



RRROC

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Non-Property Owning Resident

John De Salvio
Sheila Peterson
Catherine Young

Residential Property Owner

Dan Fein
Tom Lynch
John Uniack

Business Operator and/or Business Property Owner

Lynn Crescione
Ken Wikle
Gary Getchell

MINUTES FOR REGULAR RRROC MEETING

6 P.M., Thursday, March 20, 2008

Guerneville Veterans' Hall, First and Church Streets, Guerneville

1. Call to Order of the Regular RRROC Meeting

Chairperson Ken Wikle called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 6:11 PM

2. Roll Call

Roll call: present were Dan Fein, Lynn Crescione, John De Salvio, Tom Lynch (6:14), John Uniack, Ken Wikle, Gary Getchell and Catherine Young with Sheila Peterson absent. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Office Assistant Michael Brown, Captioner Jane James, and approximately twenty-five (25) members of the public during the course of the meeting.

3. Minutes

Lynn Crescione made a motion to approve the January 17, 2008 Meeting Minutes of the Joint RRROC and Election Subcommittee; seconded by Dan Fein; motion passed 8-0-1 with Sheila Peterson absent. Lynn Crescione made a motion to approve the January 17, 2008 Meeting Minutes of the Regular RRROC meeting; seconded by John De Salvio; motion passed 8-0-1 with Sheila Peterson absent. John De Salvio made a motion to approve the February 21, 2008 Meeting Minutes; seconded by Lynn Crescione and the motion passed 8-0-1 with Sheila Peterson absent. There was no Public Comment.

4. Public Comment on Non-Agenda Matters¹

Lloyd Guccione (read a letter from Lenny Weinstein)²
Carl Combs
Brenda Adelman

5. Information Sharing

Gary Getchell requested that RRROC members raise their hands when they vote aye or nay on a motion; that the motion process be more deliberate; and that ample time be taken to clearly state the motion. John De Salvio added that it would also be helpful for everyone to speak clearly and succinctly. Catherine Young announced the status of the Skate Park's non-profit status and fund raising activities, and that EcoRing is now offering recycling receptacles for event waste management. Boris Sztorch announced that the next Household Toxic Drop Off is scheduled for March 25th in Guerneville and to call 795-2025 for an appointment. Dan Fein discussed the recent dismissal of a redevelopment related lawsuit and opined about his hope for future constructive interactions to benefit

the Russian River Redevelopment Area. There was a brief discussion regarding the purpose and content of Information Sharing.

6. Correspondence

Boris Sztorch referred to the correspondence in the packet. There was a discussion regarding an art education project; the form letter response from the Governor's office; and what is included in the packet as RRROC correspondence.

Public Comment

Zelda Michaels
Lloyd Guccione

7. Monthly Reports

Boris Sztorch reviewed current Redevelopment Projects and Financial Report included in the RRROC meeting packets. There was a discussion regarding deobligation of redevelopment grant funds for both the Abandoned Vehicle Abatement Program and the Woodstove Change-out Rebate Program. There was a request these two items be agendized for the April RRROC meeting.

Public Comment

Lloyd Guccione
Tim Lipinski
Zelda Michaels

8. Subcommittee Reports

A. Design Guidelines Steering Committee

John De Salvio reported that the Design Guidelines Steering Committee met and reviewed the most recent draft of the Design Guidelines, which was sent back to the consultant for the final revisions that would include new photographs. John stated that the next meeting will be held on April 15, 2008 at 6 p.m., in the Forum Room at the Guerneville Library.

B. Housing Subcommittee

Ken Wikle reported that the Subcommittee met and received a briefing on the Guerneville 5th and Mill housing development.

C. Strategic Planning Subcommittee

Lynn Crescione reported that the Strategic Planning Subcommittee continued discussing the Five-Year Implementation Plan at their last meeting and she announced that their next meeting would be on April 2, 2008 at 6:00 p.m., in the Forum Room at the Guerneville Library. Dan Fein stated that Lynn was elected the new chair at the last meeting.

D. Restroom Subcommittee

John De Salvio reported that the Subcommittee met and made a recommendation for the County to accept Caltrans' offer to sell their parcel adjacent to the Plaza to the County for \$10,000. John stated that they discussed the problems of locating a public restroom in that area and that the Subcommittee was considering alternative locations. John added that they are discussing the possibility of building a public restroom at the Russian River Chamber of Commerce office. John stated that their next meeting would be the second or third Monday in April, at 6:00 p.m. at the River and Coast Child Care Service's office.

E. Infrastructure Subcommittee

John Uniack reported that the Infrastructure Subcommittee met on March 12, 2008, at the Senior Center and that there were presentations from the Monte Rio Wastewater Site Committee Group and Monte Rio Sewer Action Committee. John stated that both groups wanted more information

regarding possible redevelopment funding. The Infrastructure Subcommittee meets the second Wednesday of each month at 6:00 p.m., at the Guerneville Senior Center. John also stated that Gary Getchell has shown interest in serving on the Infrastructure Subcommittee and that an item to appoint him will be put on next month's RRROC Agenda.

F. Communication and Outreach Subcommittee

Cate Young reported that the Communication and Outreach Subcommittee focused on the RRROC Newsletter and restructuring the format and called for articles from community organizations. Cate stated that open seats are still available on the Subcommittee and invited anyone interested to apply. The Communication and Outreach Subcommittee meets the second Thursday of each month at the Guerneville Library at 6:00 p.m.

G. River Park and Recreation Subcommittee

Tom Lynch reported that the River Park and Recreation Subcommittee met and that the Subcommittee voted to recommend expansion of its membership from ten (10) to eleven (11) members. Additionally, Lynch reported the Subcommittee is working to draft a letter to the Board of Supervisors to justify the need for redevelopment funds for improvements to the Monte Rio Tennis Courts. The River Park and Recreation Subcommittee meets on the third Monday of each month at the Monte Rio Community Center at 6:00 p.m.

Public Comment

Zelda Michaels

Lloyd Guccione

-----10-minute break-----

9. Old Business

A. Monte Rio Recreation & Park District Funding Request

Gretchen Mino from the Monte Rio Recreation & Park District and Stephanie Felch from Praxis Architects informed the RRROC that North West Engineering had submitted the lowest bid of \$109,000 for construction work at the Monte Rio tennis courts. There was discussion regarding the cost and scope of the project and whether redevelopment funding would be approved by the Board of Supervisors given the pending adoption of policy guidance for future use of redevelopment funds. Dan Fein made a motion recommending that the RRROC approve \$144,500 to the Monte Rio Recreation & Park District for improvements to the tennis courts and related work; seconded by John Uniack; motion carried 8-0-1 with Sheila Peterson absent.

Public Comment

Lloyd Guccione

Tim Lipinski

NOTE: change of order, 10A moved to just after item 9A

10. New Business

A. Guerneville 5th & Mill Affordable Rental Housing Development

A presentation was made by Craig Meltzner of Burbank Housing Development Corporation and Kevin Kellogg, architect. There was discussion of the development's security, emergency evacuation procedures, parking facilities, landscaping, building and individual unit design, and traffic impacts on the surrounding community, and how these concerns would be addressed.

Public Comment

Lloyd Guccione

John Lynch

Lee Torr IV

9. Old Business

B. Expansion and Appointment of Public Members to the River Park & Recreation Subcommittee

Tom Lynch made a motion to increase the membership of the River Park & Recreation Subcommittee from 10 to 11; seconded by John Uniack, and the motion carried 8-0-1 with Sheila Peterson absent. Tom Lynch made a motion to appoint Liam Davis as the 11th member of the Subcommittee with a second from Lynn Crescione, the motion passed 8-0-1 with Sheila Peterson absent.

C. Appointment of Public Members to the Restroom Subcommittee

John De Salvo made a motion appointing Julina Cross, Don McEnhill, and Herman Hernandez to the Restrooms Subcommittee with a second from Lynn Crescione, the motion passed 8-0-1 with Sheila Peterson absent.

Public Comment

Lloyd Guccione

D. Subcommittee Term Policies and Procedures

This item was put over to the next meeting.

10. New Business

B. Set Dates for RRROC Training

There was a discussion of dates and times for this training. Staff was asked to report back with potential dates for County Counsel to meet with the RRROC for Subcommittee Training.

Public Comment

Lloyd Guccione

C. Appointment of Strategic Planning Subcommittee Members

Dan Fein made a motion to reappoint Herman Hernandez, Liam Davis and Elizabeth Middleberg to the Strategic Planning Subcommittee with a second from Tom Lynch; motion passed 8-0-1 with Sheila Peterson absent.

D. Reformation of Election Subcommittee

This item was put over to the next meeting.

11. Public Comment

There was no public comment.

12. Agenda for April Meeting:

The following items were recommended for inclusion in the April 17, 2008 Agenda: Call to Order; Roll Call; Approval of Minutes for the March 20, 2008 Regular RRROC meeting; Public Comment; Information Sharing; Correspondence; Monthly Reports; Subcommittee Reports; Old Business: Subcommittee Term Policies and Procedures; Set Dates for RRROC Training; New Business: Reformation of the Election Subcommittee; Five Year Implementation Plan; De-obligation of funds for the Woodstove Replacement Rebate Program and the Abandoned Vehicle Abatement Program; Appointment of Gary Getchell to the Infrastructure Subcommittee; Policy Guidelines for Use of Redevelopment Funds; Riverkeeper Report; Niche Marketing Report; Public Comment; Agenda for Next Meeting, and Adjournment.

13. Adjournment:

The meeting adjourned at 9:41 PM.

Next Meeting: Regular Meeting, April 17, 2008 – Monte Rio Community Center, 20488 Highway 116, Monte Rio, at 6:00 p.m.

NOTE: A RECORDING OF THE MEETING IS AVAILABLE ON CD AT THE GUERNEVILLE LIBRARY FOR LISTENING PURPOSES ON SITE OR YOU MAY PURCHASE A COPY OF THE RECORDING FROM THE REDEVELOPMENT AGENCY FOR \$5.00 BY CALLING (707) 565-7523.

¹ Public Comment Sign-In Sheet

² Letter from Lenny Weinstein