



# FORT ORD REUSE AUTHORITY

## BOARD OF DIRECTORS REGULAR MEETING MINUTES

2:00 p.m. - Friday, March 14, 2014

Carpenters Union Hall - 910 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

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

Chair Edelen called the meeting to order at 2:01 p.m.

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

Assistant Executive Officer Steve Endsley led the Pledge of Allegiance.

### 3. **CLOSED SESSION** -

The Board adjourned into closed session at 2:03 p.m. Supervisor Parker (and Executive Officer Michael Houlemard) joined the meeting in closed session via telephone.

#### a. **Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases**

i. **Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961**

ii. **The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856**

### 4. **ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION**

The Board reconvened into open session at 2:51 p.m. Authority Counsel Jon Giffen announced no reportable action was taken.

### 5. **ROLL CALL**

#### Participating via Teleconference:

Supervisor Parker - Ahwahnee Hotel - Lobby, 1 Ahwahnee Dr., Yosemite National Park, CA 95389

#### **Voting Members Present:** (*\*alternates*)(*AR: entered after roll call*)

Chair/Mayor Edelen (City of Del Rey Oaks)	Mayor Pro-Tem Oglesby (City of Seaside)
Councilmember Beach (City of Carmel-by-the-Sea)	Supervisor Parker (County of Monterey) <i>AR via telephone</i>
Supervisor Calcagno (County of Monterey)	Mayor Pendergrass (City of Sand City)
Mayor Gunter (City of Salinas)	Supervisor Potter (County of Monterey)
Councilmember Lucius (City of Pacific Grove)	Mayor Rubio (City of Seaside)
Councilmember Morton (City of Marina)	Councilmember Selfridge (City of Monterey)
Mayor ProTem O'Connell (City of Marina)	

**Ex-officio (Non-Voting) Board Members Present:** Nicole Charles\* (17<sup>th</sup> State Senate District), Erica Parker\* (29<sup>th</sup> State Assembly District), Graham Bice\* (University of California, Santa Cruz), Eduardo Ochoa (California State University, Monterey Bay), Vicki Nakamura\* (Monterey Peninsula College), Dan Albert, Jr.\* (Monterey Peninsula Unified School District), Debbie Hale (Transportation Agency for Monterey County), COL Fellingner (US Army), Bill Collins (Fort Ord BRAC Office), and Director Moore (Marina Coast Water District).

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

Chair Edelen welcomed Councilmember Lucius to the FORA Board. He announced that the Army had held their Annual Community Workshop and Bus Tour the previous weekend, with over 100 participants. The same day the East Garrison housing project had also held their grand opening. Both events enjoyed significant participation.

Chair Edelen stated that to assist the local jurisdictions with wildland fire protection, as required by the Base Reuse Plan Environmental Impact Report, FORA purchased four wildland fire engines for the Cities of Monterey, Seaside, and Marina, the Ord Military Community, and the Salinas Rural Fire Protection District. He announced that the engines had been recently officially paid in full and recognized representatives in attendance from each of the jurisdictions.

## **7. CONSENT AGENDA**

### **a. Approve January 13, 2014 Board Meeting Minutes**

Chair Edelen explained that staff had requested to pull the item for reconsideration at the next Board meeting. The Board allowed comment from a member of the public, but did not discuss or consider the item.

*Supervisor Parker joined the meeting at 2:58pm.*

## **8. OLD BUSINESS**

### **a. 2<sup>nd</sup> VOTE: Consistency Determination - Consider Certification, in Whole or in Part, of 2010 Monterey County General Plan as Consistent with the 1997 Fort Ord Reuse Plan**

Chair Edelen stated that a noticed public hearing on the item was held at the February 13, 2014 Board meeting. At that time, the Board received comments from all members of the public wishing to speak. He explained that the formal public hearing would not reopen, but that the Board would receive public comments on the agenda item, per Brown Act requirements. Chair Edelen also briefly discussed FORA protocol for receiving public correspondence. The Board received comments from members of the public and County representatives responded to questions from the Board.

ORIGINAL MOTION: Approve resolution 14-XX, certifying that the 2010 Monterey County General Plan is consistent with the Fort Ord Base Reuse Plan.

2<sup>ND</sup> VOTE - MOTION FAILED (roll call vote): Ayes: Edelen, Gunter, Oglesby, Pendergrass, Potter, Rubio. Noes: Beach, Calcagno, Morton, O'Connell, Parker, Selfridge. *Abstain*: Lucius.

### **b. 2<sup>nd</sup> VOTE: Approve Executive Officer Contract Extension**

ORIGINAL MOTION: Approve extension of the Executive Officer employment agreement until June 30, 2020.

2<sup>ND</sup> VOTE - MOTION PASSED (roll call vote): Ayes: Beach, Calcagno, Edelen, Gunter, Lucius, O'Connell, Oglesby, Pendergrass, Potter, Rubio, Selfridge. Noes: Morton, Parker.

## **9. NEW BUSINESS**

### **a. Consistency Determination: Consider Certification, in Whole or in Part, of Seaside Zoning Code Text Amendments and Use Permit for a Youth Hostel, Located at 4420 Sixth Avenue, Seaside, CA, as Consistent with the 1997 Base Reuse Plan**

Associate Planner Josh Metz introduced Rick Medina, City of Seaside. Mr. Medina provided background information on the item and reviewed the project specifics.

#### **i. Noticed Public Hearing**

Chair Edelen opened public hearing at 4:00 pm. The Board received comments from all interested members of the public and Chair Edelen closed the public hearing at 4:04 pm.

## ii. Board Determination of Consistency

MOTION: Mayor Rubio moved, seconded by Councilmember Beach, to approve Resolution 14-01, certifying the City of Seaside's legislative land use decision and development entitlement that the Seaside General Plan zoning text amendment and project entitlements related to American Youth Hostel are consistent with the Fort Ord Base Reuse Plan.

MOTION PASSED UNANIMOUSLY (roll call vote): Ayes: Beach, Calcagno, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Potter, Rubio, Selfridge.

### b. Appeal: Marina Coast Water District Determination Bay View Community Annexation

Chair Edelen stated that, unless there were any objections, the Board would accept the Bay View Community's request for a 30-day continuance of the item to allow the Marina Coast Water District Board an opportunity to respond to the latest proposal. No objections were received.

### c. Marina Coast Water District (MCWD) Presentation on Status of Water Augmentation Program

Director Tom Moore presented information to the Board regarding MCWD financials, the status of MCWD system assets, and various options for water augmentation.

*Supervisor Parker left the meeting at 4:13 pm.*

The Board discussed the item and received comments from members of the public, and Chair Edelen deemed the report received.

### d. FORA FY 2013-14 Mid-Year Budget

Mr. Endsley provided a brief overview of the mid-year budget adjustment, noting that staff would return in May with the next fiscal year budget.

*Supervisor Calcagno left the meeting at 4:48 pm.*

MOTION: Councilmember Lucius moved, seconded by Councilmember Morton, to extend the meeting to 5:25 pm.

MOTION PASSED UNANIMOUSLY: Ayes: Beach, Calcagno, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Pendergrass, Potter, Rubio, Selfridge. *Absent*: Parker, Calcagno.

Controller Ivana Bednarik answered questions from members of the public regarding the mid-year budget.

MOTION: Mayor Gunter moved, seconded by Mayor Pro-Tem Oglesby, to accept the FY 13-14 FORA Operating Budget mid-year status report approving additional expenditures, as noted and recommended by the Finance Committee.

MOTION PASSED UNANIMOUSLY: Ayes: Beach, Calcagno, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Potter, Rubio, Selfridge. *Absent*: Parker, Calcagno.

### e. Base Reuse Plan Implementation - Regional Urban Design Guidelines

#### i. Consultant Solicitation

#### ii. Process/Schedule

Chair Edelen suggested that, in the interest of time, the Board consider continuing the item to the next Board meeting.

MOTION: Mayor Rubio moved, seconded by Councilmember Morton, to continue the item to the next Board meeting.

MOTION PASSED UNANIMOUSLY: Ayes: Beach, Calcagno, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Potter, Rubio, Selfridge. *Absent*: Parker, Calcagno.

**10. PUBLIC COMMENT PERIOD**

None.

**11. EXECUTIVE OFFICER'S REPORT**

- a. **Outstanding Receivables**
- b. **Habitat Conservation Plan Update**
- c. **Administrative Committee**
- d. **Veterans Issues Advisory Committee**
- e. **Finance Committee**
- f. **Water/Wastewater Oversight Committee**
- g. **Travel Report**

Chair Edelen discussed the recent Federal Legislative Mission to Washington DC, noting that the FORA delegation may have secured important grant funds, details of which could not yet be discussed. He provided an overview of an ongoing language dispute between the Environmental Protection Agency and the Department of Defense that could greatly affect the jurisdiction's liability for munitions and explosives of concern (MEC). Mayor Rubio discussed several of the meetings and reported that it had been a very positive trip.

- h. **FORA Master Resolution - Revised Version**
- i. **Public Correspondence to the Board**

**12. ITEMS FROM MEMBERS**

None.

**13. ADJOURNMENT**

Chair Edelen adjourned the meeting at 5:14 p.m.