



AGENDA
CITY OF SEASIDE
CITY COUNCIL

SPECIAL MEETING
VIRTUAL ONLY
Thursday, June 11, 2020
5:30 PM

Pursuant to Governor Newsom's Executive Orders [N-29-20](#) and [N-33-20](#), and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube> or can click the Link to join Webinar <https://us02web.zoom.us/j/81826682886>
- Members of the public may participate before and during each meeting by submitting comment(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor
David R. Pacheco	Mayor Pro Tem
Jason Campbell	Council Member
Jon Wizard	Council Member
Alissa Kispersky	Council Member

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. BUSINESS ITEMS

A. ADOPT RESOLUTION APPROVING THE AMENDMENT NO. 8 TO THE MEMORANDUM OF AGREEMENT BETWEEN THE UNITED STATES, THE FORT ORD REUSE AUTHORITY AND THE CITY OF SEASIDE ASSIGNING

**THE CONTRACT TO THE CITY AS THE LOCAL REDEVELOPMENT
AUTHORITY SUCCESSOR TO FORA AND AUTHORIZE THE CITY MANAGER
TO EXECUTE THE AGREEMENT**

RECOMMENDATION: Adopt the resolution and authorize the execution of the agreement as presented.

6. STUDY SESSION

**A. INTRODUCTION AND DISCUSSION OF THE 2020-2021 GENERAL AND
OTHER FUNDS OPERATING BUDGET, CAPITAL OUTLAY BUDGET, CAPITAL
IMPROVEMENT BUDGET, POSITION CONTROL LIST AND SALARY
SCHEDULE, THE APPROPRIATIONS LIMIT, THE CAPITAL IMPROVEMENT
PLAN, AND RESERVE AMOUNTS**

RECOMMENDATION: It is recommended that the City Council and the Successor Agency Board review a presentation of the Draft 2020-2021 General and other funds operating budgets and the 2021-20221 Budget Plan, capital improvement program, position control list and salary schedule, and the reserve amounts.

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
June 18, 2020
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton, Assistant City Manager
Sheri Damon, City Attorney

DATE: June 11, 2020

SUBJECT: ADOPT RESOLUTION APPROVING THE AMENDMENT NO. 8 TO THE MEMORANDUM OF AGREEMENT BETWEEN THE UNITED STATES, THE FORT ORD REUSE AUTHORITY AND THE CITY OF SEASIDE ASSIGNING THE CONTRACT TO THE CITY AS THE LOCAL REDEVELOPMENT AUTHORITY SUCCESSOR TO FORA AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

PURPOSE & RECOMMENDATION

Adopt the resolution and authorize the execution of the agreement as presented.

BACKGROUND

This matter comes before the Council as a part of the transition of the Fort Ord Reuse Authority due to its dissolution on June 30, 2020. Attached is one step of that overall transition in which the City has agreed to become the federally-identified local redevelopment authority for purposes of being assigned the rights and responsibilities under the no-cost Economic Development Conveyance (EDC) for the benefit of Seaside and the region. The Execution version of the amendment to the EDC is attached as Exhibit A. The requested authority is the City Council approve a Resolution authorizing the City Manager to execute the EDC amendment in consultation with the City Attorney.

FISCAL IMPACT

There will be no impact to the Seaside General Fund with approval of this item.

ATTACHMENTS

1. Draft Resolution
 2. AMENDMENT NO. 8 EDC ASSIGNMENT-FINAL
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION No. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

**APPROVING THE AMENDMENT NO. 8 TO THE MEMORANDUM OF AGREEMENT
BETWEEN THE UNITED STATES, THE FORT ORD REUSE AUTHORITY AND THE CITY
OF SEASIDE ASSIGNING THE CONTRACT TO THE CITY AS THE LOCAL
REDEVELOPMENT AUTHORITY SUCCESSOR TO FORA AND AUTHORIZE THE CITY
MANAGER TO EXECUTE THE AGREEMENT**

WHEREAS, After 26 years of existence, the Fort Ord Reuse Authority will cease to exist as of June 30, 2020; and

WHEREAS, there are still properties that have not yet transferred to the final land holding jurisdiction, including the City of Seaside prior to this dissolution; and

WHEREAS, the City Council has agreed to become the federally-identified local redevelopment authority for purposes of being assigned the rights and responsibilities under the no-cost Economic Development Conveyance (EDC) for the benefit of Seaside and the region; and

WHEREAS; becoming the Local Reuse Authority benefits Seaside as well as other local land use jurisdictions with limited risk to the citizens of the City of Seaside.

NOW, THEREFORE BE IT RESOLVED, that by the City Council of the City of Seaside formally accepts the designation as the Local Redevelopment Authority Successor to the Fort Ord Reuse Authority by accepting the execution version of the Economic Development Conveyance Memorandum of Understanding amendment 8, attached as Exhibit A and authorizes the City Council to execute the EDC amendment in consultation with the City Attorney.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 18th day of June, 2020, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk

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3
4 **AMENDMENT NO. 8**
5 **TO THE**
6 **MEMORANDUM OF AGREEMENT**
7 **BETWEEN**
8 **THE UNITED STATES OF AMERICA**
9 **ACTING BY AND THROUGH**
10 **THE SECRETARY OF THE ARMY**
11 **UNITED STATES DEPARTMENT OF THE ARMY**
12 **AND**
13 **THE FORT ORD REUSE AUTHORITY**
14 **FOR THE SALE OF**
15 **PORTIONS OF THE FORMER FORT ORD**
16 **LOCATED IN MONTEREY COUNTY, CALIFORNIA**
17
18

19 **THIS AMENDMENT NO. 8** ("Amendment No. 8") to the *Memorandum of Agreement*
20 *between the United States of America acting by and through the Secretary of the Army, United*
21 *States Department of the Army, and the Fort Ord Reuse Authority for the Sale of Portions of the*
22 *Former Fort Ord Located in Monterey County, California dated June 20, 2000* (as amended from
23 time to time, "Agreement") is entered into on this ____ day of _____ 2020 by and between
24 **THE UNITED STATES OF AMERICA**, acting by and through the Department of the Army
25 ("Government"), and **THE FORT ORD REUSE AUTHORITY** ("Authority"), recognized as the
26 local redevelopment authority by the Office of Economic Adjustment on behalf of the Secretary
27 of Defense, and accepted and agreed to by **THE CITY OF SEASIDE, CALIFORNIA**, a
28 municipal corporation of the State of California ("Seaside"). Government and Authority are
29 sometimes referred to herein collectively as the "Parties."
30

31 **RECITALS**
32

33 **WHEREAS**, the Parties did enter into the Agreement for the Economic Development
34 Conveyance ("EDC") to the Authority of a portion of the former Fort Ord, California ("Property")
35 pursuant to Section 2905(b)(4) of the Defense Base Closure and Realignment Act of 1990, as
36 amended, and the implementing regulations of the Department of Defense (32 CFR Part 175); and
37

38 **WHEREAS**, subsequent to the execution and delivery of the Agreement, several intended
39 recipients rescinded their rights to acquire portions of the former Fort Ord directly from the
40 Government, the Parties determined that to facilitate the economic redevelopment of the Property,
41 it is desirable and necessary to include within the scope of the Agreement said portions of the
42 former Fort Ord consisting of approximately twenty-eight (28) acres of land (Army Corps of
43 Engineers Parcels L2.3, L2.4.1, and a portion of Parcel L36) located in Monterey County that was
44 not included previously as part of the Property subject to the Agreement; and
45
46

FORT ORD EDC MOA AMENDMENT NO. 8

1 **WHEREAS**, the Authority, as a regional agency and a corporation of the State of
2 California established under the State of California law, will sunset and cease to exist on June 30,
3 2020 pursuant to California State Law, Government Code Sections 67650, et seq.; and
4

5 **WHEREAS**, the City of Seaside, California ("Seaside"), is a general law Municipal
6 Corporation of the State of California, and
7

8 **WHEREAS**, the Authority and Seaside entered into that certain *Environmental Services*
9 *Cooperative Agreement and Local Redevelopment Authority Economic Development Conveyance*
10 *Agreement Successor Implementing Agreement* dated February 21, 2020 ("Successor
11 Agreement"), and
12

13 **WHEREAS**, pursuant to State of California law, Seaside has the authority to acquire and
14 dispose of real property, the Authority will transfer to Seaside all the real property of the Authority
15 held by Authority as of June 30, 2020, by virtue of a quitclaim deed between the Authority and
16 Seaside,
17

18 **WHEREAS**, Seaside and the Authority jointly requested that the Department of Defense
19 Office of Economic Adjustment recognize Seaside as the successor local redevelopment authority
20 for the former Fort Ord following sunset and dissolution of the Authority on June 30, 2020, and
21

22 **WHEREAS**, the Department of Defense Office of Economic Adjustment, by letter dated
23 April 30, 2020, recognized Seaside as the successor local redevelopment authority for the former
24 Fort Ord pursuant to the Defense Base Closure and Realignment Act of 1990, as amended, with
25 an effective date of July 1, 2020, for the purposes of implementing the "Economic Development
26 Conveyance Agreement" with the U.S. Army at the former Fort Ord, and
27

28 **WHEREAS**, pursuant to the Successor Agreement, Seaside agreed to assume the rights,
29 obligations, and interests of the Authority under the Agreement, as amended, to include property
30 related transfer actions with the Grantee entities named under the Successor Agreement, and
31

32 **WHEREAS**, in accordance with the Agreement, the Government must provide written
33 consent to the transfer and assignment of the Authority's rights, obligations, and interests
34 hereunder, and
35

36 **WHEREAS**, it is consistent with the Government's interest to consent to the transfer and
37 assignment of the Authority's rights, obligations, and interests under the Agreement to Seaside as
38 the successor local redevelopment authority for the former Ft Ord.
39
40

FORT ORD EDC MOA AMENDMENT NO. 8

NOW THEREFORE, in consideration of the foregoing premises and the respective representations, agreements, covenants and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENTS

Article 1. Additional Parcels of Former Fort Ord Property.

a. **Article 1. Definitions, Section 1.19. Real Property** of the Agreement, as amended, is further amended to read as follows:

"Approximately seven-thousand forty-seven (7,047) acres of land consisting of a number of parcels of land located in the bounds of the former Fort Ord, Monterey County, California, which has been designated as surplus property, all as more particularly described in Exhibit A, together with: ... "

b. **Exhibits:** Exhibit A to the Agreement, as amended, is further amended to add to the description of Property subject to the Agreement, that property described in Exhibit 1 to this Amendment No. 8 to the Agreement, consisting of:

Army Corps of Engineers Parcel L2.3 (approximately 24.22 acres);
Army Corps of Engineers Parcel L2.4.1 (approximately 2.7 acres); and
Army Corps of Engineers portion of Parcel L36 (approximately 1.15 acres).

c. The additional parcels shall be considered as Property to be transferred as part of an economic development conveyance subject to the terms and conditions of Article 2.01 of the Agreement, No Cost Economic Development Conveyance.

Article 2. Government Consent to Assignment of Agreement to Seaside as Successor LRA:

a. Pursuant to Section 25.01 of the Agreement, the Authority transfers and assigns its rights, obligations, and interests under this Agreement to Seaside with an effective date of July 1, 2020; and the Government consents to such transfer and assignment.

b. By executing and acknowledging this Amendment No. 8, Seaside:

- (i) accepts the transfer and assignment of the rights, obligations, and interests of the Authority under the Agreement;
- (ii) avers that it has the full authority and capability to perform the rights, obligations, and interests under the Agreement; and
- (ii) agrees to perform the Agreement pursuant to its terms and conditions.

FORT ORD EDC MOA AMENDMENT NO. 8

Article 3. Survival and Benefit

a. Unless defined separately, the terms used in this Amendment No. 8 shall be the same as used and defined in the Agreement.

b. Except as set forth herein, and unless modified specifically by this Amendment No. 8, the terms and conditions, including all representations, warranties, agreements, obligations and indemnities of the Parties, contained in the Agreement as amended shall remain binding upon the Parties and their respective successors and assigns as set forth in the Agreement.

c. The Authority and Seaside agree that the Government is not obligated to pay or reimburse either of them for, or otherwise give effect to, any costs, taxes, or other expenses, directly or indirectly arising out of or resulting from the transfer or assignment of this Agreement, other than those that the Government in the absence of this amendment would have been obligated to pay or reimburse under the terms of the Agreement.

[Signature Page Follows]

FORT ORD EDC MOA AMENDMENT NO. 8

In Witness whereof, the Parties, intending to be legally bound, have caused their duly authorized representatives to execute and deliver this Amendment No. 8 as of the date first above written.

UNITED STATES OF AMERICA,

By: _____

Paul D. Cramer
Deputy Assistant Secretary of the Army
(Installations, Housing & Partnerships)

FORT ORD REUSE AUTHORITY

By: _____

Joshua Metz
FORA Executive Officer

The City of Seaside Acknowledges, Accepts, and
Agrees to the Assignment of Rights, Obligations, and Interests
under the Agreement:

THE CITY OF SEASIDE, CALIFORNIA

By: _____

Craig Malin
City Manager

FORT ORD EDC MOA AMENDMENT NO. 8

EXHIBIT 1

Additional Parcels of Former Fort Ord Property.

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Exhibit "A"
Legal Description
Parcel L 2.3

Certain real property situate in the County of Monterey, State of California, described as follows:

Being all of the land shown as Monterey Salinas Transit (MST) Parcel Two on the map filed in Volume 28 of Surveys at Page 160, Official Records of said County, more particularly described as follows:

Beginning at the northeast corner of said Parcel Two as shown on said map filed in Volume 28 of Surveys at Page 160, Official Records of said County; thence along the boundary of said Parcel Two

- 1) South 4° 50' 13" West, 768.48 feet; thence
- 2) Along a circular curve, the center which bears South 5° 52' 51" West, 1632.00 feet distant, through a central angle 14° 13' 51", for an arc distance of 405.35 feet, thence
- 3) Along a compound circular curve to the left, the center which bears South 8° 21' 00" East, 482.00 feet distant, through a central angle 19° 25' 00", for an arc distance of 163.34 feet, thence
- 4) South 62° 14' 00" West, 25.58 feet; thence
- 5) Along a circular curve to the right, the center which bears North 27° 46' 00" West, 568.00 feet distant, through a central angle 26° 00' 00", for an arc distance of 257.75 feet, thence
- 6) South 88° 14' 00" West, 107.92 feet; thence
- 7) Along a circular curve to the right, the center which bears North 1° 46' 00" West, 418.00 feet distant, through a central angle 31° 35' 00", for an arc distance of 230.42 feet, thence
- 8) North 60° 11' 00" West, 151.38 feet; thence
- 9) Along a circular curve to the right, the center which bears North 29° 49' 00" East, 35.00 feet distant, through a central angle 65° 01' 13", for an arc distance of 39.72 feet, thence
- 10) North 4° 50' 13" East, 174.06 feet; thence along the common boundary of MST Parcel 3 on said map
- 11) North 30° 29' 29" East, 784.47 feet; thence departing common boundary of MST Parcel 3
- 12) South 83° 34' 21" East, 964.04 feet to the point of beginning.

Containing an area of 24.24 acres, more or less.

END OF DESCRIPTION

Prepared by:
Whitson Engineers
June 3, 2010



NOTE:

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

DURHAM ROAD

PCL. 1
23-S-105

MST PARCEL 3
28-S-160
L2.4.1

EIGHTH AVE.



MONTEREY SALINAS TRANSIT
(MST) PARCEL 2
28-S-160
L2.3

PARCEL 7
21-S-83

① COURSE NUMBER PER EXHIBIT A
LEGAL DESCRIPTION

POINT OF
BEGINNING

GIGLING ROAD
PCL. 1
23-S-105

PCL. 1
23-S-105

S55°52'51"W(R)

ATTACHMENT TO EXHIBIT "A"

SHEET

DATE: JUNE 3, 2010

SCALE: 1" = 200'

DRAWN: RS

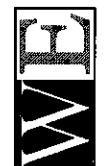
CHECKED: RPW

PROJECT No.: 2374.03

CALIFORNIA

PARCEL L2.3

MONTEREY COUNTY



DRAWING PATH: T:\Monterey Projects\2374\2374 - Legal Desc.dwg

WHITSON ENGINEERS - 9699 BLUE LARKSPUR LANE, SUITE 105 - MONTEREY, CALIFORNIA 93940 - TEL (831) 649-5225 - FAX (831) 373-5065 - WWW.WHITSONENGINEERS.COM

1

OF 1

Exhibit "A"
Legal Description
Parcel L2.4.1

Certain real property situate in the County of Monterey, State of California, described as follows:

Being all of the land shown as Monterey Salinas Transit (MST) Parcel 3 and L2.4.1 on the map filed in Volume 28 of Surveys at Page 160, Official Records of said County, more particularly described as follows:

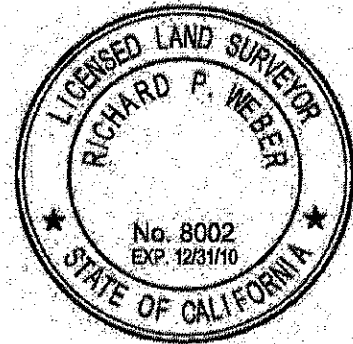
Beginning at the northwest corner of said Parcel Three as shown on said map filed in Volume 23 of Surveys at Page 105, Official Records of said County; thence along the boundary of said Parcel Three

- 1) South 83° 34' 21" East, 339.76 feet; thence
- 2) South 30° 29' 29" West, 784.47 feet; thence
- 3) North 4° 50' 13" East, 716.57 feet to the point of beginning.

Containing an area of 2.79 acres, more or less.

END OF DESCRIPTION

Prepared by:
Whitson Engineers
June 3, 2010



NOTE:

THERE MAY BE EASEMENTS OR
OTHER RIGHTS, RECORDED OR
UNRECORDED, AFFECTING THE
SUBJECT PROPERTY WHICH ARE
NOT SHOWN HEREON.

PCL. 1
28-S-160

PARCEL 7
21-S-83

DURHAM ROAD

POINT OF
BEGINNING

S83°34'21"E
339.76'

MST PARCEL 3
28-S-160
L2.4.1

N4°50'13"E 716.57'

MONTEREY SALINAS TRANSIT
(MST) PARCEL 2
28-S-160
L2.3

S30°29'29"W
784.47'

EIGHTH AVE.

GIGLING ROAD

PCL. 1
23-S-105



ATTACHMENT TO EXHIBIT "A"

SHEET

1

OF 1

DATE: JUNE 3, 2010
SCALE: 1" = 200'
DRAWN: RS
CHECKED: RPW
PROJECT No.: 2374.03

CALIFORNIA

PARCEL L2.4.1

MONTEREY COUNTY

DRAWING PATH: T:\Monterey Projects\2374\2374 - Legal Desc.dwg

WHITSON ENGINEERS - 9699 BLUE LARKSPUR LANE, SUITE 105 - MONTEREY, CALIFORNIA 93940 - TEL (831) 649-5225 - FAX (831) 373-3065 - WWW.WHITSONENGINEERS.COM

**Legal Description of Parcel 1
(Army Corps of Engineers Parcel L36)
for the**

Diocese of Monterey Education and Welfare Corporation

That certain real property lying within the Fort Ord Military Reservation, being a portion of Monterey City Lands Tract No. 1, Rancho Noche Buena, in the County of Monterey, State of California described as follows:

Beginning at a the most northerly, northwest corner of Parcel 4 (Exception) as per map filed in Volume 23, Page 96 of Surveys in the office of the County Recorder of Monterey County, California, said point being on the southerly line of that certain 60 foot right-of-way of Colonel Durham Road; thence easterly along said southerly line

- 1) South 87°46'00" East, 126.23 feet; thence leaving the southerly line
- 2) South 02°14'00" West, 323.86 feet; thence
- 3) North 87°47'21" West, 156.11 feet to a point on the easterly line of that certain 64 foot right-of-way of Parker Flats Cutoff; thence northerly along said easterly line
- 4) North 02°12'39" East, 293.91 feet to the beginning of a curve concave to the south having a radius of 30.00 feet; thence
- 5) Northeasterly 47.14 feet along said curve through a central angle of 90°01'21" to the **Point of Beginning**.

Containing 50,389 square feet or 1.157 acres, more or less.

Dated: November 6, 2003

Bestor Engineers, Inc.

David Nachazel
Licensed Land Surveyor #7866
State of California
Expires: 31 December 2006



COUNTY SURVEYOR'S STATEMENT
 FOR MAP AND BOOK EXAMINATION IN ACCORDANCE WITH SECTION 8716
 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS DAY
 OF 2003

COUNTY SURVEYOR
 DEPUTY COUNTY SURVEYOR
 JAMES L. COOMES
 COUNTY OF MONTEREY
 STATE OF CALIFORNIA
 EXPIRES: 12/31/20

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2003 OF COUNTY MAPS AT PAGE
 AT 10:00 AM IN VOLUME 20 OF SURVEYS, PAGE 71
 REQUEST OF RESTON ENGINEERS, INC.

STEPHEN L. VANDER
 COUNTY RECORDER
 MONTEREY COUNTY, CALIFORNIA
 SPECIAL AGENT
 FEB 2

ENGINEER'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
 UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE
 OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF
 THE PEOPLE OF MONTEREY IN MAY, 2003

JOHN D. VAN ZANDT
 DATE
 STATE OF CALIFORNIA
 EXPIRES: 31 MARCH 2003



RECORD OF SURVEY

BOUNDARY OF 4.118 AC. 6.63 AC. PARCEL

BEING A PORTION OF

FOR THE PROJECT RESERVATION

IN

SOUTHERN CITY LANDS TRACT NO. 1

MONTEREY COUNTY, CALIFORNIA

FOR

THE PEOPLE OF MONTEREY

EDUCATION AND WELFARE CORPORATION

BY

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

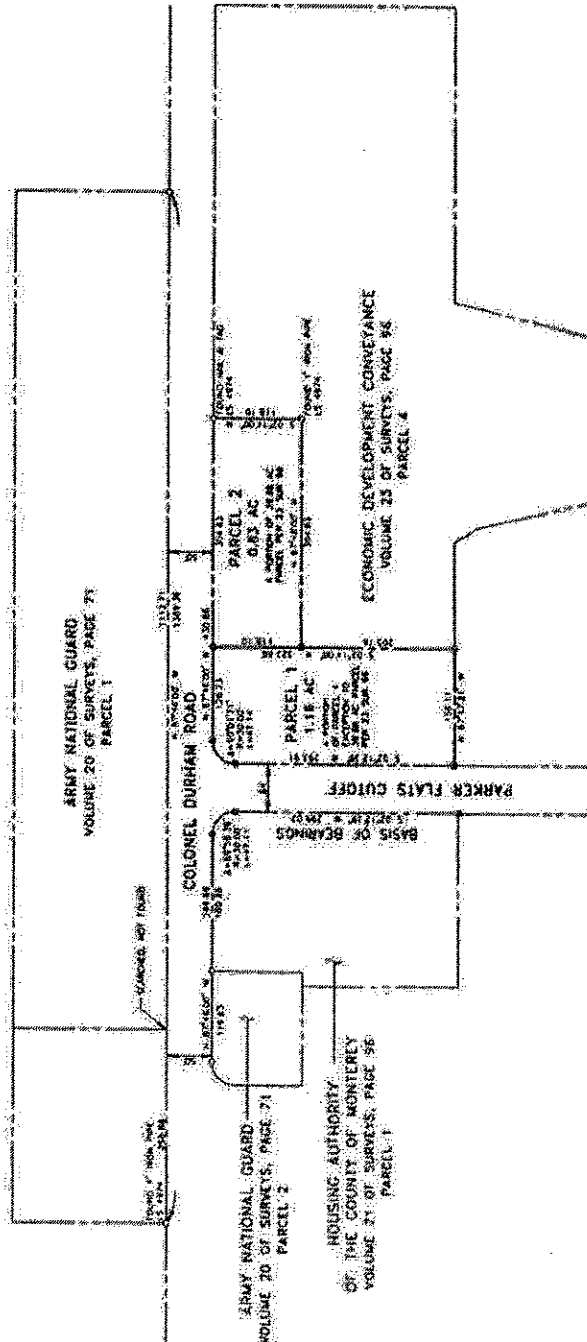
RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

RESTON ENGINEERS, INC.

CSUMB
 VOLUME 19 OF SURVEYS, PAGE 15
 PARCEL 4



- NOTES**
1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. POINTS FOUND ON SET ARE SO NOTED. ALL OTHER POINTS ARE FOR IDENTIFICATION ONLY.
 3. THIS IS NOT AN ALTA SURVEY. NOT ALL IMPROVEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
 4. ALL COURSE DATA GIVEN HEREON IS TO BE RECORDED AND RETURNED UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
 THE BEARING OF S. 71° 12' 12" W. FOR THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON THE MAP RECORDED IN VOLUME 21 OF SURVEYS, AT PAGE 56, AS BEING CORRECTED, AND AS SUCH AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.



- LEGEND**
- 1. 1/4" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 12" 18" 24" 36" 48" 72" 96" 144" 216" 288" 432" 648" 972" 1458" 2187" 3270" 4905" 7358" 11037" 16556" 24834" 37251" 55877" 83815" 125723" 188584" 282876" 424314" 636471" 954707" 1432060" 2148090" 3222135" 4833203" 7249804" 10874706" 16312059" 24468088" 36697632" 55046448" 82569672" 123854508" 185781762" 278672643" 417909464" 626864196" 940296294" 1410444441" 2115666662" 3173500000" 4760250000" 7140375000" 10710562500" 16065843750" 24098765625" 36148148438" 54222222656" 81333333984" 121999999968" 182999999952" 274499999928" 411749999892" 617624999832" 926437499744" 1390156249664" 2085234374496" 3127851561728" 4691777342592" 6987666013888" 10481500020800" 15722250031200" 23583375046800" 35375050069200" 53062575093600" 79593862640400" 119390793960600" 179086190940900" 268629286411300" 402943929616900" 604415894425400" 906623841638100" 1359935762460200" 2039903643690300" 3059855465535400" 4589783198303100" 6884674797454600" 10327012196181900" 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CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Kimberly Drabner, Finance Director

DATE: June 11, 2020

**SUBJECT: INTRODUCTION AND DISCUSSION OF THE 2020-2021
GENERAL AND OTHER FUNDS OPERATING BUDGET, CAPITAL
OUTLAY BUDGET, CAPITAL IMPROVEMENT BUDGET,
POSITION CONTROL LIST AND SALARY SCHEDULE, THE
APPROPRIATIONS LIMIT, THE CAPITAL IMPROVEMENT PLAN,
AND RESERVE AMOUNTS**

PURPOSE & RECOMMENDATION

It is recommended that the City Council and the Successor Agency Board review a presentation of the Draft 2020-2021 General and other funds operating budgets and the 2021-20221 Budget Plan, capital improvement program, position control list and salary schedule, and the reserve amounts.

BACKGROUND

The 2020-2021 Proposed General Fund Budget (Draft) for the City of Seaside reflects an operating deficit of \$3,391,794. During Fiscal Year 2019-2020, the City of Seaside was able to offset costs through one-time revenue generated through the sale of the Seaside Resort property. Unfortunately, costs have continued to grow while revenues have seen a dramatic decrease due to impacts of the COVID-19 pandemic and resulting state Safer At Home and county Shelter In Place orders that brought major components of the economy to a standstill in the last quarter of FY2019-2020. The ongoing fiscal impacts have resulted in estimated revenues for FY 2020-2021 that are \$6,338,632 (20.9%) lower than FY2019-2020. Given the increasing costs in light of decreasing revenues, City staff have worked to maintain services to the community,

continue development and essential programs while also recognizing the need to decrease overall spending. Concessions have been reached with most bargaining groups and those personnel cost savings are reflected in the draft budget, consistent with what was presented to the Council at the May 7, 2020 meeting. No agreement has been reached with the Fire Union at this time.

2020 - 2021 Proposed General Fund Budget

Estimated Revenues \$30,307,698

Proposed Expenditures \$33,699,452

Operating Deficit \$ (3,391,794)

Estimated Use of Fund Balance \$ 3,391,794

Estimated Surplus / (Deficit) \$ 0

While increasing pension costs, maintenance of service improvements, continuance of essential programs and community investment have resulted in an operating deficit, the City's ability in prior years to build reserves in excess of 100% of the municipal code minimum provide for funds to support City operations during these unprecedented times. The draft budget being presented may be balanced through the release of reserves to available fund balance. As presented, reserves will drop to 88.5% of the municipal code minimum. Although this is below the desired target of 100%, release of the reserves will allow for operations of the City to continue without further cuts that could jeopardize services.

At this time, it is expected that the fiscal impacts of COVID-19 will recover over time bringing revenues more in line with the new reduced expenditure baseline. In addition, land sale revenue, including the Campus Town project, is expected in FY 2021-2022 that, when combined with economic recovery, will provide a surplus in FY 2021-2022 that will allow for reserves to be brought back to desired levels.

General Fund Reserves

At this time, reserves are established at approximately 122% of the municipal code minimum in the amounts shown below:

Capital Reserve	\$ 6,240,000
Special Reserve	\$ 4,100,000
Capital Reserve	<u>\$ 2,000,000</u>
Total estimated Reserves	<u>\$12,340,000</u>

At this time, the results for the year-end of FY 2019-2020 have been significantly impacted by the COVID-19 pandemic. Due to delays in tax submission deadlines allowed by the state, the full impact is not yet known. However, revenues related to sales tax and Transient Occupancy Tax (TOT), in addition to other revenue sources, are expected to be approximately \$2.8 million below budget. During the FY 2019-2020 year, additional items were brought forward that increased General Fund appropriations to \$37.6 million. The increase in appropriations used available fund balance that combined with the decrease in revenue over the fourth quarter of FY 2019-2020 has driven the estimated year-end deficit to approximately \$3.4 million. Fortunately, the prior year (FY2018-2019) actuals resulted in a \$3,413,168 in available fund balance at June 30, 2019. It is expected that the current fiscal crisis will utilize that available fund balance by June 30, 2020.

Maintaining reserves at 100% of the municipal code minimum would result in total reserves of \$10,109,836. However, given the expected economic recovery and land sales expected in FY 2021-2022, it is recommended that reserves be released to balance the FY 2020-2021 Proposed Budget (Draft) and set the level as noted below:

Capital Reserve	\$ 4,524,883
Special Reserve	\$ 2,973,080
Capital Reserve	<u>\$ 1,450,283</u>
Total estimated Reserves	<u>\$ 8,948,246</u>

Releasing reserves to this level (88.5% of municipal code minimum) will allow the City to continue progress and service enhancements during the economic uncertainty resulting from COVID-19 while maintaining sufficient balances to provide a safety net for the City in the transition years from land sales to revenue-producing commerce on the parcels sold.

Appropriations Limit Calculation:

In accordance with Proposition 13, each year the City is required to make a calculation to determine that it is not expending funds on certain items in excess of the taxes that are collected, adjusted for population changes and cost of living changes. Each prior year's Appropriations Limit is carried forward and adjusted for the adjustment factors. This calculation will be presented with the final draft of the budget prior to adoption.

OTHER FUNDS:

In addition to the General Fund, the budget includes funds from a range of restricted sources that are used to provide specific services, including funds from the Federal Community Development Act (CDBG); Gas Tax; Storm Water Maintenance Fund; and the Seaside Municipal Water System (Water Fund).

Community Development Block Grant (CDBG) Fund:

The revenues in this fund come from grants from the Federal Community Development Act. CDGB funds are restricted to the revitalization of low and moderate-income areas of the City. In addition, the City of Seaside CDBG Fund receives income from the Embassy Suites rental and principal and interest income from several loan programs. Estimated revenues for 2020-2021 are \$1,020,153.

CDBG expenditures for 2020-2021 are budgeted to be \$768,273. The funds are budgeted for public service programs and other community service related expenditures.

Gas Tax Funds:

Gas tax funds are collected by the State from gas sales. They are then distributed by the State to cities and counties based on population. Gas Tax revenues are estimated to be \$1,661,098 during the 2020-2021 budget year. This amount may be further impacted by the COVID-19 economic crisis. Gas tax fund expenditures are projected to be \$2,537,766 for the 2020-2021 year. The cost of street maintenance requires the General Fund to transfer approximately \$673,000 in 2020-2021 to cover the City's maintenance of effort requirement and the difference between funding received from the State and the costs of street maintenance. However, due to increasing costs and essential street projects, this amount is proposed at \$876,668 for FY 2020-2021.

Transportation Safety & Investment Plan:

Funding from Measure X will bring in approximately \$1,000,000 in revenue for street and transportation related improvements annually. To facilitate timely implementation of the improvement program, the remaining balance of a \$10 million financing plan has been budgeted, in addition to prior year residual funds. In total, \$12,782,900 is being included in the FY 2020-2021 budget representing a major street rehabilitation project in the City of Seaside.

Storm Water Maintenance Fund:

This fund was established to account for revenues and expenditures related to the operation and maintenance of the City's storm drain and storm water management system. Approximately \$821,337 has been budgeted from the General Fund to cover Storm Water costs in 2020-2021.

In addition, staff applied for and were awarded a grant in the amount of \$570,000 for storm drain improvements. The project is included in the budget as presented.

Water Fund:

The Water Fund receives revenues from user charges based on water usage. All expenditures for the operation of the water system including maintenance, capital outlay, debt service, and depreciation are charged to this fund. The Water Fund budgeted expenditures are \$1,183,220. This includes a project to recoat the water tanks at an approximate cost of \$500,000. The project will require the use of existing available fund balance in addition to current year operating revenue. The water receipts are estimated to be \$846,175 for the 2020-2021 budget year. This represents a 22.5% increase over the prior year due to changes in the water rate structure approved to ensure the long-term fiscal viability of the system.

The complete Draft 2020-2021 Budget is available attached as well as online at <https://www.ci.seaside.ca.us/DocumentCenter/View/11063/FY2020-21-DRAFT-Budget>

FISCAL IMPACT

The budget presented reflects an operating deficit of \$3,391,794. Reserves are available to cover the Fiscal Year 2020-2021 operating deficit.

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager