

DEL MONTE FOREST PROPERTY OWNERS
ROADS & LAND USE COMMITTEE MEETING MINUTES
Thursday, August 28, 2014 ~ 4:00 p.m.
Pebble Beach Community Services District – Training Room

Members	Resources
Bob Hutchison – Chair - present	Shawn Casey – PBCo - present
Brenda Anderson - present	Steve Aitchison – PBCo
Ned Van Roekel	Mark Stilwell – PBCo - present
Ron Lema - present	Mike Niccum – PBCSD - present
Don Eastman - present	Don Tkachenko – PBCo
Bart Bruno	
Doris Nishimoto	Others Present
Kamlesh Parikh - present	RADM Robert Gormley
Maureen Lyon	Mr. Joel Gambord
Debra Graham - present	Nick Becker – PBCSD Engineer

- 1) **Call to Order** – Chairman Hutchison called the meeting to order at 4:01 p.m.
- 2) **Roll Call** – 6 members present, 3 resource members present
- 3) **Acceptance of Agenda** – as submitted.
- 4) **Others Present** – RADM Robert Gormley; Mr. Joel Gambord; Nick Becker
- 5) **Public Comments/Items Not on the Agenda** – None
- 6) **Approval of the Minutes** – Minutes of the June 19, 2014 meeting were approved earlier via e-mail consensus of committee members.
- 7) **PBC General Update** – Mr. Stilwell reported that a County meeting for input on the scope of the affordable housing project EIR will be held tonight. A draft of the EIR is anticipated to be published in four to six months. The next DMF Plan projects are expected to start next fall through the end of 2017 in and around the Lodge area: the conference center remodel and area parking improvements, and work on the Fairway One/Bierne complex. Mr. Stilwell attended a Traffic Agency for Monterey County (TAMC) meeting regarding the roundabout project. PBCo has committed \$5 million to the project. TAMC has agreed to fund the remaining \$3 million. Cal-Trans has been cooperative and expeditious with its part in the project, nearing 60% design and planning for construction to begin in September, 2015.
- 8) **Status Report Re: PBCSD Roads Projects** – PBCSD General Manager, Mike Niccum reported a large sewer project in the Lodge area to include other utility upgrade work. Mr. Becker gave an overview of the Pump Station P6 (Pescadero Point - Cypress at 17 Mile Drive) Rehabilitation Project. Traffic impacts will be contained on the P6 site so 17-Mile Drive traffic will not be impeded during the two-month project. The latest plans for the Phase II Undergrounding Overhead Utilities Project will upgrade circuits around the Lodge area and place utility lines underground concurrent with sewer improvements and fire fighting and potable water line improvements. Undergrounding of lines previously planned on Drake and Ondulado Roads as part of Phase II will

now be performed in a later phase of the project. Only traffic in the Lodge area will be impacted by the Lodge area project.

- 9) **Land Use Advisory Committee Report** – Director Lyon was absent.
- 10) **Roads Status** – Shawn Casey provided a current list of 2014 road improvement projects and a schedule of work to be performed beginning this October. The Pavement Condition Index (PCI) for the first few roads listed on the project sheet vary from Nichols Engineering numbers due to PBCo averaging PCIs for stretches of roadwork that encompass several segments with separate PCIs.

Chair Hutchison provided an excerpt from the Pavement Condition Manual indicating road ratings with PCIs of 55-70 to be GOOD. He proposed a Road and Land Use team be formed to drive around, observe roads, and determine what PCI represents an acceptable road surface condition for DMFPO. The team will include Shawn Casey and selected DMFPO board members. Using the Pavement Management System (PMS), PBCo can then generate a 5-year plan to attain the "Target PCI" for all roads in the Forest. In the meantime, roads below 30 – and eventually all below 55 PCI – will be scheduled for improvement each year over the 5 year plan.

Mr. Casey distributed observations made by Mr. Niccum as guidance for forming a metric of road improvement progress. He noted that using square footage instead of length of roads could provide a more useful metric. A complete re-evaluation of roads by Nichols Engineering early next year will update PMS reporting, and should show how PBCo maintenance is progressing toward the "Target PCI" for all roads in the Forest.

Moved by Director Eastman, seconded by Committee Member Lema, and unanimously carried, for Chair Hutchison to appoint a four member Study Team to drive around, observe roads of various PCI levels, and determine what PCI represents an acceptable road surface condition.

Admiral Gormley pointed out that he and Mr. Gambord have asked DMFPO, via email, to request PBCo to increase funding in the current budget year by \$500,000 in order to accelerate road improvements. Chair Hutchison has responded proposing the 5-year plan and study group Target PCI Strategy. He believes a PMS-based projection complemented by the annual DMFPO Board road survey will provide a more effective way of improving and maintaining the roads. Members of the DMFPO board meet with PBCo senior management each year prior to PBCo road improvement budgeting. Increased funding is requested for road improvement during those discussions, and it is then up to PBCo how much and for what projects monies are budgeted. Mr. Stilwell stated for the record that PBCo's standard for complying with all road maintenance requirements is the 1984 Agreement, to correct a statement in an email from Admiral Gormley that implied the Company had adopted a different standard. Director Eastman and Mr. Stilwell conveyed that in day-to-day contact with community members it appears that a large percent of the population has no issue with the condition of the roads.

- 11) **DMFPO 2014 Road Survey** – Chair Hutchison thanked all those in attendance for participating, and thanked Mark Stilwell for his years of service at PBCo that will end on September 30, 2014, though he will remain in a consulting role for PBCo on various ongoing matters.
- 12) **New Business** – None
- 13) **Old Business** – None
- 14) **Announcements: Next meeting November 20, 2014.**
Upcoming Quarterly Meetings: February 26, 2015 May 22, 2015
- 15) The meeting adjourned at 5:12 p.m.

Respectfully submitted by Laura Dadiw for Bob Hutchison