



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, January 19, 2017
5:30 PM

*CALL IN LOCATION: HYATT REGENCY SACRAMENTO
1209 L STREET SACRAMENTO, CA 95814*

1. **CALL TO ORDER**

Ralph Rubio	Mayor/Chair
Dennis Alexander	Mayor Pro Tem/Vice Chair
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member
Kayla Jones	Council/Agency Member

2. **PLEDGE OF ALLEGIANCE**

3. **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.

4. **CONSENT AGENDA**

A. **APPROVE MINUTES FROM JANUARY 5, 2017 MEETING**

PURPOSE: To review and approve the minutes from the January 5, 2017 Joint Special Meeting.

RECOMMENDATION: Approval of the minutes.

5. **CLOSED SESSION**

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

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

Employee Organizations:

1. Seaside Police Officers' Association
2. Seaside City Employees' Association
3. Seaside Managers and Supervisory Employees' Association
4. Confidential Employees
5. Executive Managers

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

Seaside Resort Development 1 McClure Way Negotiator for the City: Craig Malin, City Manager, Under Negotiation: Disposition and Development Agreement Terms

C. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

1. Keep Fort Ord Wild VS. City of Seaside Case Number 16Cv003795
2. LandWatch Monterey County VS. City of Seaside (Real Party: Monterey Downs, LLC) Case Number 16CV003793

D. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION

Conference with legal counsel regarding the potential initiation of litigation (one potential case).

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
February 6, 2017
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>

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**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.A.

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

FROM: Craig Malin, City Manager

BY:

DATE: January 19, 2017

SUBJECT: APPROVE MINUTES FROM JANUARY 5, 2017 MEETING

PURPOSE

To review and approve the minutes from the January 5, 2017 Joint Special Meeting.

RECOMMENDATION

Approval of the minutes.

BACKGROUND

FISCAL IMPACT

ATTACHMENTS

1. Draft Minutes
-

Reviewed for Submission to the
City Council by:

Meeting Date: January 19, 2017

Craig Malin, City Manager



DRAFT MINUTES

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

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, January 5, 2017
5:00 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:00 PM.

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

PRESENT: Alexander, Campbell, Jones, Pacheco, Rubio

ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT**

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

4. **CLOSED SESSION**

The City Council adjourned to Closed Session at 5:03 PM.

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

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

Employee Organizations:

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2. Seaside City Employees' Association
3. Seaside Managers and Supervisory Employees' Association
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B. **CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) -
POTENTIAL LITIGATION**

Conference with legal counsel regarding the potential initiation of litigation (one potential
case).

C. **CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
PURSUANT TO GOVERNMENT CODE SECTION 54956.9**

1. Keep Fort Ord Wild VS. City of Seaside Case Number 16Cv003795
2. LandWatch Monterey County VS. City of Seaside (Real Party: Monterey Downs,
LLC) Case Number 16CV003793

5. **CONSENT AGENDA**

The City Council reconvened to the meeting at 5:44 PM. City Attorney indicated that the City
Council received and update on the status of each of the items and there were no announcements for
the public.

On motion by Council Member Campbell and seconded by Council Member Alexander and passed by the following vote the City council approved the Consent Agenda as presented.

RESULT:	Approved
MOVER:	Council Member Jason Campbell
SECONDER:	Council Member Dennis Alexander
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco
NOES:	None
ABSENT:	None

A. APPROVE THE MINUTES FROM THE DECEMBER 15, 2016 JOINT SPECIAL MEETING

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

6. BUSINESS ITEMS

A. REVIEW OF THE CITY'S AND THE AGENCY'S USE OF OUTSIDE COUNSEL

Deputy City Manager Administrative Services Hodgson presented the item which was response to a Council Member's request regarding the City's expenditures for outside legal counsel. She provided an analysis of the total expenses, averaged over the last three years and detailed the firms contracted, their legal specialties and what services they provide. She specifically noted that some costs should be separated as they are not ongoing, such as ongoing lawsuits as well as the costs that were reimbursable for development projects. There was an average cost for three years of \$249,000 for outside legal counsel. She provided a comparison of legal expenses of the local cities and Seaside's costs were not outstanding. City Attorney Freeman supplemented her comments indicating that all of the cities use outside legal counsel services as City Attorneys are generalist. He spoke to the City projects that have required specialist outside legal counsel. Mr. Freeman and Ms. Hodgson answered questions from the Council.

On question by Council Member Campbell, City Attorney Freeman explained how the City contracted with the firm RWG and that services and the contract were negotiated. Council Member Campbell expressed interested in conducting a new comparison of legal services. City Attorney Freeman expressed concern with contracting with new legal counsel in the middle of lengthy lawsuits and didn't think it was an appropriate time to change due to their historical knowledge. He further clarified that the dollar amount which they are charging the city per hour will not be able to be duplicate that anywhere. Council Member Campbell spoke to the cost to the value for representation that is in the City's best interest.

Mayor Rubio expressed concern that he was heading in a direction that was not clear if the whole council was in support of. He indicated that RWG was involved in the merger of the RDA properties that they worked us through the dissolution of RDA and that it would be a large sum to bring a new firm up to speed. He feels that we have gotten very good legal counsel for a fair price and more importantly that the stability that has been received from the firms employees is being undervalued. He is not in support of conducting a RFP but a fee schedule for other firms for information purposes is supported. Council Members Pacheco and Alexander spoke in agreement to this suggestion. Mayor Rubio suggested Mr. Campbell speak to the City Attorney after the meeting for any more

specific concerns to see how they can be addressed going forward.

B. REVIEW OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 17-18 FOR THE PERIOD JULY 1, 2017 – JUNE 30, 2018 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

Deputy City Manager Administrative Services Hodgson presented the new annual ROPS for the Period of July 1, 2017-June 30, 2018. She provided a brief description of the dissolution of the Redevelopment Agencies and the requirements that cities had to adhere to as part of the dissolution process. She said the presented ROPS does not have a lot of changes because of the winding down, the main change was the repayment to the CRAF and the bonded debt. The proposed period will be going up by 1.5 million which will be a substantial boost to the City's housing fund. Otherwise, the payments were the same as last year. Ms. Hodgson answered questions from the Council. Council Member Campbell asked where the revenues come from to which Ms. Hodgson indicated it is from the property taxes paid from RDA properties. Council Member Alexander questioned why payments are spread out compared to other cities to which she spoke to the differences in the processes between each city. We had a more active Redevelopment Agency and it will continue longer.

Mayor Rubio invited comments from the public and had no requests to speak. Staff recommended that the Successor Agency approve the required forms as attached and forward the ROPS as presented to the Oversight Board for approval.

The Board approved as recommended.

7. **ADJOURNMENT**

The meeting was adjourned at 6:20 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ralph Rubio, Mayor