



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, September 30, 2015 | FORA Conference Room
920 2nd Avenue, Suite A, Marina CA 93933

1. **CALL TO ORDER**

Chair Mike Dawson called the meeting to order at 8:19 a.m. The following were present:

**voting members, AR = arrived after call to order*

Dan Dawson, City of Del Rey Oaks
Melanie Beretti, Monterey County
Tim O'Halloran, City of Seaside
Elizabeth Caraker, City of Monterey*
Vicki Nakamura, MPC
Anya Spear, CSUMB
Chris Placco, CSUMB
Mike Zeller, TAMC

Wendy Elliott, MC
Lyle Shurtleff, BRAC
Mike Gallant, MST
Lisa Rheinheimer, MST
Andy Sterbenz, Schaaf & Wheeler
Jan Stearn, Michael Baker Int'l
Keith VanDer Maaten, MCWD
Patrick Breen, MCWDC

FORA Staff:
Michael Houlemard
Jonathan Garcia
Ted Lopez
Josh Metz
Peter Said
Maria Buell

2. **PLEDGE OF ALLEGIANCE**

Pledge of allegiance led by Patrick Breen.

3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

a. Close of escrow for Preston Park Housing to City of Marina.

Michael Houlemard announced the closing of escrow for Preston Park residential units and City of Marina is now owner of these units. He provided a brief history of the acquisition and then the ultimate ownership to City of Marina. He added that the funds from sale helped fund the East campus residential project at CSUMB. FORA will be able to hire an Industrial Hygienist for the Base cleanup and removal of other buildings.

Mr. Houlemard said FORA received from CSUMB a request for support of a Grant application. FORA is preparing a letter in support and that City of Marina has received that request as well.

Chris Placco announced that the Public workshop scheduled for October 8 was postponed due to other student affair issues/items and that it necessitated to be moved.

4. **PUBLIC COMMENT PERIOD**

Christie Rheinheimer asked for the ESCA meeting date. Mr. Houlemard responded October 14 and that a LUC implementation plan will also be covered on that date.

Bob Shaffer spoke about the workforce housing at the Dunes and for those interested in the audience to sign up as Units were selling fast.

Wendy Elliott said that October 8 will be the grand opening of the Cinemark Theater in Marina and that further information is on City of Marina's website. She requested posting of this information on FORA's website.

5. **APPROVAL OF MEETING MINUTES**

- a. September 2, 2015 Administrative Committee Minutes
- b. September 16, 2015 Administrative Committee Minutes

MOTION: Chris Placco moved, seconded by Tim O'Halloran to approve the September 2 and September 16, 2015 Administrative Committee minutes.

MOTION PASSED UNANIMOUSLY

6. OCTOBER 9, 2015 BOARD MEETING- AGENDA REVIEW

Mr. Houlemard reviewed the draft Board agenda packet. As to Item 6a, he said an advisory group is being recommended be put in place to deal with multiple requests for legal opinions of Authority Counsel. He added that under Consent, an additional item will be added and a revised agenda was distributed to all members.

a. Marina Coast Water District (MCWD) - Water and Wastewater Planning

Mr. Houlemard said the General Manager for Monterey Regional Water, Paul Sciuto would talk about the timing of these items and funding for the Pure Water project. He added the Administrative Committee role is to make sure they have all the right information.

Paul Sciuto spoke of the ground water replenishment project that will help the entire region with water. His Agency is applying for 1% funding for 30 years amounting to \$525 Million and that the deadline is November 1st. Many projects are being submitted to State and they are planning on submitting the application by end of October. MCWD wants assurances that FORA is on board with this project. These pieces are moving together to complete the deadline by October 30.

Keith Vander Maaten (MCWD) said his agency is working with MPCA and described the benefits for the pure water project and the timing of the project. MCWD is helping put together this project with PCA and wants FORA to help with the time frame and assurances that there is agreement.

Mr. Houlemard said there are advantages of one pipeline, how it would be less costly and the tertiary treatment advantages but there is still some environmental issues to deal with. He said it could provide potential irrigation and recharge of the aquifer.

Questions were asked to both General Managers regarding implications to jurisdictions, a discussion on wastewater and ensuring demands are met; additional costs for this treatment to Users and whether the project is contingent on getting the 1% funding, and the politics of water.

Keith Van Der Maaten said a schedule of agreements for water will be put in conjunction with the project to ensure the demands are met. John Sciuto said there is an effect on the finances of the overall project if the 1% funding does not come in. Jonathan Garcia said resolution provides details of what actions are being authorized to conduct the plan and if adopted, the financial change will take place for this fiscal year. It clarifies the roles of agencies as well. Mr. Houlemard asked Committee members if any changes can be done to Resos to let Staff know.

Ms. Beretti asked about the technical planning and how it relates to these agreements.

John Sciuto said a final EIR is due to be certified on 10/8 along with Salinas's agreement of ponds to be diverted; meetings are scheduled for 10/26 and 10/27 in Salinas and that an EIOR is 10-20% done on water treatments.

Mr. Houlemard said technical questions may come up and that a slide/chart will show how these parts need to be done. He added that 6-7 projects coming up are not going to dilute the water and that next year's report will be different from this year.

Public comments were received.

b. FORA/MCWD Facilities Agreement Dispute Resolution – 2nd Vote

Mr. Houlemard provided a report and said Board is asked to make a decision on 2nd vote.

7. BUSINESS ITEMS

a. Master Resolution Amendment (Prevailing Wage, etc.)

Robert Norris provided a report to the Committee and stated FORA had not received a response from DIR even after seeking assistance from Sen. Monning & Assembly member Alejo's office. He said language about the registration process will need to be added due to requirements of SB 854 and that a List of Vendors was obtained from Monterey County. Mr. Houlemard said Board will be asked to require registration with DIR from all Contractors and that it eliminates the problem with

weight of monitoring compliance with these projects. He added that if developers are asking FORA to take on this responsibility, then Board needs to hear this next Friday.

Chair Dawson suggested updating the list of vendors with a current one so Board does not question it. Mr. Norris responded that 3 of 5 vendors are still active in Ft Ord and that the List would be updated.

b. Base Reuse Plan (BRP) Post-Reassessment Report Categories 1 and 2 Consultant Recommendation

Ted Lopez briefly spoke on the status of the selection of a consultant for Categories 1 and 2 of the Base Reuse Plan and stated a selection would take place soon.

c. LUC 2012-14

Jonathan Garcia provided a report on the Land Use Covenant and answered Committee questions.

d. Caretaker Costs Policy

Jonathan Garcia provided a presentation and identified the process for jurisdictions to seek reimbursements for caretaker costs. He said a draft policy was prepared for consideration. The costs are reduced each year by about \$500,000 and the funding sources come from property taxes. He said the deadline is January 31, 2016 and that if no submittals are received after deadline, other jurisdictions could apply for additional funds that were not used by those jurisdictions who did not submit. Mr. Garcia added that City of Seaside turned their report in, but City of Del Rey Oaks was outstanding.

Public comments were received.

e. Economic Development Progress Report.

Josh Metz said he and Michael will attend an Economic Development conference in Alaska in October. He also provided a summary of the prior 3-months of economic development activity.

Public comments were received.

Under Executive Officers report, Mr. Houlemard said all items are informational and that Board will receive an update on Regional Urban Design Guidelines and a workshop is scheduled for November.

8. ITEMS FROM MEMBERS

Chair Dawson asked for a motion to start future Administrative Committee meetings at 9:00 a.m. instead of 8:15. Ms. Beretti suggested moving the meeting time to 8:30 a.m.

MOTION: Chair Dawson moved, seconded Tim O'Halloran to move beginning time to 8:30 a.m.

MOTION PASSED UNANIMOUSLY.

9. ADJOURNMENT

Meeting was adjourned at 9:39 a.m.