



RRROC
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DRAFT MINUTES FOR THE REGULAR MEETING
Thursday, August 20, 2009, 6:00 P.M.
Monte Rio Community Center, 20488 Highway 116, Monte Rio

1. 1. Call to Order

Chairperson Ken Wikle called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 6:03 p.m.

2. 2. Roll Call

Present were Suzie Baxman, Lynn Crescione, Dan Fein, Gary Getchell, Tom Lynch, John Uniack, Ken Wikle, and Catherine Young. Sarah Ronis arrived at 6:20 p.m. Also present were Executive Director Kathleen Kane, Redevelopment Associate Al Lerma, CDC Staff Mike Brown, Interim Redevelopment Staff Judith Miller, Redevelopment Office Assistant Jennifer Howze, and approximately 15 members of the public during the course of the meeting.

3. 3. Minutes

Lynn Crescione made a motion to approve the July 16, 2009 Meeting Minutes; the motion was seconded by Tom Lynch and the motion passed 6-0-2-1 (Ken Wikle and Suzie Baxman abstained, Ronis absent for vote).

4. 4. Public Comment on Non-Agenda Matters

Lenny Weinstein
Lloyd Guccione
Janet De Wald

5. 5. Information Sharing

None

6. 6. Correspondence

John Uniack raised the issue of requesting a letter from County Counsel giving a legal opinion as to why Community Development Commission (CDC) staff was not delivering mail from Lloyd Guccione which was addressed to him and other RRROC members. Kathleen Kane responded that she has submitted the request to County Counsel and explained further that County Counsel had provided an opinion on this issue in previous letters addressed to Mr. Guccione and copied to the RRROC. Mr. Uniack and Ken Wikle stated their intent to discuss the need for independent legal counsel for the RRROC with Supervisor Efren Carrillo.

Public Comments

Lloyd Guccione

7. Monthly Reports

Ms. Kane discussed the updates that were included in the Monthly Reports. RRROC members commented. Ms. Kane also explained that the Monte Rio Wastewater Task Group has been appointed and plans to hold its first meeting on September 14. Ms. Kane also noted the Clean-up Task Group has been formed and the first meeting will be scheduled shortly.

Ms. Kane also responded to a question about the quarterly newsletter which has been prepared for mailing. She explained it will be sent out using "saturation mail" in order to maximize its receipt among community members. She also explained that the tax assessor mailing list will also be used to make sure the newsletter reaches out-of-area property owners.

Public Comments

Lenny Weinstein

Lloyd Guccione

Bob Barter

2. 8. Old Business

A. Russian River Redevelopment Plan Amendment

RRROC members discussed the Russian River Redevelopment Plan Amendment and came to a majority agreement that they do not believe the Plan Amendment is necessary, at least at this time, and that it is a waste of redevelopment funds to go through the process as the Agency is not close to and may never reach the existing "policy cap" for receipt of tax increment funds.

Public Comments

Lloyd Guccione

Lee Torr, IV

Action: Motion to inform the Board of Supervisors that the RRROC is opposed to Planning Commission Resolution #09-017, including the provisions of the adopted Preliminary Plan Amendment which stipulate that the CDC shall prepare, for consideration by the Board of Supervisors, an Amendment to the Redevelopment Plan for the Russian River Redevelopment Project, the primary purpose of which would be to voluntarily impose an annual cap and a cumulative cap on the receipt of tax increment revenue by the Redevelopment Agency; and that the process for preparing the Redevelopment Plan Amendment will include a comprehensive assessment and prioritization of projects and objectives aimed at eliminating the remaining blight within the Project Area to determine the specific level of annual and cumulative caps consistent with the amount of funds needed to eliminate the remaining blight in the Project Area.

Moved by Tom Lynch and seconded by Lynn Crescione. The motion passed 7-0-2 (Wikle and Getchell opposed).

(Note: full wording of motion as presented above was prepared after the RRROC meeting by CDC staff, at the direction of the RRROC, to state the actual provisions included in the Planning Commission's Resolution.)

The RRROC asked CDC staff to send a letter to Supervisor Carrillo, and subsequently to the full Board, to advise them of the RRROC's vote on this issue.

2. 9. New Business

A. Sweetwater Springs Water District (SSWD)

Redevelopment Associate Al Lerma provided an overview of the Sweetwater Springs Water District ("SSWD") Request for Funds. Mr. Lerma explained the SSWD serves approximately 3,600 accounts, 95% of which are residential. Mr. Lerma also explained SSWD is seeking only half of the total cost of the project and would be raising the remainder through a private placement loan and rate increases to users.

General Manager of SSWD Steve Mack answered questions from the RRROC regarding average acceptable leakage rates, cost increases to users, and how project sizes are determined.

Members of the RRROC discussed the request and generally felt they would like to provide up to 100% funding to the project if it would mean SSWD could avoid imposing any further rate increases on the users. Ms. Kane commented that the Board of Supervisors would have to make findings that there are no other funds available before they could approve redevelopment assistance. SSWD would have to substantiate that no other funds are available and/or that a rate increase would be a burden on rate payers. The RRROC asked SSWD to consider how much funding might be available from other sources without raising rates, and to come back with a revised proposal for increased funding at the next RRROC meeting.

Public Comments

Lenny Weinstein
Lee Torr, IV
Tim Lipinski
Lloyd Guccione
Wanda Smith
Victoria Wikle
Quynn Nhu Le

B. Purchase of CalTrans Property

Ms. Kane explained that while the Caltrans site has not yet been selected as the location to develop public restroom facilities, it seems to be in the best interest of the Redevelopment Project to purchase the site, since it is adjacent to the downtown Plaza, ownership would ensure control of the easement now in place over a portion of the existing parking lot, and the site could be used for another project even if it did not end up being the designated site for a public restroom. Ms. Kane also addressed concerns from members of the RRROC that the CDC would not own the site; another County department would most likely be the

owner of record. Ms. Kane explained that this was actually an ideal situation, since CDC cannot own property beyond the effective life of the Project Area and would need to find another willing owner sooner or later. Ms. Kane also expressed her belief that working with another County department on this project would not be a problem.

Public Comments

Victoria Wikle
Lloyd Guccione
Lenny Weinstein

Action: Motion to reaffirm the decision to recommend use of \$10,000 in redevelopment funds for CDC or County to purchase the property from CalTrans. Moved by Dan Fein and seconded by Suzie Baxman. The motion passed with a unanimous vote.

2. **10. Public Comment on Non-Agenda Matters, continued**

Lloyd Guccione

3. **11. Agenda for Next Meeting**

The following items were recommended for inclusion in the September 17, 2009 Agenda: Call to Order; Roll Call; Approval of Minutes for August 20, 2009; Public Comment; Information Sharing; Correspondence; Monthly Reports; Old Business: Sweetwater Springs Water District Project; possibly the RRPD Tennis Courts project, Public Comment; Agenda for Next Meeting; Adjournment.

4. **12. Adjournment**

The meeting adjourned at 9:35 p.m.

Next Meeting: Next regular meeting on Thursday, September 17, 2009 at 6:00 p.m., Guerneville Veterans' Building, 1st and Church Streets, Guerneville.

5. **13. RRROC members:**

Residential Tenants: Catherine Young, Suzie Baxman, Sarah Ronis.

Residential Property Owner Occupants and Residential Property Owners: Dan Fein, Tom Lynch and John Uniack.

Business Owners/Business Property Owners: Lynn Crescione, Gary Getchell, and Ken Wikle.

Notes:

1. 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 Sonoma County Community Redevelopment Agency for \$5.00 by calling (707) 565-7523.