



**MILLBRAE CITY COUNCIL
MILLBRAE REDEVELOPMENT AGENCY
MINUTES
April 26, 2011**

CALL TO ORDER MILLBRAE CITY COUNCIL

CHETCUTI COMMUNITY ROOM - 450 POPLAR AVENUE, MILLBRAE 94030

Mayor Quigg called the meeting to order at 6:00 p.m.

ROLL CALL: Mayor Daniel F. Quigg, Vice Mayor Marge Colapietro, Councilmembers Gina Papan, Nadia V. Holober, and Paul Seto

Proposed FY 2012-2012 Budget Study Session – BROWN

The City Council recessed at 6:55 p.m. to the Council Chamber.

RECESS CITY COUNCIL TO COUNCIL CHAMBER FOR REGULAR COUNCIL MEETING

RECONVENE MILLBRAE CITY COUNCIL AND CALL TO ORDER REDEVELOPMENT AGENCY

Mayor Quigg called the meeting to order at 7:05 p.m.

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

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG – Stevan Luzaich, Youth in Government Coordinator and Randy Sahae, Lions President

1. **CEREMONIAL/PRESENTATION**

- Introduction of Youth in Government Participants

Youth in Government Coordinator Stevan Luzaich introduced the Youth in Government participants.

- Presentation of Youth in Government Commendation

Mayor Quigg and the Youth Mayor presented Youth in Government Coordinator Stevan Luzaich and Lions President Randy Sahae with a Commendation for the 51st Youth in Government.

- Proclamation Proclaiming the Month of May 2011 as Older Americans Month

Mayor Quigg and the Youth Mayor counterpart presented Senior Advisory Committee Chair Patricia Realini and Senior Advisory Committee Member Mary Somers with a Proclamation Proclaiming the month of May 2011 as Older Americans Month.

- Proclamation Proclaiming the Month of May 2011 as Elder and Dependent Adult Abuse Awareness Month

Mayor Quigg and his Youth Mayor counterpart presented Tippy Irwin, Ombudsman Services of San Mateo County, with a Proclamation Proclaiming the Month of May 2011 as Elder and Dependent Adult Abuse Awareness Month.

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 of - NONE

3. **APPROVAL OF MINUTES**

- NONE

4. **ORAL REPORT FROM CITY COMMITTEE/COMMISSION CHAIRS**

- Update Report from Senior Advisory Committee

Senior Advisory Committee Chair Patricia Realini and Senior Advisory Committee Member Mary Somers updated Council on the activities of the Senior Advisory Committee. Committee recently allocated \$8,000 to offset senior events and programs. Special events planned:

- 5/13 – May Day celebration
- 6/1 – Honoring our Veterans Luncheon
- 9/29 – Senior Fashion Show

CITIZEN COMMUNICATION

NONE

CONSENT CALENDAR

5. Motion to Extend Professional Services Agreement with Turbo Data Systems, Inc. for Parking Citation Processing
6. Resolution No. 11-09 Authorizing Continued Participation with the City/County Association of Governments of San Mateo County (C/CAG) and Approval of the Joint Powers Agreement
7. Millbrae Roundabout Shuttle Route Modification

Councilmember Papan requested item 5 be pulled for discussion.

Upon a motion/second by Colapietro/Seto Consent Calendar items 6-7 were unanimously adopted.

Councilmember Papan, clarify three items listed as TBA on Exhibit A. Turbo Data will determine what fee is. Chief Telford will research and bring back to council at 5/10 agenda.

PUBLIC HEARING

NONE

OLD BUSINESS

8. Update Report on Dolores Lia - *(Continued from April 12, 2011)*

Armando Sanchez, Housing Project Manager, presented an overview report of the Dolores Lia affordable housing project. Dolores Lia is the first project that the City entered into to use the partnership mechanism to create affordable housing. BRIDGE acquired Dolores Lia using \$3.9 million of the \$5 million in Redevelopment Agency (RDA) funding. Due to the collapse of the housing market BRIDGE has that its agreement with the RDA be modified to allow it to hold the building as a rental project. The city currently has a deficit of 21 units of low income housing as required by California law. Mr. Sanchez provided information on the rents at Dolores Lia and discussed why the net income has been declining. Staff will bring forward options in near future and a recommendation on how to move forward with the project.

Council discussed specifics of the project such as the number of units, vacancy rates, ownership of the property, the extension of the Wells Fargo loan to BRIDGE and other options for the project. Council requested additional financial records from BRIDGE.

Begin public comment.

Bernard Corry, Millbrae resident, asked numerous questions regarding the purchase agreement, management/operating expenses and current appraisal of the project and stated that he wanted additional information.

End public comment.

Council accepted the report and requested staff come back additional information regarding the appraisal, management costs and fees.

9. Compensation Issue Regarding Former Millbrae Employee

City Attorney Joan Cassman stated this item has been continued from the March 22, 2011 Council meeting and requested that Mr. Jaeck address the Council.

Ralph Jaeck, former City Manager of Millbrae, discussed the report that was provided to him regarding the possible overpayment in compensation during his last two years as a Millbrae employee. He raised issues regarding data collection of fiscal year vs. calendar year vs. contract year, the high rate of turnover since his departure, and the City's document retention policy.

Mayor Quigg thanked Mr. Jaeck for coming to speak to Council and apologized for the first point of contact being a letter from the City Attorney. Mayor and Council will review the numbers and the information presented this evening and respond.

No public comment for this item.

NEW BUSINESS

10. Ordinance Amending Sections 4.90.090 and 4.90.100 in Chapter 4.90 of the Millbrae Municipal Code Regarding Alarm Systems Permit Requirements and Related Fees
 - Waive 1st Reading
 - Introduce Ordinance

Police Chief Neil Telford stated that Chapter 4.90 of the Municipal Code sets forth regulations for alarms, including the type, installation, maintenance, and repair. The Code requires that alarm users obtain an annual permit from the Police Department. This permit information provides the Police Department with the locations of the alarms, and contact information for the individual responsible for the property. The Code needs to be updated as the Police Department contracted dispatch services to San Mateo County in 2006 and alarms are no longer monitored by the Police Department; they are monitored by a private alarm monitoring company that notifies the Police Department for an officer response. Alarm permit fees are currently not being billed by the city and the goal is to reduce the number of false alarms in the City to do other important matters.

No public comment for this item.

Upon a motion/second by Holoher/Colapietro Council waived the 1st reading and introduced an Ordinance amending sections 4.90.090 and 4.90.100 in Chapter 4.90 of the Millbrae Municipal Code regarding alarm systems permit requirements and related fees.

COUNCIL COMMENTS

Councilmember Seto:

- Attended P&R meeting and reviewed fees, some increase and will need to revisit;
- Attended Budget Study Session on April 19th;
- Attended the Lions Youth in Government Dinner on April 20th;
- Attended the Joint Meeting with the Millbrae School District on April 21st;
- April 30th Arbor and Earth Day celebrations at Marina Vista Park;
- May 1st Soroptomist Brunch at the El Rancho.

Councilmember Holoher:

- Thanked all volunteers who came out on Saturday, April 23rd to work on the MCYC;
- Thanked members of the Sister Cities Commission for their clean up of Mosta Grove a few weeks back;
- Requested staff review application for new member to join Sister Cities Commission;
- Attended LOCC Environmental Policy committee meeting. Discussion on pension reform Governors plan and Senate Republican plan. Two plans agree on and eliminate “air time” – purchase of additional years, eliminate purchase holidays, prohibit employers from making pension contributions, no pension spiking or retroactive payments.
- Reminded everyone to vote and mail in their ballots.

Councilmember Papan:

- Requested that Councilmember Holoher share report with other Councilmembers;
- State budget will affect local level;
- Participated in Earth Day events last weekend and encouraged everyone to participate in this weekend’s celebration;

- Bark for Life event on April 23rd was a successful event;
- Reminded everyone to vote and mail in their ballots for May 3rd election;
- May 12th Bike to Work Day, encouraged everyone to bike to work.

Vice Mayor Colapietro:

- Clarified application process of Commission and Committee Annual recruitment;
- Attended Airport Community Roundtable meeting; discussion of aviation bill that would include noise to be shifted from one community to another;
- Congratulated Harry Aubright and Matt Fitzgibbon as Chair and Vice Chair of DTPC;
- March SMCCC meeting was well attended;
- Excellent youth turnout at the Child and Youth Summit;
- Attended LOCC Public Safety Policy Committee, discussion on public safety issues, must keep in mind counties and local agencies;
- SamTrans has put out a new schedule to be compatible with Caltrain schedules;
- Cell phone numbers will go public this month, if wish to opt out, call 888-382-1222;
- Consent Calendar item, Roundabout schedule route change, service on Millbrae Ave and Hillcrest and stop at Capuchino High School;
- Attended 15 addition meetings and community events.

Mayor Quigg:

- Worked at MCYC last weekend; get all involved to formalize agreement
- Mock YIG meeting at 5:00 p.m.;
- HEART is reducing cost to city by 10% and will try to reduce cost to become more self sufficient;
- Visited 1/3 of city's businesses;
- Closed meeting in memory of Connie Liu, Taylor Middle School student.

ADJOURN CITY COUNCIL AND REDEVELOPMENT AGENCY

There being no further regular business to discuss, the City Council and Redevelopment Agency adjourned at 9:16 p.m. in memory of Connie Liu, Taylor Middle School student.

/s/ Fran Nelson
Acting City Clerk

/s/ Daniel F. Quigg
Mayor