



## RRROC

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Non-Property Owning Resident Members: John De Salvio, Sheila Peterson, and Catherine Young  
Residential Property Owner members: Dan Fein, Tom Lynch, and John Uniack  
Business Operator and/or Business Property Owner members: Lynn Crescione, Ken Wikle, and Gary Getchell

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### MINUTES FOR REGULAR RRROC MEETING

6 P.M., Thursday, April 17, 2008

Monte Rio Community Center, 20488 Highway 116, Monte Rio

#### 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 6:04 PM.

#### 2. Roll Call

Roll call: present were Dan Fein, Lynn Crescione, John De Salvio, Tom Lynch (6:27), 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 thirteen (13) members of the public during the course of the meeting.

#### 3. Minutes

John De Salvio requested that the March 20, 2008 minutes be corrected to state that the Restroom Subcommittee made a recommendation for the County to accept CalTrans' offer to sell their parcel adjacent to the Plaza to the County for \$10,000. Dan Fein made a motion to approve the March 20, 2008 Meeting Minutes as corrected; seconded by Lynn Crescione and the motion passed 7-0-2 with Sheila Peterson and Tom Lynch absent. There was no Public Comment.

#### 4. Public Comment on Non-Agenda Matters

None

#### 5. Information Sharing

John De Salvio distributed a letter<sup>1</sup> announcing his retirement from the RRROC effective June 30, 2008; several RRROC members expressed their appreciation for his years of service to the community as a RRROC member. Dan Fein spoke regarding the wastewater system in Monte Rio and noted that a new subcommittee of the Russian River Recreation & Parks District had been formed to investigate ways to fund a Monte Rio Sewer Feasibility Study.

#### 6. Correspondence

Chairperson Wikle noted that one piece of correspondence had been received. There was no public comment.

#### 7. Monthly Reports

Boris Sztorch reviewed current Redevelopment Projects and the Financial Report included in the RRROC meeting packets. There was discussion regarding Tax Increment dollars as shown

in the financials and whether the figures represented actual or estimated dollars. There was no public comment.

## **8. Subcommittee Reports**

### **A. Design Guidelines Steering Committee**

John De Salvio reported that the Design Guidelines Steering Committee met on April 15th, 2008 at 6:00 PM at the Guerneville Library Forum Room and heard a presentation by Burbank Housing and the architect on the Fifth & Mill housing development proposed in Guerneville. De Salvio also reported that there had been discussion regarding changes to the draft Design Guidelines document.

### **B. Housing Subcommittee**

Ken Wikle reported that the Housing Subcommittee did not meet in April and that the next meeting would be Tuesday, May 6th at 6:15 PM at the Russian River Fire Station on Armstrong Woods Road in Guerneville.

### **C. Strategic Planning Subcommittee**

Lynn Crescione reported that the Strategic Planning Subcommittee met on April 2nd, 2008 and the rest of this presentation would be made during Item 10 B of tonight's agenda.

### **D. Restroom Subcommittee**

John De Salvio reported that the Subcommittee met and decided to shelve the idea of locating a public restroom in the plaza adjacent to the pedestrian bridge. The subcommittee is re-investigating the concept of locating a public restroom in the Russian River Chamber of Commerce office. The next meeting of the Restroom Subcommittee will be Monday, April 21st, 2008.

### **E. Infrastructure Subcommittee**

John Uniack reported that the Infrastructure Subcommittee met on April 9th, 2008 and received a report that CalTrans was to remove trees in front of Larks Drugs on Main Street in Guerneville. There was also discussion on the wastewater/septic issue in Monte Rio. Boris Sztorch spoke regarding redevelopment project requirements and discussed the new Policy Guidance for Use of Redevelopment Funds, adopted by the Board of Supervisors on April 1, 2008. The next meeting of the Infrastructure Subcommittee will be on Wednesday, May 14th at 6 PM at the Guerneville Senior Center.

### **F. Communication and Outreach Subcommittee**

Cate Young reported that the Communication and Outreach Subcommittee met on April 10th and continues working with CDC staff to improve the RRROC Quarterly Newsletter and e-mail notification list. The Communication and Outreach Subcommittee meets the second Thursday of each month at the Guerneville Library at 6:00 PM.

### **G. River Park and Recreation Subcommittee**

Tom Lynch reported that the River Park and Recreation Subcommittee met and drafted a letter to the Board of Supervisors' Ad Hoc Subcommittee urging support for the use of redevelopment funds to upgrade the Monte Rio Tennis Courts and other recreation-related projects. The River Park and Recreation Subcommittee meets on the third Monday of each month at the Monte Rio Community Center at 6:00 PM.

Public Comment<sup>2</sup>

Lenny Weinstein

## **9. Old Business**

**A. Set Dates for RRROC Training**

There was a discussion regarding dates on which to hold the RRROC and Subcommittee training and the agenda. May 12th at 6 PM was determined to be the date for the special meeting with the location and final agenda to be announced.

**B. Subcommittee Terms Policies and Procedures**

There was a discussion regarding subcommittees and how best to handle vacancies, terms of office, rules and announcement of vacancies. Tom Lynch made a motion to create an Ad Hoc Subcommittee to revise the language in the Policies and Procedures regarding the term of office for RRROC Subcommittee members; Lynn Crescione seconded the motion; and the motion passed 8-0-1 with Sheila Peterson absent. Tom Lynch made a motion to nominate Ken Wikle, Dan Fein, and John Uniack to serve on the newly formed Ad Hoc Subcommittee; Lynn Crescione seconded the motion; and the motion passed 8-0-1 with Sheila Peterson absent.

-----15 minute break-----

**10. New Business**

**A. Policy Guidance for Use of Redevelopment Funds**

Kathleen Kane gave an overview of the Policy Guidelines that were included in the RRROC members' packets. There was a discussion regarding how the policy guidance was created, who attended the Board of Supervisors Ad Hoc Subcommittee meetings, and the type of projects that would be allowed and/or given priority consideration. Kathleen Kane also distributed a document<sup>3</sup> entitled, "Evaluation of Projects for Redevelopment Assistance/Compliance with State Law and Local Criteria".

**B. Appointment of Member to the Infrastructure Subcommittee**

Lynn Crescione made a motion to appoint Gary Getchell to the Infrastructure Subcommittee with a second from John Uniack and the motion passed 8-0-1 with Sheila Peterson absent.

**C. Reformation of Election Subcommittee**

After some discussion, Dan Fein made a motion to re-establish the Election Subcommittee and nominated Dan Fein as chair, Ken Wikle, and John Uniack to serve; the motion was seconded by Lynn Crescione, and the motion carried 8-0-1 with Sheila Peterson absent.

-----5 minute break-----

**D. Update of Five-Year Implementation Plan**

Boris Sztorch gave an overview of the status of the new Five-Year Implementation Plan. There was a discussion of the Five-Year Implementation Plan, including some corrections. Lynn Crescione made a motion to recommend approval of the Russian River Redevelopment Five-Year Implementation Plan, with revisions, and to send it to the Board of Supervisors for adoption. The motion was seconded by Dan Fein and the motion passed 7-1-1 with Sheila Peterson absent and John Uniack dissenting.

Public Comment

Victoria Wikle

**E. Request to De-obligate Redevelopment Funds for the Woodstove Rebate Program**

After some discussion, Tom Lynch made a motion to de-obligate \$13,760 in redevelopment funds from the Woodstove Replacement Rebate Program with a second from Lynn Crescione and the motion passed 8-0-1 with Sheila Peterson absent.

## **F. Request to De-obligate Redevelopment Funds for the Abandoned Vehicle Program**

This item was put over until the next meeting.

### **11. Public Comment**

There was no public comment.

### **12. Agenda for May Meeting:**

*The following items were recommended for inclusion in the May 15, 2008 Agenda: Call to Order; Roll Call; Approval of Minutes for the April 17, 2008 Regular RRROC meeting; Public Comment; Information Sharing; Correspondence; Monthly Reports; Subcommittee Reports; Old Business: Request to De-obligate Redevelopment Funds for the Abandoned Vehicle Program; Subcommittee Term Policies and Procedures; New Business: Caltrans offer to sell Guerneville property to County; Riverkeeper Park Presentation; Niche Marketing Presentation; Public Comment; Agenda for Next Meeting, and Adjournment.*

### **13. Adjournment:**

The meeting adjourned at 9:14 PM.

### **Next Meetings:**

Special Meeting, May 12th, 2008: Monte Rio Community Center, 20488 Highway 116, Monte Rio, 6 PM

Regular Meeting, May 15th, 2008: Guerneville Veteran's Hall, First and Church Streets, 6 PM

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.

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<sup>1</sup> De Salvo Retirement Correspondence

<sup>2</sup> Public Comment Sign-In Sheet

<sup>3</sup> Evaluation of Projects for Redevelopment Assistance/Compliance with State Law and Local Criteria