



**MILLBRAE CITY COUNCIL
MILLBRAE REDEVELOPMENT AGENCY
MINUTES
October 25, 2011**

CALL TO ORDER MILLBRAE CITY COUNCIL AND REDEVELOPMENT AGENCY

Mayor Quigg called the meeting to order at 7:01 p.m.

ROLL CALL: Mayor/Agency Chair Daniel F. Quigg, Vice Mayor/Agency Vice Chair Marge Colapietro, Council/Agency Members Gina Papan and Paul Seto. Council/Agency Member Nadia V. Holober was excused.

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

1. **CEREMONIAL/PRESENTATION**

- Presentation of Certificate of Achievement for Excellence in Financial Reporting

Mayor Quigg presented the Certificate of Achievement for Excellence in Financial Reporting to Finance Director LaRae Brown.

- Presentation of Residential Beautification Award to the Morena Family

Community Development Director Farhad Mortazavi presented the Residential Beautification Award to the Morena Family.

- Presentation of Residential Water Wise Garden Award to the Yamashita Family

Community Development Director Farhad Mortazavi presented the Residential Water Wise Garden Award to the Yamashita Family.

- Presentation from Shiyama Clunie, ATT External Affairs

Shiyama Clunie, ATT External Affairs, updated Council on the service outage that occurred October 5th and stated that the cause of outage is still under investigation. Due to rainy weather water rushed into manhole instead of storm drain and 6 cables were affected. San Bruno Public Works was notified of the problem. Two cables were restored however the other cables needed extensive work. ATT crews worked around the clock and service was restored by October 12th. ATT regrets the service outage to customers and anyone affected will be given credit. She stated that ATT maintains a good reputation with its customers and regrets the inconvenience caused. At the time of the outage ATT was focused on resolving the issue and notified San Bruno, as that is where the incident occurred and did not notify Millbrae. Ms. Clunie stated that she would be the personal representative to Millbrae and would report outages affecting the City to staff. Additionally she asked that staff contact her with any information regarding outages in the City.

Councilmember Papan stated that there was much misinformation from ATT, to its customers regarding the outage. The City was not informed of outage until five days later. She requested that ATT provide the Council with a timeline on the cause of outage. She also recommended that ATT do outreach with

their staff so that they can better assist their customers and provide accurate information. ATT also needs to provide staff with a protocol on how any future outages will be handled.

2. AGENDA OVERVIEW/STAFF BRIEFING

- Informational Report Regarding Bills, Claims, and Payroll

City Manager Marcia Raines reviewed the agenda items.

- Report out from Closed Session - NONE

3. APPROVAL OF MINUTES

- NONE

4. ORAL REPORT FROM CITY COMMITTEE/COMMISSION CHAIRS

- NONE

CITIZEN COMMUNICATION

Wynn Grich, Hayward resident, spoke on the hazards of fluoride in the drinking water.

CONSENT CALENDAR

NONE

PUBLIC HEARING

NONE

OLD BUSINESS

5. Motion Providing Direction on Siemens' Project Options

Public Works Director Ron Popp presented the staff report regarding the possible options in preparing for a public hearing to approve a Clean Energy Project with Siemens Industry, Building Technologies Division. The basic option would replace City streetlights with new induction lighting, upgrade interior and exterior lighting in City facilities, and install irrigation controllers in some City parks. This option would cost approximately \$1 million dollars and have a payback period of 15 years. The second option would expand on the first option and include the installation of a solar system on the roof of the Library and installing a new heating, ventilation and air conditioning system (HVAC) at the Community Center. Option two would cost approximately \$2 million dollars and have a payback period of 20 years.

Council inquired if there were any Federal or State mandates to reach energy savings, and if additional savings could be achieved if some of the work was done in house. Mr. Popp stated that there is a State mandate to achieve a 20% energy reduction by 2020. He also noted that staff does not have the capability to do this project in house and that Siemens has expertise in this are and are working with other municipalities on similar projects.

Council discussed the following:

- The difference between induction lighting and light emitting diode (LED) lighting for streetlight replacement;
- The difference between option 1 and option 2, and that although option 2 has a longer payback period, it would replace the HVAC system at the Community Center which is in need of replacement;
- Having the project be as cost neutral as possible;
- Look into an energy savings guaranteed of 95%.

City Attorney Joan Cassman requested that design immunity other legal protections be built into the agreement.

No public comment for this item.

Council received the report and requested that staff pursue Option 2 and come back with a more detailed presentation on energy costs, an energy savings guarantee of 95%, and details on the financing.

6. Wastewater Treatment Plant Renovation Update

Public Works Director Ron Popp presented the fifth update report to the Council. Since the last update on June 30th the following milestones have been achieved:

- Headworks and 1.2 million gallon equalization tanks operational;
- Maintenance Operations Center opened;
- Installation of the effluent bypass in preparation for the effluent pump station;
- Installation of concrete piles for the new thickener building and new effluent pump;
- Work on the two aeration tanks has begun.

The project is on budget and there have been no unplanned process disruptions. Thirty-six full-time employees are working on the project. There is an approximate 2-3 month delay in the project caused by weather, contractor issues with a subcontractor on the coating of the headworks, and the removal of asbestos from the second story of the old laboratory building.

Council inquired if there are costs associated with the delays. The City is working with all parties involved to resolve these issues.

No public comment for this item.

Council received the report.

NEW BUSINESS

7. Building Permit Fee Waiver Request for the Property Located at 927 Palmito Drive

Community Development Director Farhad Mortazavi stated that the property owner at 927 Palmito Drive applied to Rebuilding Together to receive assistance for home repairs. Approval for these repairs was obtained but shortly afterward the home was destroyed in fire. Rebuilding Together has requested that the City waive the required building permit fees that total \$2,423.48. Staff recommends that a reduction of the fee by 50% or \$1,211.74 be approved.

The Council was split on its decision with Mayor Quigg and Vice Mayor Colapietro approving the 50% reduction in fees and suggesting that the homeowner contact the Millbrae Community Foundation for grant assistance with the other half of the fees. Additionally they did not wish to set a precedent that the Council may not be able to repeat in the future.

Councilmembers Papan and Seto noted that this was an unusual situation. Rebuilding Together has been very helpful in the City, especially with their recent work at the Millbrae Community Youth Foundation. They understand that waiving the entire fee would be a cost to the City but in light of the circumstances this was the route that they would like the City to take.

Staff noted that Council could go ahead and approve the 50% reduction in fees as they concur with the \$1,211.74 amount and revisit this item in the future if the homeowner is unable to secure grant funding from the Millbrae Community Foundation.

Council requested that the City draft a letter to the Millbrae Community Foundation for assistance in obtaining grant funding.

No public comment for this item.

Upon a motion/second by Colapietro/Seto Council moved to grant the applicant a fee reduction of 50% or \$1,211.74.

8. Redevelopment Agency Resolution Determining that the Planning and Administration Expenses Funded in Fiscal Years 2011-12 and 2012-13 by the Housing Reserve Fund are Necessary for the Production, Improvement and/or Preservation of Affordable Housing for Low and Moderate Income Households

Community Development Director Farhad Mortazavi stated that this is a housekeeping item and is a requirement for the affordable housing program. Under the current court stay, no new Redevelopment Agency funds can be obligated.

No public comment for this item.

Upon a motion/second by Seto/Colapietro the Redevelopment Agency Resolution No 11-10 Determining that the Planning and Administration Expenses Funded in Fiscal Years 2011-12 and 2012-13 by the Housing Reserve Fund are Necessary for the Production, Improvement and/or Preservation of Affordable Housing for Low and Moderate Income Households

COUNCIL COMMENTS

Councilmember Seto:

- Attended the Parks and Recreation Commission meeting;
- Attended the Housing Leadership Day last Friday;
- Announced the Halloween Carnival this Saturday;
- Announced Rotary Kids Carnival on Sunday at Rotary Park;
- Announced two Town Hall meetings regarding the Police Services in the Millbrae on November 1st from 7pm-9pm and November 5th from 9am-11am;
- Announced the Millbrae Historical Society event at Millbrae Train Museum on November 5th from 11am-1pm;

- Announced the Rotary Club’s Mills/Capuchino High School Luncheon at the Basque Center on November 9th;
- Reminded everyone to vote.

Councilmember Papan:

- Announced the ballot box located at City Hall;
- Requested tonight’s meeting be adjourned in memory of the victims and families of the earthquake in Turkey;
- Announced a telephone scam targeting grandparents;
- Announced that Prudential Realty in San Bruno is having a coat drive;
- Reminded everyone to be safe during trick or treating on Halloween.

Vice Mayor Colapietro:

- Presided over the Man and Woman of the Year Dinner and thanked everyone involved;
- Attended the Mid Peninsula Boys and Girls Club Annual Dinner and Awards night;
- Attended the MCTV Board of Directors meeting;
- Announced that the Senior Advisory Committee sponsored a healthy eating program last week at the Community Center;
- Announced the October 27th Fashion Show Luncheon at the Community Center;
- Represented Mills High School at the Homecoming Game last Friday;
- Attended the Housing Leadership Council Day;
- Announced November 9th Fraud Prevention Seminar at the Community Center sponsored by Assembly Member Jerry Hill.

Mayor Quigg:

- Reminded the public of the two Town Hall meetings on November 1st and November 5th in the Chetcuti Room and encouraged the public to attend;
- Announced the November 5th event at the Millbrae Train Station hosted by the Millbrae Historical Society.

ADJOURN CITY COUNCIL AND RECESS REDEVELOPMENT AGENCY

There being no further regular business to discuss the City Council adjourned and the Redevelopment Agency recessed at 9:30 p.m. in memory of Millbrae resident Nick Elchinoff, Marie Mulcrevy, former owner of Millbrae Pancake House, Tom Panagoulas, and the victims of the earthquake in Turkey.

RECONVENE REDEVELOPMENT AGENCY

9. CLOSED SESSION

Conference with Real Property Negotiators
Closed Session held pursuant to Government Code §54956.8
Property 151 El Camino Real, Millbrae
Agency Negotiators: Executive Director and Community Development Director
Negotiating Parties: Millbrae Paradise, LLC
Under Negotiation: Consideration of price, terms of payment

ADJOURN REDEVELOPMENT AGENCY

There being no further business to discuss the Redevelopment Agency adjourned at 9:55 p.m.

/s/ Angela Louis
City Clerk

/s/ Daniel F. Quigg
Mayor