



# FORT ORD REUSE AUTHORITY

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## ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:30 a.m., Wednesday, March 2, 2016 | FORA Conference Room

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. **CALL TO ORDER**

Co-Chair Michael Houlemard called the meeting to order at 8:33 a.m. The following were present:

Craig Malin, City of Seaside  
Melanie Beretti, Monterey County  
Elizabeth Caraker, City of Monterey  
Anya Spear, CSUMB  
Chris Placco, CSUMB  
Steve Matarazzo, UCSC  
Vicki Nakamura, MPC  
Diana Ingersoll, City of Seaside  
Mike Zeller, TAMC

Wendy Elliott, MCP  
Kathleen Lee, Sup. Potter  
Andy Sterbenz, Schaaf & Wheeler  
Mike Wegley, MCWD  
Paul Sciuto, MRWPCA  
Mike McCollough, MRWPCA  
Bob Schaffer  
George Guinn

FORA Staff:  
Michael Houlemard Jr.  
Steve Endsley  
Jonathan Brinkmann  
Robert Norris  
Ted Lopez  
Josh Metz  
Peter Said  
Mary Israel

### 2. **PLEDGE OF ALLEGIANCE**

Pledge of allegiance was led by Anya Spear.

### 3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Mr. Houlemard described a recent visit to Washington D.C. to meet with U.S. Army and U.S. EPA to discuss progress of the ESCA and how it affected FORA Transition. He offered to provide a copy of the Background White Paper to Administrative Committee members. Melanie Beretti and Kathleen Lee requested a copy.

### 4. **PUBLIC COMMENT PERIOD**

George "Cliff" Guinn said that he is applying for IRS non-profit status for his organization, Forthm.

### 5. **APPROVAL OF MEETING MINUTES**

February 17, 2016 Administrative Committee Minutes approval deferred to next meeting.

### 6. **MARCH 7, 2016 BOARD MEETING AGENDA REVIEW**

#### a. Regional Urban Design Guidelines (RUDG) Adoption Schedule

Josh Metz provided a RUDG update, noting the Board of Directors Special Workshop at 4:30 pm on Monday March 7<sup>th</sup>, the FORA Board will review the current version of the RUDG. Mr. Metz then gave the Administrative Committee a tour of the "website RUDG," highlighting sections and their function, clarified that a few gaps are left in the product, and that landscaping and wayfinding will require additional consultant work. Mr. Houlemard added that the overall product has folded in twenty months of consultant effort, public, developer, staff and Task Force input, and is produced to meet jurisdiction and community needs. He anticipates an April or May Board vote on the adoption of the RUDG.

## 7. MARCH 11, 2016 BOARD MEETING AGENDA REVIEW

Jonathan Brinkmann read through the Board Meeting Agenda. Topic highlighted by the staff for Administrative Committee attention are the following:

### a. Draft Trails Blueprint

Ted Lopez presented a PowerPoint outlining the PRAC review of the Trails Blueprint and their recent recommendation that staff bring it before the Board of Directors for a resolution of support before handing it off to TAMC. Mr. Houlemard added that there are no alignments, and no CEQA on this, because it is a concept and not a project. Mr. Lopez used the PowerPoint to define all terms. Mr. Metz added that direction for the Blueprint came from the Base Reuse Plan (BRP), CSUMB, UC, the Army, Monterey County and the cities of Seaside and Marina as the relevant jurisdictions.

Ms. Beretti said it should be made clear to the FORA Board that the concept is not prescriptive; each jurisdiction can design as they wish. Ms. Beretti asked if any of the lands were privately held and if those landowners have been approached. Mr. Metz said all the lands were in jurisdictional ownership. Ms. Elliot suggested that FORA staff give TAMC a list of action items to get the trails concept going on the ground, with rough numbers for each item, when they pass off the draft.

**MOTION:** Melanie Beretti moved and Chris Placco seconded that the FORA Board consider endorsing the resolution given that the Draft Trails Concept is not yet fully defined and still subject to funding capabilities and jurisdictional approvals. MOTION PASSED UNANIMOUSLY.

### b. Water Augmentation: 3-Party Pipeline Financing

Peter Said gave a PowerPoint presentation to the Committee and asked for questions and feedback. He outlined the history of Board actions on Recycled Water as part of the BRP water augmentation requirement. FORA staff will ask the Board to approve financing the pipeline with understanding that funding will be connected with the California Public Utilities Commission (CPUC) approval of MRWPCA's Pure Water Project plan (PW), funding is available, and deliverables are met over time by all parties. The amount summed to 5 Million in the PowerPoint, but due to recent discussions of probable larger costs, the estimate cap FORA staff will request will be 6 Million dollars. A funding source is already projected above this project's needs as designated Water Augmentation funding in the CIP. Vicki Nakamura asked when the CPUC decision is expected. Paul Sciuto replied that they will announce in July or August.

Elizabeth Caraker asked why the map of the pipeline doesn't extend to Monterey. Mike Wegley answered that there are pipes in place already that will be connected. Mr. Placco said to include the connections in the map and identify the proportionate distribution of recycled water in each line.

Craig Malin asked if better uses for the funds in the Water Augmentation line item of the CIP are suggested by Committee members. Mr. Houlemard responded and said that the conservation of water, recycling, desalinization and general augmentation of water delivered to Former Fort Ord as mandated by the BRP are all being met by this project. Mr. Endsley also commented that FORA cannot give the CIP funds away. Other suggestions to improve the PowerPoint included clarification of the quality of the water in this pipeline and estimates of Acre-Feet per Year (AF/Y) expected at PW build and later.

**MOTION:** Craig Malin moved and Melanie Beretti seconded that the FORA Board of Directors accept and support this 3-Party Pipeline Financing proposal. MOTION PASSED UNANIMOUSLY.

## 8. BUSINESS ITEMS

### a. Confirm Fiscal Year 2016-17 Capital Improvement Program

Mr. Brinkmann presented CIP forecasts, noting recent changes from jurisdictions and project managers. Wendy Elliot said Dunes on Monterey Bay needs additional changes both in numbers

and updating categorization to “entitled.” Mr. Brinkmann agreed to do so with the understanding that Layne Long would also be consulted about the change. Mr. Houlemard asked that all jurisdictions pay close attention to developer fee timing within the year in relation to yearly forecasts, as Economic and Planning Systems, Inc. (EPS) will be starting work fairly soon based on the table currently under scrutiny.

**MOTION:** Melanie Beretti moved and Craig Malin seconded to confirm jurisdictions’ CIP development forecasts with reported changes and to request that FORA staff proceed with Eastside Parkway CEQA document preparation whether or not the ongoing litigation is resolved. MOTION PASSED UNANIMOUSLY.

## **9. ITEMS FROM MEMBERS**

Mr. Houlemard thanked everyone for the collegial and collaborative approach working as FORA community in reuse and recovery activities that are ongoing and creating many jobs, particularly City of Seaside and if the University of California works to elevate their role.

## **10. ADJOURNMENT**

Meeting adjourned at 10:10 a.m.