



**Buildout Reduction Program Citizens' Committee
(BRPCC)**

REGULAR MEETING
Monday, March 20, 2017 - 10:00 AM
2850 Burton Drive Cambria CA 93428

MINUTES

A. CALL TO ORDER

Chairman Siegler called the meeting to order at 10:05 a.m.

B. ESTABLISH QUORUM

Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Mark Rochefort, Greg Hunter, Jerry McKinnon, Allison Groves

Bob Sfarzo arrived at 10:08 a.m.

Committee Members Absent:

Cindy Steidel, Mel McColloch

CCSD Staff Present:

Haley Dodson, Confidential Administrative Assistant

C. CHAIRMAN'S REPORT

Chairman Siegler stated that he reviewed a report on an Open Space Districts and the committee has done a good job identifying issues from the report and it's important the committee stays focused on buildout reduction. Open Spaces is not our primary purpose. It's primarily a buildout reduction program.

1. PUBLIC COMMENT

Jim Bahringer

2. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on February 27, 2017

Haley Dodson stated that Committee Member McColloch emailed her and would like the minutes amended to reflect that he agreed to help Committee Member Rochefort on researching the cost of maintenance of acquired properties.

Committee Member Groves stated that the comment, "Committee Member Groves stated as an attorney she advises having action only minutes" should be changed to "Committee Member Groves stated she has a legal background and advises having action only minutes."

Committee Member Crosby Swartz motioned to approve the minutes as amended.

Committee Member Groves seconded the motion.

Motion was approved unanimously.

B. Report on Subcommittee Review of Lot Retirement Methods:

1. Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties

Chairman Siegler stated there is no new activity for item # B1.

2. Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties

Committee Member Rochefort reviewed the grant activity report. This report was attached in the March 20, 2017 agenda packet. The original Buildout Reduction Plan had investigated the availability of grants and concluded that there weren't any that fit the parameters of the Buildout Reduction Plan. He stated he hasn't seen any public or private grants available.

Committee Member Rochefort, Committee Member Hunter, and Committee Member Sfarzo met with Bruce Gibson and his Executive Assistant regarding the Tourism Business Improvement District. The county set up a Tourism Business Improvement District and a 2% fee is charged to tourists staying in hotels & motels in Cambria. 1% is kept by the county and 1% is returned to the Cambria Tourism Bureau to promote tourism.

Chairman Siegler suggested asking District Counsel about the Tourism Business Improvement District. Committee Member Rochefort agreed and will get the information together for the Counsel.

3. Review Potential Organizational Structures to Acquire and Manage Undeveloped Properties

Committee Member Crosby Swartz stated the committee needs to consider what deed restrictions will be placed on retired properties.

The committee had a discussion regarding easements.

Daniel Bohlman stated via phone that the committee should be identifying permanent means to protect the lots, so they don't become exposed to transfer or development.

Committee Member Crosby Swartz gave an overview about the phone conference with District Counsel, Chairman Siegler, Committee Member Groves, and Committee Member Laura Swartz. They discussed items from the Buildout Reduction Program Organization Options handout. District Counsel liked the concept of adding an additional latent power to the CCSD. vg

C. Discussion to Define Process for Valuing Undeveloped Parcels

Committee Member Hunter gave a brief update on the Summary of SLO County Assessor's Vacant Lot Evaluations handout (attached). Throughout his research, he found that many homeowners own the adjacent vacant lots.

The committee had extensive discussion regarding undeveloped parcels.

D. Discuss and Update the Buildout Reduction Report Outline

Chairman Siegler and Committee Member Rochefort gave a draft report handout (attached). They asked the committee to provide input on the report.

E. Discussion to Estimate the Cost of Maintenance of Acquired Properties

Committee Member Rochefort emailed General Manager Jerry Gruber and he will work on setting up a meeting with Carlos and Committee Member McCulloch.

3. FUTURE AGENDA ITEMS

Chairman Siegler asked the committee if they had any specific things they would like added to his report to the Board of Directors.

The committee discussed their approaches to the board meeting report.

4. ADJOURN

Committee Member Groves motioned to adjourn the meeting.

Committee Member Crosby Swartz seconded the motion.

The committee unanimously agreed to adjourn the meeting at 12:06 p.m.

The next BRPCC meeting will be on Monday, April 3, 2017 at 10:00 a.m.

DRAFT