

City of Del Rey Oaks

**City Hall
650 Canyon Del Rey Blvd
Del Rey Oaks, CA 93940**



Action Minutes

Tuesday, February 24, 2026

6:00 PM

City Council – Regular Meeting

Del Rey Oaks City Council

**Scott Donaldson – Mayor
Mike Burger – Vice Mayor
John Uy – Councilmember
Kim Shirley – Councilmember
Jeremy Hallock – Councilmember**

6:00 PM – Called to Order:

The meeting was called to order by Mayor Donaldson

Roll Call: Present: Mayor Donaldson, Vice Mayor Burger, Councilmember Shirley, and Councilmember Hallock and Councilmember Uy

Absent: None

Also Present: City Manager Guertin, City Attorney Lorca, City Clerk Minami, Deputy City Clerk Batra

Pledge of Allegiance:

Led by Mayor Donaldson

Public Comment:

Dennis Allion: Thanks the Police Department for the wonderful help and response to his wife losing her phone. Mentions the speeding on Via Verde.

Celine Pinet: Thanks staff for the work on the website, looks great!

PROCLAMATIONS:

Mayor Donaldson reads Black History Month

Councilmember Shirley reads Women's History Month

PRESENTATIONS:

A. Certificate of Recognition to Moose Lodge Members:

Estrellitah "Star" Hernandez - Seaside High School and Idil Aktan - Monterey High School

Mark Arrelano: Explains the scholarship and speaks about each of the students.

Mayor Donaldson: Reads and presents certificates to the students. Pictures were taken with the Mayor and students' families.

B. Monterey One Water: Informational Update on Capital Projects and Rate Study and Strategic Priorities Paul A. Sciuto, Executive Officer

Paul Sciuto: Presents a slide show explaining maintenance, usage, customers, service, fees, the Master Plan that is needed, public rates, revenue requirements, Prop 218 for notice of increase, and focuses on the community. Further explains the Pure Water Monterey Expansion Project, which means 7.6 million gallons per day, a US EPA WIFIA Loan for \$21 million, and Grant Funding of \$42 million.

Councilmember Uy: Asks about seniors on a fixed income(?)

Paul Sciuto: There is a customer assistance program, it is designed to help 900 customers annually. Last year they ran out of funding.

Councilmember Shirley: Excited about Re-Gen selling them energy. Asks when the last rate study was done?

Paul Sciuto: Five years ago.

Vice Mayor Burger: A lot of work. \$4.00 increase a month is still a bargain.

PUBLIC COMMENT:

Dennis Allion: Important to know that they didn't have an increase between the years of 2000 to 2010

CONSENT AGENDA:

A. MINUTES: (CEQA: as to all, not a project per Guidelines Article 20, Section 15378)

1. January 27, 2026 City Council Meeting Minutes

B. MONTHLY REPORTS: (CEQA: as to all, not a project per Guidelines Article 20, Section 15378)

1. Fire Department Response Report, January 2026
2. Police Activity Report, January 2026
3. Financial Reports, January 2026

C. MISCELLANEOUS: (CEQA: as to all, not a project per Guidelines Article 20, Section 15378)

1. **Consider Approval of a new contract with Monterey Bay Technologies for City IT Services**
2. **Approval of Resolution 2026-01 to Honor Robin McCrae of Community Human Services**

PUBLIC COMMENT:

None

A motion was made by **Councilmember Shirley**, seconded by **Councilmember Hallock**, to approve the Consent Agenda as presented.

Motion passed unanimously 5-0

OLD BUSINESS: None

NEW BUSINESS:

A. Status of Development of City-Owned Parcel (APN 031-191-026) on the Former Fort Ord, presented by City Manager Guertin:

City Manager Guertin reviewed the history of how the City got to this point since the property was deeded to us.

*Used to be a shooting range, lots of clean up and restrictions on the land.

*The former City Manager, Dino Pick, leaving the City put process on hold as did the Covid Pandemic.

*Went through the process of doing the "Surplus Land Act" work to offer property for low income housing.

This is a presented process is for the team to have direction and this discussion is for process only. Not about water use, etc.

City Attorney Lorca: Legally there isn't a provision to do a Request for Proposals especially because of the city did the Surplus Land Act Work a few years ago.

David Zehnder of Economic Planning Services: 30 years with company. The city will need a developer with a certain skill set, good partner, financially stable to complete project and familiar with the land and its specific limitations and challenges. A footprint will be established, while working with varying market conditions.

The 3 Options that are proposed tonight:

- 1) Boots on the ground for a developer (Vince Fletcher) is working with the MPP group (The Kranyaks). This is a strong option.
- 2) Invite others that have shown interest in development. This is streamline process with a careful framework. This looks like a daylong session to pick one or more.
- 3) Take a step back and do a national search for developers, it's a rather involved and expensive process. This is a full Request for Proposals.

Councilmember Uy: Thanks the team for the work. Which option protects city legally?

City Attorney Lorca: Just picking which option tonight. Little difference between the three options, legally.

Councilmember Uy: Does it expose us to further litigation?

David Zehnder: Because of the Surplus Land Act work the city did, the City is free to move forward.

Councilmember Uy: What about favoritism and transparency?

David Zehnder: Many rounds in the past, and the city learned from that experience. Now we know skill set needed, familiar with Ft. Ord. Use judgement in which you feel comfortable.

Councilmember Hallock: How wide was the RFP in 2018? Leaning toward option #2.

City Manager Guertin: Somewhat limited to the area. It was a light touch.

Councilmember Shirley: What is the cost difference in options #2 and #3?

David Zehnder: #3 process can go up to six digits, much more expensive than #2. It is more involved with staff time and the cost of the team of consultants adding up.

Councilmember Shirley: How much public input for a full RFP?

David Zehnder: All of the options, there will be public input. Up to the process that you pick tonight.

Councilmember Shirley: Regarding #2, how do you weigh out the differences?

David Zehnder: 100% in or don't pick them.

Councilmember Shirley: Wants to do an RFP, if none of the options in #2 are 100%.

Vice Mayor Burger: All options seem equal and all with public input. Options #1 and #2 are streamline.

City Manager Guertin: What is in the best interest of the city, budget and future. We have to keep the city running and keep police department. Services will change if we don't plan for increase revenue streams in the future. Be mindful of economic downturns. Need financial stability with a developer. There isn't a wrong or right option, there is what is best option for the city's future.

Mayor Donaldson: Trying to get out of the of the gate to development. Public input will happen no matter what option we go with. This is the first step and no where close to an agreement with a developer.

PUBLIC COMMENT:

Cheryl Parker: Wants option #3, an RFP is the gold standard when considering this will double the city's size.

Patrice Vecchione: No development needed. Wants a public pool or library.

Frederica Jones: Wants option #3, for a full RFP. Option #1 and #2 short term convenience. Must be patient. Public trust matters.

Cecilia: Support option #3, faster isn't always better.

Dennis Allion: Options #1 and #2 will not jeopardize public input in the least. The last full nationwide RFP in 2000 failed horribly, the results years later almost broke the city. Need to be practical to look at the options. The future will need added revenue.

Gary Kreeger: A little competition isn't a bad thing, bring new people in with an RFP.

Celine Pinet: Option #2 is fairly inclusive.

Helen Birdsong: Supports a full RFP, if developers are interested, they can put their hat in the ring.

Vince Fletcher: Explains who he is and that his company is presently under contract with the Kranyaks. It's a complex site with tiger salamander mitigation issue. Has already met with the Military. South Boundary Road reroutes to a roundabout. Wants 20% affordable housing.

Mike Hayworth: We have to do something, remembers "Public Safety Tax" years ago to keep the police department.

Michael Starke: Added traffic because of development, consider option #3.

Public Comment ended

City Manager Guertin: There is option #4, no development.

Councilmember Uy: Option #3 leverages city's interest.

City Manager Guertin: Explains what happens with a specific plan

Councilmember Uy: How do the interest parties know what they are bidding on?

David Zehnder: Conversations. Developers have demonstrated interest.

Councilmember Hallock: Duration of ERN's?

City Manger Guertin: Typically, 6 month's

Councilmember Hallock: We have gone the route of RFP's, a lot of uncertainties. These other developers have interest for some time now; they are already familiar with land and its issues. Supports option #1, to explore the relationship with Vince Fletcher's company.

Councilmember Shirley: This is the biggest thing that will happen to this city, have to do due diligence and do a full RFP, Option #3. There is money in "unappropriated fund balance" to pay for it.

Vice Mayor Burger: Money in an interest barring account is the responsible thing to do. Economic downturns. The City has been on a shoestring before, why go back. Keep quality services and Police Department. The liability of not doing something on that land is huge, like wildfire and homelessness. We need to be thoughtful in this process.

Councilmember Shirley: There is the economic reserve fund for emergencies. Wants a robust discussion about how to spend it. Supports Option #3.

Mayor Donaldson: Biggest thing for Del Rey Oaks. A special skill set is needed and the financial back up to deal with project and land. Offers an transparent alternative to expand option #2 with requesting letter of interest to developers.

Councilmember Uy: Wants the optics of transparency for partnership. Supports option #3.

Councilmember Hallock: Maintains support for option #1.

Councilmember Shirley: What developers are interested?

City Manager Guertin: One is Shea Homes, but nothing formal yet.

Councilmember Shirley: Wants the process to start with residents and increase competition.

Vice Mayor Burger: Transparency should have not been brought up, as it is never an issue. Staff and team supports shorter time line with option #2.

David Zehnder: 2 to 4 weeks to determine who is real. For option #2 with letters of interest will be a Q&A period by team.

For option #3, 6 weeks to be released, then 4-6 weeks to receive them. Up to 3 months after scoring applicants. So, 4-5 months, and costly.

In both cases, the criteria will be reviewed by the Council.

Vice Mayor Burger: Trying to find a happy medium.

Mayor Donaldson: Understanding the land is critical. Need boots on the ground.

Councilmember Hallock: Developer at our doorstep, he is here tonight.

Vice Mayor Burger: Would Vince be interested if we went with option #2?

City Manager Guertin: Yes

Councilmember Shirley: We could make the RFP what we want, even though it takes longer.

Mayor Donaldson: Whatever guidance we give tonight, there will be due diligence and transparency with public input.

City Manager Guertin: Option 3 can fail too. It's a unique piece of land that is why we came up with options #1 and #2.

Mayor Donaldson: Trying to make a hybrid of options and make a compromise tonight.

Councilmember Burger: Supports option #2

Councilmember Shirley: Process needs to be robust.

Councilmember Hallock: Will concede and go with option #2.

Councilmember Shirley: Asks Mayor to go with option #3.

City Manager Guertin: Total of 4 developers so far.

A motion was made by **Councilmember Burger** and seconded by **Councilmember Hallock** to have staff go with option #2 and to consider all 4 developers that express interest first and then if no decision is made, go with option #3 to have team make the decision and come back with recommendation.

City Manager Guertin: The team will have a concrete list of categories and questions for the developers to know their vision and qualifications. After that process, the team will come to council with a recommendation and a comprehensive report on the process.

Mayor Donaldson asks for roll call vote:

Councilmember Uy:	No
Councilmember Hallock:	Yes
Councilmember Shirley:	No
Vice Mayor Burger:	Yes
Mayor Donaldson:	Yes

Motion passed by a 3-2 roll call vote

A motion was made by **Councilmember Shirly** and seconded by **Councilmember Uy** to continue the meeting after 9:00, per procedure.

Mayor Donaldson asks for roll call vote:

Councilmember Uy: Yes
Councilmember Hallock: No
Councilmember Shirley: Yes
Vice Mayor Burger: No
Mayor Donaldson: Yes

Motion passed by a 3-2 roll call vote

PUBLIC COMMENT:

None

B. Receive a Status Update on the Former Garden Center Building in Work Memorial Park

City Manager Guertin gave the following verbal report regarding:

- *The status of the Garden Center property
- *Potential economic development opportunities and constraints of the parcel
- *Interpretation of the deed restriction

Councilmember Uy: How do folks express interest?

City Manager Guertin: Hold out for the town hall meetings and lots of discussions

Councilmember Shirley: Water? Maybe a restaurant?

City Manager Guertin: Plenty of water.

Vice Mayor Burger: Excited to see it.

A conversation continued with all City Council and City Manager regarding the uses of property, timing and town hall meetings.

PUBLIC COMMENT:

None

C. Consider 1st Reading by Title Only of an Ordinance to Add Del Rey Oaks City Code Chapter 15.48, Section 140 to Prohibit Metal Detecting Activity on City Property That Was Part of the Former Fort Ord (Exempt from CEQA per Article 19, Section 15308, Class 8)

City Manager Guertin reads from ordinance and explains the need for it and the DTSC requirement. We owe Melissa Broadstrand a huge thank you for always helping out.

A conversation was had regarding the need for more safety on the former Ft. Ord land.

A motion was made by **Vice Mayor Burger** and seconded by **Councilmember Uy** to approved the first reading of the Ordinance #323, as submitted

Motion passed unanimously

5-0

STAFF REPORTS: In the packet with the correspondence

City Manager Guertin: Wants everyone to know that the meeting dates and times are on City of Del Rey Oaks website for the Re-Gen Franchise Agreement with Green Waste.

NEXT MEETING DATE: Tuesday, March 24, 2026 at 6:00 pm

ADJOURNMENT: 9:45 pm

Attest: _____

Date:-----