

East Garrison Community Services District

Action Minutes East Garrison Community Services

Thursday, May 3, 2018

6:30 PM

17900 Kearny St, Bldg 10, East Garrison

1. **Call to Order**

The meeting was called to order at 6:30 PM

2. **Roll Call**

All Advisory Committee Members were present

3. **Corrections to the Agenda**

There were no corrections to the agenda

4. **Public Comment**

Two members of the public made comments regarding:

- Neighborhood parks maintenance responsibilities following HOA transfer to EGCS D
- Potential for EGCS D Advisory Committee to obtain a voting position on the Fort Ord Reuse Authority Board of Directors

5. **Action Minutes of the March 21, 2018 EGCS D Advisory Committee Meeting**

ACTION:

- Minutes approved unanimously

6. **EGCS D By-Laws, Rules & Regulations**

Presenter: Lynette Redman, Special Districts Management Analyst III

Receive a brief overview of the process necessary to amend EGCS D By-Laws and add Rules and Regulations. Advisory Committee discussion to follow

ACTION:

- Received overview
- Discussed how alternates would be chosen to obtain a quorum in the absence of a Committee member
 - Teri, Richard and Brian commented that alternates should rotate
 - Directed staff to present a procedure at next meeting
- Richard submitted Rules and Regulations that he would like to have added
- Teri motioned to create an Ad Hoc Committee to draft amended By-Laws, Rules and Regulations
 - Motion passed 3-2
 - Richard and Phil volunteered to be on Ad Hoc Committee

7. **Northeast-Southwest Connector, formerly Eastside Parkway**

Presenter: Jonathan Brinkman, Principal Planner, Fort Ord Reuse Authority (FORA)

Receive a presentation on the Northeast-Southwest Connector, formerly Eastside Parkway

ACTION:

- Received report

- Committee asked questions and made comments regarding road location/alignment, traffic impact to East Garrison, project development procedures including EIR, developer fees, FORA Board of Directors and how EGCSO can provide comment to FORA BOD.
 - Jonathan and RMA staff provide answers to questions
 - Road name was changed to provide a better project description
 - Exact project description will be discussed at scoping meeting and included in project EIR along with project alternatives
 - The 1997 Base Reuse Plan included the road but alignment has changed due to environmental concerns
 - Traffic impacts to East Garrison are still in question because an exact project description has not been completed
 - FORA provides project information on its website
 - Important dates are June 2018 for EIR Scoping Meeting, December 2018 Draft EIR will be released to public for 45-day comment period and July 2019 final project approval and EIR certification for FORA BOD consideration
 - Development fees are paid to FORA by the project developer
 - FORA BOD was created by the State Legislator and appointed BOD jurisdictions
- Staff will return with procedure on how EGCSO Advisory Committee can address FORA BOD
- A member of the public asked how EGCSO can get a seat on the FORA BOD
- Kristi Markey, Chief of Staff to 4th District County Supervisor Jane Parker, provided a brief history of FORA and the former Eastside Parkway

8. Temporary Maintenance Agreement & EGCSO Ownership

Presenter: Bryan Flores, Special Districts Management Analyst II

Receive a presentation on the Temporary Maintenance Agreement and facilities owned and maintained by EGCSO

ACTION:

- Received presentation
- Committee asked questions regarding the maintenance responsibilities of EGCSO and EG Community Association (HOA) and how the storm water system functions
 - Bryan provided information regarding the ownership and maintenance of specific EG infrastructure facilities
 - Bryan and Jon Ingraham (Century Communities) provided an overview of how the storm water system functions
- Committee requested that a special meeting be held for a tour of the storm drainage facilities
- A member of the public offered their landscaping construction experience for development of the landscaping maintenance Request for Proposal (RFP)

9. East Garrison Community Facilities District Financing

Presenter: Melanie Beretti, RMA Services Manager

Receive a presentation on the financing of the East Garrison Community Facilities District

ACTION:

- Received presentation
- Richard commented Mello-Roos rates and bond repayment
- Teri commented on payoff/altering the assessments and requested a FAQ about EGCFD
- Melanie provided the contact information for the Goodwin Consulting Group

10. Committee Member Reports & Comments

ACTION:

- Brian commented on the ownership and maintenance of parks and streets
- Phil requested an organizational chart for the County and Special Districts and inquired if there was any impact to the County General Fund from EGCS

11. Confirm Next Meeting Date

Next meeting date proposed for June 20, 2018

ACTION:

- Meeting date approved unanimously
- Next regular meeting date set for June 20, 2018 at 6:30 PM

12. Adjournment

Meeting adjourned at 8:00 PM

DRAFT