

The Springs Redevelopment Advisory Committee (RAC)
Minutes for Regular Meeting
Thursday, October 2, 2008
Valley of the Moon Boys & Girls Club

I. Call to Order

Chairperson Rich Lee called the meeting of The Springs Redevelopment Advisory Committee (RAC) to order at 7:09 p.m.

II. Roll Call

Present: Rich Lee, Ellen Conlan, Donna Hays, and Kara Olness Reyes. Ryan Lely, David Whiteley and Stephen Cox were absent. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Acting Redevelopment Associate Judith Miller, and three (3) members of the public during the course of meeting.

III. Minutes

Ellen Conlan made a motion to approve the September 4, 2008 meeting minutes and Kara Olness Reyes seconded the motion; the motion carried 4-0-3, with three (3) absent.

IV. Public Comment - There were no public comments.

V. Correspondence

Boris Sztorch stated we had additional correspondence from Assemblywoman Patty Berg in response to Kathleen Kane's letter regarding the State Budget and redevelopment funds, which was distributed to the Committee.

VI. Old Business

A. Monthly Reports

Boris Sztorch reviewed current redevelopment projects and the financial reports contained in the RAC monthly packet. Mr. Sztorch also distributed a list of bus stop locations in The Springs area. Boris was asked to provide an update on the status of the old Clemente Inn at the next meeting.

Boris Sztorch introduced Kevin Howze, Engineering Division Manager, County Department of Transportation and Public Works (DTPW), who provided an update on the Highway 12 Improvement Project. Kevin Howze stated that the low bid was \$1.1 million below the engineer's estimate. Mr. Howze stated that the County is finalizing the Encroachment Permit which should be completed within about two weeks. Construction should begin within approximately 15 days after the issuance of the Notice to Proceed, which is expected around November 1, 2008. Mr. Howze stated that work would begin on the east side of Highway 12 and that construction would occur generally between the hours of 7 a.m. and 7 p.m., unless something unforeseen comes up. In the case of an unforeseen emergency, special permission must be requested to work earlier or later in the day. Construction is expected to be completed by Spring 2009. It was announced that the Highway 12 ground breaking will be held October 20 at 11 a.m. at the Thomson Park and Ride Lot located on East Thomson Ave. and Highway 12.

B. Mulberry Avenue Improvements

Boris Sztorch reported that CDC staff received a petition signed by eight (8) of sixteen (16) property owners on Mulberry Avenue, between Boyes Boulevard and Orchard Street. The petition: (1) requests the County to approve the formation of a benefit assessment district on Mulberry Avenue between Boyes Boulevard and Orchard Street to rebuild the street, underground storm drainage and install speed bumps, (2) requests the County to approve redevelopment funds to prepare a Preliminary Engineer's Report which is required to establish an assessment district, and (3) includes a statement that Mulberry Avenue property owners are willing to share in the cost of the project up to maximum of \$250,000. Mr. Sztorch pointed out that the boundaries of the proposed assessment district may have to be expanded to include other parcels which may benefit from the proposed improvements (i.e., properties along Orchard Street).

With only fifty percent (50%) of property owners signing the petition, the question was asked whether spending approximately \$10,000 for a Preliminary Engineer's Report was smart given the borderline level of support for the project. It was decided to ask the Mulberry Avenue neighbors to attend the next RAC meeting to discuss further.

Public Comments

Patricia Talbot

C. Commercial Façade Improvement Program Update

Kathleen Kane discussed information regarding conflict of interest before any discussion of this program began. Ms. Kane stated that she discussed potential conflict of interest with County Counsel and CDC's Redevelopment Counsel and was provided the following information. Since the RAC is an advisory committee, the RAC doesn't automatically fall under the Government Code Section 1090 or Fair Political Practices Commission (FPPC) conflict of interest rules. However, since the Board of Supervisors usually follows the recommendation of the RAC, the RAC cannot be considered "advisory-only" for conflict of interest purposes. Ms. Kane announced that if any RAC member has a personal interest in the participating in the Façade Improvement Program at some point in the future, they must recuse themselves from any further discussion and cannot vote to recommend the program.

Kathleen Kane polled the RAC members to determine if they would be interested in participating in the Façade Improvement Program. She further instructed that if a RAC member states "no" today, they will not be allowed to change their mind and apply for the program at a later date.

Ms. Kane asked each of the RAC members, "Do you think you'll ever take advantage of the Commercial Façade Improvement Program?" Donna Hayes: No; Kara Olness Reyes: No; Ellen Conlan: No; Richard Lee: Yes

With Richard Lee answering affirmatively, he recused himself, resulting in a lack of a quorum for any further discussion on the topic. This discussion will be carried over to the next meeting.

D. Additional Improvements to Highway 12

There was additional discussion regarding whether an outside consultant would be helpful in identifying needed projects and priorities. Ms. Kane suggested that we invite PRMD to the next meeting if the group wants to discuss the possibility of creating a specific plan for the area, or any other issues that deal with regulation of land use. Boris

Sztorch offered to email the Amended Five Year Implementation Plan to the RAC and suggested that everyone bring their suggestions to the next meeting.

VII. New Business

There was no new business to discuss.

VIII. Agenda for Next Meeting

Call to Order; Roll Call; Minutes; Public Comment; Correspondence; Old Business: Monthly Reports; Mulberry Avenue Improvements; Commercial Façade Improvement Program Update; Additional Improvements to Highway 12; New Business - None; Agenda for Next Meeting; Meeting Adjourned; and Next Meeting.

IX. Meeting Adjourned at 9:00 P.M.

X. Next Meeting: November 6, 2008, 7:00 P.M., Boys & Girls Club of Valley of the Moon, 100 Verano Avenue, Sonoma, CA