



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, September 6, 2018
5:00 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. **PRESENTATIONS**

A. **PRESENTATION RECOGNIZING RETIRING DEPUTY CITY MANAGER
DAPHNE HODGSON FOR HER 16 YEARS OF SERVICE TO THE CITY OF
SEASIDE**

PURPOSE & RECOMMENDATION: It is proposed and recommended that the Agency Board and City Council recognize Daphne Hodgson for her 16 (+) years of service to the City of Seaside.

5. **CLOSED SESSION**

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

PURPOSE & RECOMMENDATION:

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

Employee Organization: Seaside Managers and Supervisory Employees' Association

6. CONSENT AGENDA

A. APPROVE MINUTES FROM AUGUST 16, 2018

PURPOSE & RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE & RECOMMENDATION: It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of August 4, 2018 through August 24, 2018. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 16, 2018 is requested. Total Accounts Payable and Payroll for the above referenced period is \$342.57.

7. BUSINESS ITEMS

A. APPROVE A RESOLUTION ACCEPTING THE CITY OF SEASIDE HOMELESS COMMITTEE RECOMMENDATIONS DIRECTING \$10,000 OF CITY BUDGETED FUNDS TO I-HELP FOR HOMELESS SERVICES AND \$10,000 TO THE SALVATION ARMY FOR SUPPORT OF THE MOBILE FEEDING PROGRAM.

PURPOSE & RECOMMENDATION: The purpose of this item is for City Council to approve a resolution accepting the City of Seaside Homeless Committee recommendations allocating \$10,000 of City budgeted funds to I-HELP for homeless services and \$10,000 to the Salvation Army for support of the mobile feeding program.

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 20, 2018
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://cyp.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.



**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: Roberta Greathouse, Human Resources Director

DATE: September 6, 2018

**SUBJECT: PRESENTATION RECOGNIZING RETIRING DEPUTY CITY
MANAGER DAPHNE HODGSON FOR HER 16 YEARS OF SERVICE
TO THE CITY OF SEASIDE**

PURPOSE & RECOMMENDATION

It is proposed and recommended that the Agency Board and City Council recognize Daphne Hodgson for her 16 (+) years of service to the City of Seaside.

BACKGROUND

Deputy City Manager Daphne Hodgson was hired on January 2, 2002, as the City's Director of Finance. Daphne brought with her a wealth of experience from other public agencies including the Cities of Monterey, Morgan Hill, and Arcata. Daphne also worked for the County of Humboldt, served as an instructor for the College of the Redwoods, worked as a staff accountant for Price Waterhouse, and was self-employed as Certified Public Accountant preparing tax returns.

Daphne has a Bachelor of Science in Business Administration, Accounting, from CSU Sacramento and she is a Certified Public Accountant.

Daphne was reclassified to Director of Finance / Risk Manager on July 1, 2004, and then to Deputy City Manager of Administrative Services in March of 2006. Daphne embraced her role managing the always challenging and never boring worlds of IT and HR.

The last 16 years have been filled with ups and downs. Daphne has served as the City's financial advisor through good budget years and horrendous ones. Daphne is a creative and intelligent leader with an "out of the box" mindset. She is able to cut through minutia to come to logical and reasonable solutions to complex problems. As a result, she has been pivotal in many organizational changes in the last 16 years. She facilitated the dissolution of the former Redevelopment Agency and reorganized her department through the ups and downs of the City's

contract with the Army. She modernized and professionalized the Finance Department, in-sourced the City's Information Technology Division with outstanding staff, and lead the Human Resources Department through the seemingly endless and significant changes in legislation and other challenges. Daphne is a well respected Risk Manager and she championed changes to the City's workers' compensation and liability insurance programs that has had, and will continue to have, a positive impact to the City's operations and budget.

Always working to move the City forward, and loving a challenging, Daphne worked on many special projects over the years. She was key player in putting Seaside on the International stage when the AMGEN Tour of California came to Seaside in 2007 and 2008 (who didn't love seeing Daphne come into the Council Chambers in full AMGEN gear ringing the cowbell to announce the upcoming festivities!). She was an integral part of the selection of a new waste hauler working with the Waste Management District. Daphne had the foresight to obtain pension obligation bonds which reduced the City's CalPERS pension costs. She served on the Budget/Finance Committee for the Watermaster and as the District Administrative Services Director for the Seaside County Sanitation District.

Daphne has been a kind and thoughtful supervisor and coworker. Her quick wit, loyalty, intelligence, and balanced leadership will be missed.

FISCAL IMPACT

N/A

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



DRAFT MINUTES

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

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, August 16, 2018
5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:30 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**

Council Member Jones led the Pledge of Allegiance.

3. **PUBLIC COMMENT**

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

4. **CLOSED SESSION**

Mayor Rubio invited comments on the Closed Session item and had no requests to speak.
The City Council adjourned to Closed Session at 5:32 PM.

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

5. **CONSENT AGENDA**

The City Council reconvened to open session at 5:49 PM. There were no reports.

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

RESULT:

Approved

AYES:

Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco,
Kayla Jones

NOES:

None

A. **APPROVAL OF MINUTES AUGUST 2, 2018**

Action: Approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

6. BUSINESS ITEMS

A. CONSIDERATION OF AN AMENDMENT TO THE PURCHASE AND SALE AGREEMENT WITH COASTAL REALTY INVESTORS NO. 4, LLC REGARDING THE PROPERTY LOCATED AT 1271 CANYON DEL REY

Economic Development Director Overmeyer explained the need to extend the contract to allow time for a test well to know if it is possible to obtain water on the site. Mayor Rubio invited comments from the public and had no requests to speak.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Kayla Jones and passed by the following vote the Successor Agency to the Redevelopment Agency of the City of Seaside Approved a resolution approving an amendment to the Purchase and Sale Agreement with Coastal Realty Investors regarding the property at 1271 Canyon Del Rey Blvd.

RESULT: **Approved**

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones

NOES: None

B. CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR CITY AND AGENCY OWNED PROPERTIES LOCATED AT THE INTERSECTION OF TERRACE AND BROADWAY WITH WEST END PARTNERS, LLC PURSUANT TO THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN

Economic Development Director Overmeyer presented the item explaining it as one of the last two remaining properties needing action as listed in the Long Range Property Management Plan. He indicated it fell out of contract in February 2018 after which the sale was recirculated and four bids were received. The agreed purchase price is \$1,000,000, in addition the purchaser agrees to provide four acre feet of water received from the adjudication of the Paralta Well.

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

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following vote the Successor Agency to the Redevelopment Agency of the City of Seaside Approved the Purchase and Sale Agreement for the property located at the intersection of Terrace and Broadway to West End Partners LLC.

RESULT: **Approved**

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones

NOES: None

7. STUDY SESSION

A. RECEIVE PRESENTATION FROM CITY OF SEASIDE HOMELESS COMMITTEE ON COMMITTEE DIRECTION, HOUSING FIRST PROGRAM

AND RECOMMENDATION FOR CITY BUDGETED FUNDS.

Fire Chief and Homeless Committee Staff Liaison Dempsey introduced the item updating the Council on the progress of the Homeless Committee. He shared the goals of the Committee and reported that since inception, the Committee has been doing research and receiving presentations from different service providers at every meeting to understand the resources available in our community. Committee Member Jessica Hare presented regarding the Housing First Program, the long term goal established by the Committee which is a priority based vision to rapidly rehouse individuals affected by homelessness. She spoke to the benefits of rapid rehousing to the individuals and communities. Committee Member Molina presented the medium term goals which target developing and strengthening community partnerships and case management services that provide opportunities for meaningful and dignified work. Short term priority goals of the Committee were discussed but no formal recommendations were made. They identified service needs that could be addressed such as transportation to day housing programs, vouchers for shower uses, storage lockers and possible assistance with the replacement of vehicles that provide meal services. It was agreed that Seaside is in a great position to impact the affordable housing issue with all potential developments. Staff and Committee Members answered questions from the Council. Chief Dempsey spoke to an identified short term goal of working with University interns working toward Social Work degrees to be made available as case workers out in the field to get their required hours. Chief Dempsey requested direction from the Council regarding spending priorities and indicated at the September 6, 2018 meeting the Homeless Committee will make a recommendation for targeted spending, based on City Council input.

Mayor Rubio encouraged the Committee Members to attend the Lead Me Home meetings and encouraged the Committee to keep developing partnerships. He also spoke to the importance of career counseling. Council Member Pacheco expressed frustration that there was no immediate solution presented to fix or help homelessness so far. He suggested looking at short term solutions to have an impact right now with currently budgeted funds.

Mayor Rubio indicated he reached out the new Executive Director of Veteran's Transition Center regarding a second round of Patriot Housing as he believes it is a meaningful solution that gets people off the street permanently. Council Member Campbell agreed that the Housing First strategy is the most effective yet encouraged selecting programs that have fewer barriers for involvement. Council Member Pacheco requested the Committee consider assistance to replace the Salvation Army food service truck that feeds 150 people a week, as the vehicle is 25 year old vehicle and may need to be replaced. He also spoke to the Clinica De Salud that is a mobile health unit that could be partnered with. He emphasized homelessness as a serious issue and believes it is imperative to take action in the short term, specifically before winter. Council Member Jones liked the idea of the shower vouchers at Pattullo and storage lockers and encouraged not to forget the female and student homeless populations. Mayor Pro Tem Alexander supported replacing the Salvation Army truck and requested that when the Committee presents their recommendations, that they also provide information about other programs and options that are available and support their recommendation. Mayor Rubio indicated that his priority is direct impact and does not support contributing money to larger organizations that will be spent on overhead and not direct services to Seaside.

Mayor Rubio invited comments from the public on the item.

- Major Steve Bradly from the Salvation Army spoke to the tour of the facility he provided to the Committee and is grateful they have had an opportunity to share the services they provide on this complex issue. He said \$.82 of every dollar donated goes directly to services. He spoke to the services they provide to the homeless at their Sand City facility including showers, lockers, business mail, computers and case managers to help with employment and transition services.
- Ian Oglesby suggested using the City's purchasing power to assist with the purchase of the truck to have funds spread further. He spoke in support of the long term housing services but discouraged the duplication of services.
- Jon Wizard spoke to fact it costs \$5,000 per night for housing individuals at the hospital, so if homeless traditionally stay 4 days that is a \$20,000 cost, which extrapolates out to millions annually. There is a huge opportunity for the City to partner with Montage Health to save them money, so they can build housing and suggested we empower them to do that.

The presentation was received and direction was provided.

8. ADJOURNMENT

The meeting was adjourned at 6:59 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ralph Rubio, Mayor/Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

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

FROM: Craig Malin, City Manager

BY: Travis Foster, Assistant Finance Director

DATE: September 6, 2018

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE & RECOMMENDATION

It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of August 4, 2018 through August 24, 2018. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of August 16, 2018 is requested. Total Accounts Payable and Payroll for the above referenced period is \$342.57.

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 over \$10,000.00 for the period of August 4, 2018 through August 24, 2018.

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

FISCAL IMPACT

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by several horizontal strokes.

Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

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

FROM: Craig Malin, Executive Director

BY: Brian Dempsey, Fire Chief

DATE: September 6, 2018

SUBJECT: APPROVE A RESOLUTION ACCEPTING THE CITY OF SEASIDE HOMELESS COMMITTEE RECOMMENDATIONS DIRECTING \$10,000 OF CITY BUDGETED FUNDS TO I-HELP FOR HOMELESS SERVICES AND \$10,000 TO THE SALVATION ARMY FOR SUPPORT OF THE MOBILE FEEDING PROGRAM.

PURPOSE

The purpose of this item is for City Council to approve a resolution accepting the City of Seaside Homeless Committee recommendations allocating \$10,000 of City budgeted funds to I-HELP for homeless services and \$10,000 to the Salvation Army for support of the mobile feeding program.

RECOMMENDATION

BACKGROUND

Historic Background

The Homeless Committee was created by the City Council on November 2, 2017. Staff immediately began the recruitment effort for commissioners and the inaugural meeting of the Committee took place on April 12, 2018. There have been a total of five (5) meetings at and at each meeting, the Committee has learned about a different service available for homeless individuals in Seaside and the peninsula. The committee rapidly developed a work plan for their inaugural year which was adopted by the Council and during the August 16, 2018 City Council Meeting, the Homeless Committee presented their short, medium and long term goals and discussed and received feedback regarding funding priorities of the Council with the budgeted funds from Fiscal Year 2017-18 and 2018-19.

Adopted Mission Statement: To plan, advocate, support and collaborate with those affected by homelessness.

The funding recommendations are in line with item C of the Homeless Committee FY 18/19 Work Plan.

Inaugural Fiscal Year 2018-19 Work Plan:

1. Understand the different types of homeless statuses, the different states of homelessness and the different influencing factors of homelessness and prioritize the type of homeless service to target.
2. Understand the types of organizations that are currently providing services for homelessness in our community and find ways to leverage opportunities. Include service providers and a listing of services that are provided, also identify if there are designated areas for homeless to sleep.
3. **Identify and make a recommendation to the City Council for the expenditure of \$30,000 budgeted for FY 17-18 funds, potentially including identification of services that could be augmented instead of created.**
4. Seek ways to conduct a direct survey of those that are homeless and or collaborate with others that may already have that data.

During the August 30, 2018 Homeless Committee meeting, the Committee discussed the funding available and unanimously made a recommendation that the City Council to approve a resolution allocating \$10,000 of City budgeted funds to I-HELP for homeless services and \$10,000 to the Salvation Army for support of the mobile feeding program. The Committee also recommended to reserve the remaining budgeted funds as they explore additional agencies that serve the homeless population as well as develop ideas that can be implemented in Seaside.

I-HELP provides the following services:

- offer homeless men and women short-term lodging and evening meals on a nightly basis during their stay in the program,
- provide tailored advice and support in finding a job or going forward in other areas of their life, and
- help each participant develop and maintain a positive outlook and living pattern that fosters personal autonomy and growth

The Salvation Army Mobile Feeding Program provides daily meal service across from the Navy Post Graduate School to homeless individuals on the Peninsula. Their current vehicle is over 20 years old and is in need of replacement.

FISCAL IMPACT

The total cost of this action is allocating \$20,000 from the total \$60,000 budgeted for homeless services in the FY 18/19 budget.

ATTACHMENTS

- 1.
 1. Resolution
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING A RESOLUTION ACCEPTING THE CITY OF SEASIDE HOMELESS COMMITTEE RECOMMENDATIONS DIRECTING \$10,000 OF CITY BUDGETED FUNDS TO I-HELP FOR HOMELESS SERVICES AND \$10,000 TO THE SALVATION ARMY FOR SUPPORT OF THE MOBILE FEEDING PROGRAM.

WHEREAS, the Homeless Committee was created by the City Council on November 2, 2017, Staff immediately began the recruitment effort for commissioners and the inaugural meeting of the Committee took place on April 12, 2018; and,

WHEREAS, the mission statement of the Homeless Committee is: To plan, advocate, support and collaborate with those affected by homelessness; and,

WHEREAS, item C of the Homeless Committee Work Plan states: Identify and make a recommendation to the City Council for the expenditure of \$30,000 budgeted for FY 17-18 funds, potentially including identification of services that could be augmented instead of created; and,

WHEREAS, I-HELP provides the following services: offer homeless men and women short-term lodging and evening meals on a nightly basis during their stay in the program, provide tailored advice and support in finding a job or going forward in other areas of their life, and help each participant develop and maintain a positive outlook and living pattern that fosters personal autonomy and growth; and,

WHEREAS, the Salvation Army Mobile Feeding Program provides daily meal service across from the Navy Post Graduate School to homeless individuals on the Peninsula. Their current vehicle is over 20 years old and is in need of replacement.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside hereby authorizes the direction of City Budgeted Funds in the amount of \$10,000 to I-HELP and \$10,000 to the Salvation Army.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 6th day of September, 2018, by the following vote:

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

Ralph Rubio, Mayor

ATTEST:

Lesley Milton, City Clerk