



CITY OF SEASIDE
CITY COUNCIL

FINAL MINUTES

SPECIAL MEETING
COUNCIL CHAMBER
Thursday, June 28, 2018
5:30 PM

1. **CALL TO ORDER**

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

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

PRESENT: Alexander, Campbell, Pacheco, Rubio

ABSENT: Jones

3. **PUBLIC COMMENT**

Mayor Rubio invited comments from the public.

- A resident requested additional transparency regarding Closed Session agenda items pertaining to litigation. He expressed frustration with parking enforcement and requested clarification of who was paying for the 4th of July firework display.
- LisAnne Sawhney also thought the golf course developer would be paying for the fireworks display and also expressed concern regarding potential lawsuits, amount of notice required for meetings, about the bond conversion to the parking authority and concern that fire trucks cannot get through Yosemite and encouraged parking enforcement.

4. **BUSINESS ITEMS**

A. **ADOPT A RESOLUTION AFFIRMING THE CITY'S OBLIGATION FOR A 35 ACRE COMMUNITY PARK IN POLYGON 18 AS NOTED ON BASE REUSE PLAN FIGURE 4.3-2**

City Manager Craig Malin presented the item and provided a brief presentation on the background on this project. Mr. Malin further explained the City receipt of a letter from Attorney Erickson representing Keep Fort Ord Wild, referencing concerns of making affordability enforceable, working within the existing foot print of the Nurses Barracks both horizontal and vertical and ensuring the remaining 35 acres of land be a community park. Mr. Malin explained the project scope and size, and that the transformation of blighted property into affordable housing is consistent with the public's interest and the goals of the City Council; doing so with any environmental degradation and tree preservation built in to the project.

Since that letter, Mr. Glover has given the City a letter withdrawing his approval of the Purchase and Sale Agreement. It is prudent for the City to withdraw the Purchase and Sale Agreement and the Notice of Exemption related to the potential future project. Mr. Malin answered questions from the Council. The Council discussed their position for a 35 acre park and the City's current ownership status of the land.

Mayor Rubio invited comments from the public.

- Felix Bachofner spoke in support of the City validating the fact that we are supposed to create a 35-acre park on “Polygon 18” and spoke against holding special meetings.
- A resident asked if we are required to create the park, who would maintain it and at what costs.
- A resident stated it would be nice to have the General Plan available in the Chambers and questioned why the City is negotiating with developers before they even own property and inquired if we are working with specific developers exclusively.

Mr. Malin answered questions from the public. He clarified that if the Council approves the resolution, he is expecting this to be a passive/natural park. Mr. Malin addressed the question regarding timing of this meeting, and efforts to limit the liability for a project that was seeking to turn blighted structures into affordable housing.

Council Member Campbell requested the resolution to be corrected 40 acres consistent with the Base Reuse Plan and referenced in the exhibit to the letter identified Polygon 18. Council Member Pacheco commended Mr. Glover his attempt to turning a blighted area into affordable housing.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following roll call vote the City Council adopted resolution affirming the City's obligation for a 40-acre community park in Polygon 18 as noted on Base Reuse Plan figure 4.3-2

RESULT:	Approved
AYES:	Dennis Alexander, Jason Campbell, Dave Pacheco
NOES:	Ralph Rubio
ABSENT:	Kayla Jones

B. CONSIDER RESOLUTION 18- 69 TO RESCIND THE PURCHASE AND SALE AGREEMENT (PSA) BETWEEN THE CITY OF SEASIDE AND ALFRED P GLOVER, DBA AS GLOVER ENTERPRISES, A SOLE PROPRIETORSHIP TO PURCHASE APPROXIMATELY FIVE (5) ACRES OF LAND AND TWO STRUCTURES IN THE FORMER FORT ORD COMMONLY KNOWN AS THE MEDICAL OFFICERS BARRACKS FOR A TOTAL PURCHASE PRICE OF \$750,000 AND RESCIND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

Mr. Malin read a letter from Mr. Al Glover. Mayor Rubio invited comments from the public.

- A resident questioned if the City had issued an RFP for the site and if any other bids were received. He questioned why if Mr. Glover has rescinded the agreement why we would still honor the Exclusive Negotiating Agreement.
- Felix Bachofner spoke about this being put on hold but understands the need to protect against potential litigation; he suggested putting out an RFP to see if anybody else is interested in it at a higher price.
- LisAnne Sahwney spoke on her outlook of the parcel; stating that by referencing FORA documents, the parcel looks like a much larger than stated. She also encouraged Council to pursue an RFP.

Mayor Rubio clarified that this was a competing non-solicited proposal; stating there were others interested, but this is the proposal chosen. Council Member Campbell indicated that he believes the developer will re-engage the City in the future.

On motion by Council Member Jason Campbell and seconded by Council Member Dave Pacheco and passed by the following roll call vote the City Council approved resolution 18-69 rescinding the purchase and sale agreement between the City of Seaside and Alfred P. Glover.

RESULT:	Approved
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AYES:	Dennis Alexander, Jason Campbell, Dave Pacheco
NOES:	Ralph Rubio
ABSENT:	Kayla Jones

5. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:30 PM

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


Ralph Rubio, Mayor