



AGENDA

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

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, October 19, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

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. **CLOSED SESSION**

A. 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

B. PURSUANT TO GOVERNMENT CODE 54957.7 -PUBLIC EMPLOYEE PERFORMANCE EVALUATION

1. Position Title: City Attorney
2. Position Title: City Manager

5. **CONSENT AGENDA**

A. **APPROVAL OF MINUTES OCTOBER 5, 2017**

B. **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

PURPOSE: It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of September 23, 2017 through October 6, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of September 28, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$7,920.85.

RECOMMENDATION: It is recommended that the Agency Board approve and file the list of checks linked to this staff report.

6. **STUDY SESSION**

A. **RECEIVE PRESENTATION FROM BIDDING VENDORS FOR SOLAR PHOTOVOLTAIC DESIGN BUILD AND MAINTENANCE SERVICES CONTRACT**

PURPOSE: To receive presentations from bidding firms for the City's Solar Photovoltaic Design, Build and Maintenance Contract.

RECOMMENDATION: That the City Council receive the presentations from all bidders.

7. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
November 2, 2017
Seaside City Hall
5:30 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, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council 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, October 5, 2017
5:30 PM

1. **CALL TO ORDER**

City attorney Freeman called the meeting to order at 5:30 and announced that since the Mayor and Mayor Pro Tem were absent the remaining Council should vote to determine who should run the meeting.

On motion by Council Member Campbell, Seconded by Council Member Jones and passed unanimously, the City Council appointed Council Member Pacheco as the Chair of the meeting.

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

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

PRESENT: Campbell, Jones, Pacheco
ABSENT: Alexander, Rubio

2. **PLEDGE OF ALLEGIANCE**

Council Member Campbell led the Pledge.

3. **PUBLIC COMMENT**

There were no requests to speak.

4. **CLOSED SESSION**

A. **PURSUANT TO GOVERNMENT CODE 54957.7 -PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

City Attorney Freeman indicated that due to the absences of two Council Members, this item has been continued to a future meeting.

5. **CONSENT AGENDA**

Chair Pacheco invited comments from the public and had no requests to speak.

On motion by Council Member Campbell and seconded by Council Member Jones and passed unanimously the City Council approved the Consent Calendar as presented.

RESULT:	Approved
MOVER:	Council Member Jason Campbell
SECONDER:	Kayla Jones
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla

	Jones
NOES:	None
ABSENT:	Ralph Rubio, Dennis Alexander

A. APPROVE MINUTES OF SEPTEMBER 21, 2017

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

6. STUDY SESSION

A. UPDATE ON POTENTIAL COMMUNITY REVITALIZATION AND INVESTMENT AUTHORITY AND ENHANCED INFRASTRUCTURE FINANCE DISTRICT ANALYSIS.

Joe Diegos Senior Vice President for Kosmont Companies presented the presentation regarding the Community Revitalization and Investment Authority. He started by walking through the feasibility analysis and indicated the challenges with encouraging the proposed planned project areas is the lack of infrastructure to support the future private development, inadequate funding to address infrastructure and affordable housing needs within the City, fewer economic development tools available, and competition for new projects from neighboring jurisdictions. The findings are that a large portion of the City qualifies for the CRIA tool; it has capacity to accomplish the key infrastructure necessary to spur revitalization. It would be most effective with multi-jurisdictional taxing entity partnerships to complement the funding sources. He indicated the next steps would include outreach to potential public and private sector stakeholders.

He reiterated that the idea for this type of district is not only to obtain tax increment, but to improve an organizations ability to get other types of funding, such as grant or other funding sources. He indicated that no voter approval is required for formation or bond issuance, just a series of public meetings. Not every community can take advantage of the tool, but the City of Seaside is eligible for participation due to a series of criteria. Mr. Diegos then detailed the eligible expenditures, focused on infrastructure and affordable housing and brownfield remediation. He spoke to potential partners such as public agencies as well as private sector developers. Before any more can be done, community input is needed and the ability to protest, and build relationships with potential agencies and partners. Mr. Diegos answered questions from the Council.

Chair Pacheco invited comments from the public.

- John Wizard questioned if the two mechanisms are administratively equal? Is there a maximum amount of Board Members that oversee the committee? How might FORA's sun setting affect this? There may be indirect benefits, but if it was just Seaside, would it be collateral for bond issuance for future infrastructure bond issuance? For the entire infrastructure that is on the Former Fort Ord.

Mr. Diegos answered the questions posed EIFD vs CREA explaining that you don't have to qualify for them, you can use them anywhere. He further explained the difference that CRIA has affordable housing requirements where EFIDS do not. Voting procedures; CREA have no required vote, but you can have protest. EFID, no vote, no majority protest clause, but there is a 55% voter approval for bond issuance. He did answer how FORA would impact the process in that the continuation or dissolution scenarios were analyzed.

On question by Council Member Campbell if it makes sense to go solo versus soliciting stakeholders, Mr. Diegos answered that before the City does anything else, a fiscal analysis should be completed. Mr. Campbell expressed that this mechanism is worth pursuing, but it's a cautionary

tale due to the story of RDAs. Next steps are important and are a tool that we may be able to use to benefit the City and it would not be wise to ignore the possibility. He looks forward to the city pursuing it and coming back with the best approach regarding the size of CREA and the potential partners.

B. RECEIVE PRESENTATION FROM BIDDING VENDORS FOR SOLAR PHOTOVOLTAIC DESIGN BUILD AND MAINTENANCE SERVICES CONTRACT

This item was tabled to the next meeting for full Council attendance

7. ADJOURNMENT

On motion, the meeting was adjourned at 6:28 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ralph Rubio, Mayor/Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

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

FROM: Craig Malin, City Manager

BY: Daphne Hodgson, Deputy City Manager Administrative Services
Lori Merwin, Finance Assistant

DATE: October 19, 2017

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE

It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of September 23, 2017 through October 6, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of September 28, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$7,920.85.

RECOMMENDATION

It is recommended that the Agency Board approve and file the list of checks linked to this staff report.

BACKGROUND

In accordance with Government Code Section 37208, at each Agency Board 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, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the Agency Board for inspection and confirmation.

A description of the checks and wires exceeding \$10,000.00 is as follows:

There were no checks or wires exceeding \$10,000.00 for the period covering September 23,

2017 through October 6, 2017.

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

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

FROM: Craig Malin, City Manager

BY: Craig Malin, City Manager

DATE: October 19, 2017

**SUBJECT: RECEIVE PRESENTATION FROM BIDDING VENDORS FOR
SOLAR PHOTOVOLTAIC DESIGN BUILD AND MAINTENANCE
SERVICES CONTRACT**

PURPOSE

To receive presentations from bidding firms for the City's Solar Photovoltaic Design, Build and Maintenance Contract.

RECOMMENDATION

That the City Council receive the presentations from all bidders.

BACKGROUND

The City solicited bids for contracting with a highly qualified Solar Photovoltaic firm to deliver a complete Solar Photovoltaic Design, Build, and Maintenance Services project, including engineering services, financing alternatives, project management, materials, equipment, labor, subcontracting where required, and all necessary activities for a project.

The selected firm shall be responsible for design, installation, commissioning and maintenance through a minimum three year warranty period of a Solar Photovoltaic System at City Hall, at a guaranteed maximum price under \$500,000, for a turnkey project which optimizes solar-derived kilowatt hours.

The services sought include reducing the purchased energy and associated operating cost of Seaside City Hall, providing an aesthetically-pleasing solar display for public demonstration, and providing opportunities for the use of Solar Photovoltaic (PV) such as a car charging station and/or device charging stations where appropriate.

The bid closing date was Wednesday September 27th, 2017 and there were three bids received.

The City has invited each of the three responding firms the opportunity to make a brief presentation to the City Council. The presentations are optional and supplemental to the staff review process, which we expect will result in a recommendation to the City Council at their October 19 meeting.

For the presentation structure, each proposer will have eight minutes to address the following three topics:

- 1) Firm qualifications and experience
- 2) Approach to the City Hall project
- 3) Expected cost, and estimated payback period, based on City Hall annual power consumption of 306,160 kWh, at an average cost of \$.168 per kWh.

Proposers can augment their presentation beyond these three topics if they wish, but the presentation must include these three topics and cannot exceed eight minutes.

In the interest of time, and so as not to pre-judge the final selection of the recommended vendor, it is suggested that Council Members ask not more than one question of each vendor.

FISCAL IMPACT

None at this time. Staff anticipates the contract to come back before the Council at the October 19th meeting.

ATTACHMENTS

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager