



A G E N D A

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO REDEVELOPMENT
AGENCY OF THE CITY OF SEASIDE

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, September 1, 2016
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

Ralph Rubio	Mayor/Chair
Ian N. Oglesby	Mayor Pro Tem/Vice Chair
Dennis Alexander	Council/Agency Member
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENTS**

Members of the public wishing to address the City Council & Agency Board 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.

4. **CLOSED SESSION**

A. **PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS**

Agency Negotiators: Craig Malin, City Manager; Roberta Greathouse, Human Resources Director; Lisa Saldana, Financial Services Manager, Donna Williamson, Labor Negotiator

Employee Organizations:

1. Seaside Police Officers' Association
2. Seaside Public Safety Managers' Association

5. **CONSENT AGENDA**

A. APPROVE THE MINUTES FROM AUGUST 18, 2016

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of August 9, 2016 through August 22, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 18, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is \$4,751.49.

RECOMMENDATION: It is recommended that the Successor Agency Board approve and file the attached checks.

6. STUDY SESSION

A. RECEIVE PRESENTATION REGARDING THE MONTEREY PENINSULA WATER SUPPLY PROJECT

PURPOSE: Receive a presentation by California American Water Company on the Monterey Peninsula Water Supply Project.

RECOMMENDATION: Receive presentation.

7. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 15, 2016
Seaside City Hall
5:30 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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 Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, August 18, 2016
5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:33 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Oglesby, Pacheco, Rubio

ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **ORAL COMMUNICATIONS**

Mayor Rubio invited comments from the public and had no requests to speak.

4. **CLOSED SESSION**

The City Council adjourned to closed session at 5:35 PM.

A. **PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS**

The City Council reconvened to open session at 5:56 PM. City Attorney Freeman indicated that the City Council received and update and there are no announcements for the public.

B. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:**

5. **CONSENT AGENDA**

On motion by Council Member Alexander and seconded by Mayor Pro Tem Oglesby and passed by the following vote the City Council approved the Consent Agenda as presented

RESULT: **Approved**

MOVER: Council Member Dennis Alexander

SECONDER: Mayor Pro Tem Ian Oglesby

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco

NOES: None

A. **APPROVE THE MINUTES FROM THE AUGUST 4, 2016 JOINT SPECIAL MEETING**

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved & Accepted

C. ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE QUARTER ENDING JUNE 30, 2016

Action: Accepted

6. STUDY SESSION

A. FORT ORD REUSE AUTHORITY (FORA) UPDATE ON BUILDING REMOVAL PLAN ON THE FORMER FORT ORD

Executive Director of the Fort Ord Reuse Authority Michael Houlemard introduced the item and presented the report along with Stan Cook and Peter Said. Mr. Houlemard described the Surplus II obligation to Seaside and explained FORA's role in the building removal and the challenges of renovating and/or removing the buildings due to the high levels of contaminants within each building.

Peter Siad described the actual project areas of Surplus II, including the buildings that are currently in use as well as blighted buildings slated for decisions for future use. He specifically explained state and federal regulations (seismic, ADA, OSHA, Energy Code CA title 24) dynamically increase the costs of rehabilitation of the buildings making it more cost effective to deconstruct. He also explained that In 2015 Seaside staff requested the development of a building removal strategy and after adjusting for inflation, the total expenses budgeted and obligated by FORA for building removal is \$5.2 million. He outlined the building removal strategy and indicated that the project is ahead of the timeline.

Stan Cook spoke to the third phase of the project, the actual removal of the buildings. He indicated the next steps include the following:

- Seaside staff concurrence in strategy
- FORA solicits for building removal
- Contract submittals and award
- Building removal and site clearance
- Fencing

The Council asked questions from the presenters, Including how long the plan would take, are economies of scale being addressed with CSUMB rehabilitation efforts, the level of hazardous materials, and strategies for migratory bird nesting. On question regarding the remainder of the buildings, Mr. Houlemard spoke to the agreement about the role of FORA for building removal and rehabilitation and that FORA is only covering some of the costs, and was never intended to be enough to take down all the buildings on Surplus II. It leaves a remnant requirement of 8 hammerhead buildings, which would be a shared costs with FORA and the City of Seaside. The cost to remove one building is approximately \$1 million dollars.

Mayor Rubio invited comments from the public.

- Ms. Helen Rucker requested clarification regarding the intent if it is to remove the buildings entirely or to merely take out the HAZMAT and secure the site.

- Felix Bachofner spoke to the adaptive reuse team from years ago, acknowledging that HAZMAT is a large portion of the concern and if the HAZMAT is removed, the building is already largely rehabilitated, but it may be cost ineffective to remove once the environmental remediations have been done. He requested consideration of having FORA remove all of the HAZMAT only in all of the buildings, leaving the structures, to see if it is more cost effective.

Mayor Rubio questioned the possibility of future land sales increasing the location for building removal to which Mr. Houlemard said it is up to the Board and Seaside has the discretion to decide what happens with further land sales distributions.

7. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:32 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ralph Rubio, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, Executive Director

BY: Daphne Hodgson, Deputy City Manager Administrative Services
Krista Oberholtzer, Accounting

DATE: September 1, 2016

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE

It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of August 9, 2016 through August 22, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 18, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is \$4,751.49.

RECOMMENDATION

It is recommended that the Successor Agency Board approve and file the attached checks.

BACKGROUND

In accordance with Government Code Section 37208, at each Agency meeting the Board is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, I hereby certify that the above referenced, and linked, list of checks conforms to the approved budget and has been paid. These checks are hereby submitted to the Agency Board for inspection and confirmation.

There were no checks that exceeded \$10,000 between August 9, 2016 and August 22, 2016 for Successor Agency related expenses.

The Checks report is available on the City's Website here:
<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

The listed checks have been budgeted and paid from the various funds, as appropriate.

ATTACHMENTS

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager