

Associate Planner Josh Metz provided a PowerPoint presentation in which he reviewed Fort Ord Reuse Plan trail principles and the trail network and recreation plans of the different land use jurisdictions. He also discussed several multi-jurisdictional trail efforts. The Committee

discussed the need for jurisdictional coordination and an accurate map reflecting all currently anticipated trails. Mike Bellinger stated that he would be in contact with each jurisdiction over the next couple months, as the County was renewing efforts to update the County's Fort Ord Recreational Habitat Area Master Plan (FORHA). Mr. Houlemard suggested that the Committee wait to receive a report on the completed County FORHA process before taking further action and the Committee agreed.

c. Regional Urban Design Guidelines Task Force Status Report

Mr. Metz stated that FORA planned to send Requests for Proposals to three groups who had responded to the previously distributed Request for Qualifications. Once received, the proposals would receive initial review from the Regional Urban Design Guidelines Task Force. Task Force Recommendations would be forwarded to the Administrative Committee, who would make a recommendation to the Board regarding retention of a consultant. He noted that the item was not likely to come to the Board before July 2014.

d. FY 2014-15 Capital Improvement Program (CIP)

i. Presentation by FORA Staff

FORA Senior Planner Jonathan Garcia provided an overview of FORA's CIP obligations under the Base Reuse Plan, identified past developer fee reductions and other CIP adjustments made through previous EPS studies, highlighted recent Administrative Committee CIP actions and significant updates, and outlined CIP responsibilities and transportation/transit obligations that would extend beyond FORA's life. The Committee provided staff with suggestions on presentation and formatting.

ii. Phase II Study Presentation by Economic & Planning Systems (EPS)

David Zehnder and Ellen Martin from EPS presented a Phase III CIP Review, including recommendations to remove the MCWD "voluntary contribution" and reduce the FORA CFD fee/ Development fee by 17.1%. After review of the MCWD Rate Study, EPS representatives stated that it included a solid capacity charge component and that removal of the FORA "voluntary contribution" would avoid redundancy. It was noted that in order for FORA to retain the "voluntary contribution," the State legislature and the Monterey County Local Agency Formation Commission would have to review and approve an agreement between FORA and MCWD, in conjunction with FORA's exit strategy.

iii. Review Draft FY 2014-15 Capital Improvement Program

Committee members requested additional time to review the draft FY 2014/15 CIP.

MOTION: John Dunn moved, seconded by Graham Bice, to recommend that the Board retain flexibility to provide direction through action on this item during their review of the draft FY 2014/15 CIP on May 16, 2014.

MOTION PASSED: unanimous

MOTION: Carl Holm moved, seconded by Elizabeth Caraker, to 1) request additional time to review the draft FY 2014/15 CIP, and 2) recommend options to the Board regarding removing or retaining the "voluntary contribution" as a CIP line item.

MOTION PASSED: unanimous

iv. Review resolution to Implement Fee Adjustment

Committee members recommended deferring action on implementing the fee adjustment until the “voluntary contribution” vs. MCWD capacity charge issue was finalized.

8. ITEMS FROM MEMBERS

None.

9. ADJOURNMENT

Co-Chair Houlemard adjourned the meeting at 10:21 a.m.