



# Fort Ord Reuse Authority

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## BOARD OF DIRECTORS BOARD MEETING

Friday, June 8, 2012 at 3:00 p.m.

910 2<sup>nd</sup> Ave, Marina (Carpenter's Union Hall)

### Minutes

**APPROVED**

#### 1. CALL TO ORDER AND ROLL CALL

Chair Potter called the Board Meeting to order at 3:00 p.m.

#### Voting Members Present:

Chair/Supervisor Potter (County of Monterey)  
Mayor Burnett (City of Carmel by the Sea) @  
3:25 p.m.  
1<sup>st</sup> Vice Chair Mayor Edelen (City of Del Rey  
Oaks) Mayor ProTem O'Connell (City of Marina)  
Councilmember Brown (City of Marina)  
Councilmember Selfridge (City of Monterey)

Supervisor Parker (County of Monterey)  
Nick Chiulos (County of Monterey) @ 3:15 p.m.  
Councilmember Kampe (City of Pacific Grove)  
Mayor Donahue (City of Salinas) @ 3:10 p.m.  
Mayor Pendergrass (City of Sand City)  
Mayor Bachofner (City of Seaside) @ 3:30 p.m.  
Councilmember Oglesby (City of Seaside)

#### Absent:

Supervisor Calcagno (Monterey County)

#### Ex-Officio Members Present:

Alec Arago (17<sup>th</sup> Congressional District)  
Hans Poschman (15<sup>th</sup> State Senate District)  
Assemblymember Monning (27<sup>th</sup> State Assembly  
District)  
Graham Bice (University of California)  
Justin Wellner (CSUMB)  
Vicki Nakamura (MPC)

Dan Albert, Jr. (Monterey Peninsula Unified  
School District) @ 3:25 p.m.  
Debbie Hale (Transportation Agency of  
Monterey County)  
COL Clark (US Army) @ 3:20 p.m.  
Bill Collins (Fort Ord BRAC Office) @ 3:10 p.m.  
Howard Gustafson (Marina Coast Water District)

#### 2. PLEDGE OF ALLEGIANCE

Assemblymember Monning led the Pledge of Allegiance.

#### 3. ACKNOWLEDGEMENTS

#### 5. ANNOUNCEMENTS, AND CORRESPONDENCE (Agenda Items 3 and 5 were taken together)

Executive Officer Michael Houlemard introduced representatives from the Bureau of Land Management, who presented the Board with a "Fort Ord Public Lands" sign for display at the FORA offices.

#### 4. LEGISLATIVE SESSION

Chair Potter expressed his appreciation to the various legislators and their appointed representatives for making time to participate in FORA's Legislative Session. The Board received reports from the following individuals regarding the status of their current legislative agenda. The reports were received out of Agenda order.

- b. Assemblymember Bill Monning – 27<sup>th</sup> State Assembly District
- a. Alec Arago (representing Congressman Farr) – 17<sup>th</sup> Congressional District
- c. Hans Poschman (representing Senator Sam Blakeslee) – 15<sup>th</sup> State Senate District
- e. Millie Perea (representing Senator Anthony Canella) – 12<sup>th</sup> State Senate District
- d. Leticia Perez (representing Assemblymember Luis Alejo) – 28<sup>th</sup> State Assembly District

Chair Potter announced that the Board would convene into closed session for the Executive Officer's Employee Evaluation prior to consideration of the open session items.

**12. CLOSED SESSION**

**a. Public Employee Performance Evaluation – Executive Officer (Gov Code 54957)**

The Board convened into closed session at 3:55 p.m.

The Board reconvened into open session at 4:30 p.m.

**13. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

Chair Potter announced that the Board had continued the Executive Officer's performance evaluation to the July 13, 2012 Board meeting.

**6. PUBLIC COMMENT**

Janet Parks, President of Central Coast Veteran's Cemetery Foundation, urged support for the veterans cemetery project so that local service men and women could be buried on Fort Ord.

LeVonne Stone, Fort Ord Environmental Justice Network, discussed the region's lack of sustainable jobs and the need for economic recovery.

Jan Shriner discussed the importance of the recent National Monument designation and indicated her support for the veterans cemetery.

**7. CONSENT AGENDA**

**a. May 11, 2012 FORA Board Meeting Minutes**

**b. General Jim Moore Boulevard/Eucalyptus Road Completion Project – Authorization to file a Notice of Completion**

**MOTION: Mayor Edelen moved, seconded by Mayor Burnett, and the motion passed unanimously to approve the Consent Agenda.**

**8. OLD BUSINESS**

**a. Base Reuse Plan Reassessment Update**

Senior Planner Jonathan Garcia provided a report on the Base Reuse Plan (BRP) Reassessment workshops, noting the period to receive public comments for inclusion in the scoping report would close on June 15, 2012.

Ms. Stone inquired as to the results of the workshop process.

Ralph Rubio stated that while FORA had kept many of its promises to the community, it had failed to produce the amount of jobs anticipated. He explained that FORA's ability to promote job growth needed to be reassessed.

Ms. Shriner expressed dissatisfaction with the workshop process.

Gail Morton, Fort Ord Rec Users, stated that the workshops were not sufficiently noticed and that the public had been excluded from FORA proceedings. She noted that the original intention of the term "reassessment," as applicable to the BRP, was unclear.

A member of the public described the BRP Reassessment process as rushed and expressed concerns regarding the Monterey Downs project.

Paula Pelot, Preston and Abrams Parks Tenants Association, stated the BRP Reassessment process should have started sooner and needed to be slowed down.

Mr. Garcia provided a brief explanation regarding the timing of the Reassessment. Michael Groves, EMC Planning Group, stated that they planned to attach all public comments received by June 15<sup>th</sup> as appendices to their scoping document.

Mayor Pro-Tem O'Connell expressed concern that no opportunities for public input had been scheduled for after the release of the scoping document.

Jane Haines suggested that another workshop be held in conjunction with CSUMB, to highlight their role in the Base Reuse.

**MOTION: Mayor Edelen moved, seconded by Mayor Bachofner, and the motion passed unanimously to receive the report without exception.**

## 9. NEW BUSINESS

### a. Preston Park FY 2012/13 Budget

Principal Analyst Robert Norris discussed alternatives for the Preston Park budget and answered questions from the Board. He noted that staff had not yet reviewed the comments submitted at the meeting by the Park Tenants Association (attached).

Ms. Pelot stated the Preston Park budget process should have begun sooner and discussed her comments in response to Alliance's June 1, 2012 letter to FORA.

Denise Turley, Preston and Abrams Parks Tenants Association, discussed the Alliance Market Survey (attached). She expressed dissatisfaction with the Preston Park budget process and objected to several items included in the Survey.

A member of the public spoke in opposition to proposed salary increases for Alliance staff.

Ms. Stone stated she was dissatisfied with the past management of Preston Park.

Annette Thurman, Alliance, addressed some of the questions raised by members of the public and stated that the Market Study required some revision.

**MOTION: Mayor Edelen moved, seconded by Mayor Pro-Tem O'Connell, to direct staff to prepare a revised budget for the July Board meeting and to investigate the public's allegations of mismanagement by Alliance staff.**

Staff responded to comments from the Board regarding the process for meeting with tenants prior to Board consideration of the budget and the potential impacts of delaying approval of rates.

**VOTE: unanimous**

### b. FY 2012/13 – 2012/22 Capital Improvement Program Approval

Assistant Executive Officer Steve Endsley presented an overview of the FORA Capital Improvement Program (CIP) and answered questions from the Board. Supervisor Parker asked that all mentions of the Regional Water Project be removed from the document. Mr. Endsley agreed.

Ms. Shriner discussed intimidation experienced by the Preston Park tenants and asked several questions regarding FORA's responsibility for the sewage treatment plant.

**MOTION: Mayor Edelen moved, seconded by Supervisor Parker, and the motion passed unanimously to adopt the CIP exempting all references to the Regional Water Project.**

Chair Potter noted that it was after 5:30 p.m. and asked for a motion to continue with the meeting.

**MOTION: Mayor Edelen moved, seconded by Mayor Pro-Tem O'Connell, and the motion passed unanimously to continue with the meeting.**

**c. Capital Improvement Program Review – Phase II Study**

- i. Resolution 12-5 to Adopt a Formulaic Approach to Development Fees**
- ii. Amendment #1 to the FORA-jurisdictions Implementation Agreements**

Mr. Houlemard presented the item to the Board.

Don Hoper, Vice-President of Community for Shea Homes in Northern California and member of Marina Community Partners, thanked the Board for addressing the issue of developer fees and urged support for the formulaic approach.

Chair Potter discussed the EPS memo distributed at the meeting (attached) and several Board members expressed a desire to receive more information before proceeding.

**MOTION: Mayor Pro-Tem O'Connell moved, seconded by Mayor Edelen, and the motion passed unanimously to receive report without exception.**

**d. FORA FY 2012-13 Preliminary Budget**

Mr. Houlemard provided an overview of the FY 2012-13 preliminary Budget, noting that the Executive Committee had voted 2-2 on whether to approve a 2% cost-of-living (COLA) increase for FORA employees.

Chair Potter voiced support for the inclusion of a cost of living (COLA) increase and stated that had he been present for the vote at the Executive Committee meeting he would have voted in favor of adoption of a 2% COLA increase.

Ms. Shriner inquired as to the alternatives for the sale of Preston Park.

Doug Yount, Interim City Manager for the City of Marina, stated he would like to see the Budget reflect an additional amount out of property tax revenue dedicated to the jurisdictions.

A member of the public inquired as to the sale of Preston Park and stated that it should not be considered in closed session.

Mr. Houlemard explained why property tax revenue had been left out of the Budget and explained the impact to the FORA budget if FORA did not to sell Preston Park.

The Board members asked several clarifying questions and expressed varying opinions regarding the proposed 2% COLA increase.

**MOTION: Mayor Edelen moved, seconded by Supervisor Parker, to adopt the FY 2012-13 Budget with a 2% COLA increase. Ayes: Mayor Edelen, Supervisor Parker, Supervisor Potter, Mayor Pendergrass, Mayor Burnett, Councilmember Kampe. Noes: Councilmember Selfridge, Mayor Bachofner, Mayor Pro-Tem O'Connell., Councilmember Brown. The motion did not achieve consensus and returns for a second Board vote on July 13, 2012.**

**e. Ord Community Water and Wastewater Systems Proposed Budgets and Rates for FY 2012/13**

- i. Presentation by FORA**
- ii. Presentation by Marina Coast Water District**
- iii. Resolution Nos. 12-6 and 12-7 Adopting a Compensation Plan**

**and Setting Rates, Fees and Charges for Basewide Water and Sewer Services on the former Fort Ord**

The Board discussed whether to proceed with the item, given the time and the lack of public present. Ms. Pelot agreed to delaying consideration of the item. A member of the public stated that the item should be considered at a more reasonable hour. MCWD representative Howard Gustafson stated that a delay in Board approval of the item would negatively impact the MCWD budget.

**MOTION: Mayor Bachofner moved, seconded by Mayor Pro-Tem O'Connell, and the motion passed unanimously to continue the item to the next regularly scheduled FORA Board meeting.**

**f. Master Resolution/Settlement Agreement – Appeal Fee Proposed Amendment to FORA Master Resolution (Section 8.01.050(a))**

Mr. Houlemard presented the item.

Ms. Pelot stated that if it was possible to amend the Master Resolution, then the deadline for the BRP Reassessment should have been extended.

Ms. Shriner expressed dissatisfaction with the Board's conduct.

A member of the public spoke in support of the proposed amendment.

Ms. Haines opposed the tiered fee approach and spoke in support of an appeal fee based on regional averages.

Councilmember Kampe described the tiered appeal fee structure as overly complex. Mayor Burnett discussed the infrequency with which FORA received these types of appeals and agreed that it was important to maintain simplicity.

**MOTION: Mayor Edelen moved seconded by Supervisor Parker and the motion passed unanimously to receive the report without exception.**

**g. Records Retention Policy**

Mr. Houlemard presented the item. He stated that staff was well aware of the importance of having a records retention policy and was prepared to present a draft policy for review in July.

Ms. Pelot suggested staff address retention of electronic images in its draft policy.

A member of the public opposed any destruction of documents.

**MOTION: Supervisor Parker moved, seconded by Mayor Bachofner, and the motion passed unanimously to direct staff to develop a retentions policy.**

**10. EXECUTIVE OFFICER'S REPORT**

- a. Outstanding Receivables**
- b. Administrative Committee**
- c. Finance Committee**
- d. Legislative Report**
- e. Water/Wastewater Oversight Committee**
- f. Habitat Conservation Plan**
- g. Executive Officer's Travel**

Mr. Houlemard presented the above reports, noting that staff had received a number of requests for copies of the Habitat Conservation Plan. He stated that the document was undergoing review by regulatory agencies and was not yet ready for public review. As soon as these agencies permitted FORA to release the document, it would be made available to the public.

**11. ITEMS FROM MEMBERS**

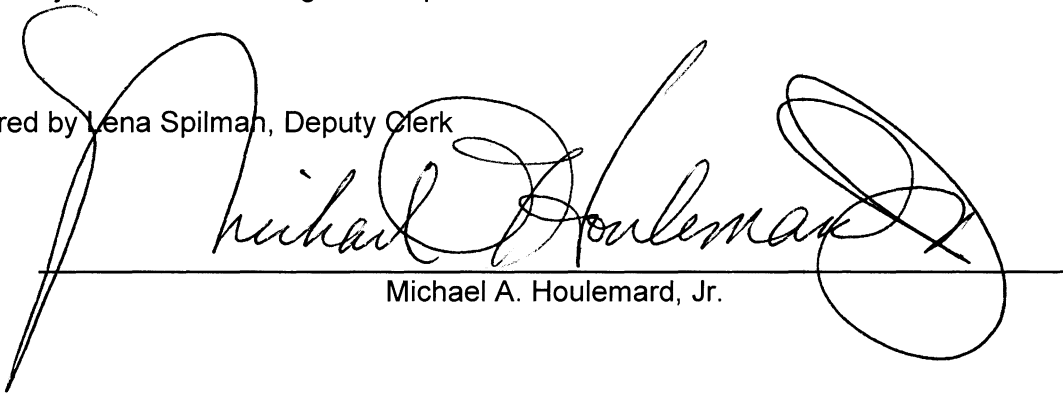
None

**12. ADJOURNMENT**

Chair Potter adjourned the meeting at 7:05 p.m.

Minutes prepared by Lena Spilman, Deputy Clerk

Approved by:



A large, stylized handwritten signature in black ink, which appears to read "Michael A. Houlemard, Jr.", is written over a horizontal line. The signature is highly cursive and loops around itself.

Michael A. Houlemard, Jr.