



**MILLBRAE CITY COUNCIL
MILLBRAE REDEVELOPMENT AGENCY
MINUTES
October 26, 2010**

CALL TO ORDER MILLBRAE CITY COUNCIL AND REDEVELOPMENT AGENCY

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

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

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

1. CEREMONIAL/PRESENTATION

- Proclamation Proclaiming November 8, 2010 as World Town Planning Day

Mayor Seto presented Planning Commission Chair Catherine Quigg with a proclamation proclaiming November 8, 2010 as World Town Planning Day.

- Community Preservation Commission Residential Water Wise Garden Award
 - Giovanni D'Ambra
- Community Preservation Commission Beautification Award
 - Rawn Huffman and Lisa Mazur

Community Preservation Commission Chair Christina Stevens recognized the winners of the Water Wise Garden Award and the Beautification Award.

- Recognition of Years of Service of City Employees

Vice Mayor Quigg recognized the following employees for their service to the City.

25 years

Rick Ortega – Fire Department

20 years

Jim Aboud – Police Department

Glenn Gonzalez – Public Works

Jim Harrington – Public Works

Kevin Mernick – Fire Department

John Ultsch – Fire Department

5 years

Danny Cerecedes – Fire Department

John Gianoli – Community Services

Chris Junio – Public Works

Juan Lozano – Community Services

Paul Neily – Community Services

Fran Nelson – Administration

Joe Perry – Fire Department

John Roias – Public Works

Rebecca Rosenblatt – Police Department

Menh Trieu – Police Department

Tim Wetteland – Fire Department

Angela Louis - Administration

15 years

Jack Diaz – Public Works

10 years

Ken Crosetti – Community Services

Noel Gantley – Public Works

Khee Lim – Public Works

Becky Lin – Finance

Ray Mendez – Public Works

Joe Murray – Fire Department

Charlene O'Connell – Community Services

Steve O'Malley – Police Department

Amalia Pena - Finance

Tony Racines – Public Works

Carlos Robledo – Public Works

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 October 12, 2010

City Attorney Joan Cassman stated that the Council had met in Closed Session and discussed the status of labor negotiations. A Special Council meeting was held on October 19, 2010 and the Memoranda of Understanding with the Millbrae Police Officers Association, the Sanitation Workers Association, and Teamsters Local 856 were approved.

3. APPROVAL OF MINUTES

- Regular Meeting of September 28, 2010
- Regular Meeting of October 12, 2010
- Special Meeting of October 19, 2010

Councilmember Papan requested that “Green Hills School” be included under her comments in the October 12, 2010 minutes to read as: “...attended the joint Field Use meeting. The fields at Taylor School and Green Hills School will open in March 2011...”

Upon a motion/second by Colapietro/Quigg, the minutes of the October 12, 2010 and Special Meeting of October 19, 2010 were unanimously approved with the addition Councilmember Papan’s comments.

Upon a motion/second by Papan/Colapietro, the minutes of the September 28, 2010 Council meeting were approved, Vice Mayor Quigg abstained.

4. ORAL REPORT FROM CITY COMMITTEE/COMMISSION CHAIRS

- Planning Commission

Planning Commission Chair Catherine Quigg spoke on the activities of the Planning Commission:

- Approval of 28 project applications;
- updated the zoning ordinance;
- ongoing meetings with Safeway regarding renovation of Millbrae store;
- advocating of fines and penalties for applicants who do not comply with Planning Commission project approval;
- possible update to the 12 year old Specific Plan; which would incorporate and take advantage of high speed rail project;
- invited the City Council to participate in a joint meeting to further discuss the above mentioned items.

CITIZEN COMMUNICATION

Wynn Greich, ATOWN, spoke on the dangers of antibiotics in the food chain, the use recycled water, and fluoride in the drinking water.

Kathleen Kimura and Masami Saisu, Japanese Culture Festival Committee Members, thanked the Council and City for their support of the Japanese Culture Festival. They presented Mayor Seto with a certificate of appreciation and announced the 2011 Japanese Culture Festival on Sunday, October 2nd.

CONSENT CALENDAR

5. Resolution No. 10-43 Approving Agreement for Joint Operational and EMS Training Services and Administration
6. Review of Proposed Comments on Climate Change Bay Plan Amendment

Upon a motion/second by Holober/Colapietro Consent Calendar items 5-6 were unanimously approved.

PUBLIC HEARING

NONE

OLD BUSINESS

NONE

NEW BUSINESS

7. Recommendation to Approve Tentative Agreement between the City of Millbrae and the Firefighters Association Local 2400 and Authorizing City Manager to Prepare and Execute the Respective Memorandum of Understanding

City Manager Marcia Raines presented a report on the Tentative Agreement with the Firefighters Association Local 2400.

Council thanked all employees in the various units for their help in reaching these agreements. They requested an update at a future meeting to see if the cuts of 4.3% are yielding results, and also requested a recap of all costs for staff time involved in the negotiations process.

No public comment for this item.

Upon a motion/second by Colapietro/Papan Resolution No. 10-44 approving Tentative Agreement between the City of Millbrae and the Firefighters Association Local 2400 and authorizing City Manager to prepare and execute the respective Memorandum of Understanding was unanimously adopted.

8. Presentation of Findings from the BART Hotel Study

Community Services Director Leslie Parks presented a report for a potential hotel development at the Millbrae Intermodal Station.

Jeff Ordway, Manager of Property Development, BART, introduced Thomas Callahan of PKF Consulting who made presented a proposal of a hotel development at site 5 of the BART Station. He presented examples of full service hotels and select service hotels, noting that select service hotels are smaller and less costly to build. He noted that in order to attract a developer, a public/private

partnership would need to be established. Transient Occupancy Tax (TOT) rebates have become popular these past years and reflect the reality of the current economic times. The City would collect the TOT and rebate that money back to the developer. Mr. Callahan noted that tonight's presentation was a proposal only and not a recommendation to the Council.

Michael Bernick, Development Team, spoke on the discussion before Council and the benefit of transit oriented development on the local community.

John Wilms, El Rancho Hotel, noted that a hotel at the BART site could be difficult for both the City and a hotel operator to develop. He questioned if the hotel would be a viable business 10 years from now, and of the possibility of continuing the TOT rebate to keep hotel operable.

Barry Ongreth, Travelodge, commended Thomas Callahan and the Council on tonight's presentation. He stated that the hotel industry has gone through a tough decade, and perhaps the timing for this project is not right. Focus should be on better marketing of the hotels along El Camino Real.

End of public comment.

Council received the report.

9. Receive Report of the POST Management Study for the Millbrae Police Department Prepared by the Commission on Peace Officer Standards and Training

Police Chief Neil Telford presented a report on the POST Management Study for the Millbrae Police Department prepared by the Commission on Peace Officer Standards and Training. Several areas in the POST report are currently being addressed. The report notes that consolidation with San Bruno could alleviate concerns, however, if Millbrae does not pursue consolidation there is a need for a full time chief and supervisory staff. Chief Telford also stated that the report outlines the department and not individuals.

POST representative Gary Leonard noted that the study was concluded a year ago, and that improvements have been made since then.

Council acknowledged that the City has talented officers and that they need to be provided with the necessary resources to do their jobs. The POST report will assist the Council Sub-Committee, Councilmembers Colapietro and Holoher, regarding shared services with San Bruno.

Robert Raw, Millbrae Police Officers Association, thanked Chief Telford for his support of staff. He commented on the recent article in the San Mateo Daily Journal and noted that the Department had made over 700 arrests and written approximately 2,400 reports, considering the loss of 15 positions over the years. He also stated that officers have fewer resources but still produce quality work, and invited Council to attend Department briefing and accompany officers on a ride along.

End of public comment.

Council received the report.

COUNCIL COMMENTS

Councilmember Colapietro:

- attended the Housing Leadership Day Conference;
- attended the Millbrae Rotary Luncheon featuring Congresswoman Jackie Speier;
- attended the MCTV Board meeting;
- attended the Senior Advisory Committee meeting;
- announced the November 9th Kaiser presentation on Hearing at the Community Center;
- announced the November 10th presentation on diabetes at the Community Center;
- announced the November 10th Birthday Luncheon at the Community Center;
- announced that the Senior Newslines were mailed out on October 26th;
- attended a Proposition 22 rally;
- reminded voters that ballots can be dropped off at City Hall until 5:00 p.m. Election Day. Ballots can be dropped off at the Library after 5:00 p.m.
- attended the San Mateo County Council of Cities on October 22nd;
- announced the Monster March on Saturday, October 30th;
- reminded parents to have a safe Halloween evening.

Councilmember Holober:

- announced the upcoming visit to Kai Ping, China to further the Sister City relationship. The Sister Cities Commission proposed an art exchange between students from art classes at Mills High School; the art work submitted by the students was displayed.

Councilmember Papan:

- visited the BART covered trench extension at Fremont as an example of how high speed rail may look in Millbrae;
- encourage residents to attend the High Speed Rail Community Workshop in the Chetcuti Room on October 28th;
- attended the Peninsula Congestion Management Relief Alliance meeting;
- attended a Fire Shared Services meeting last week with representatives from the cities of Burlingame, Hillsborough, and San Bruno;
- reminded everyone on the importance of voting.

Vice Mayor Quigg:

- had a meeting with Art Jensen, Chair of BAWSCA;
- attended the Congestion Management Environmental Quality meeting;
- will attend HEART meeting on October 27th;
- attended Millbrae Chamber of Commerce Board meeting;
- announced that the Monster March will begin at 12:00 noon on Saturday and the Lions Club will serve hot dogs and sodas. The Community Kitchen will be out and in use on Saturday.

Mayor Seto:

- attended Fire Shared Services meeting;
- attended Sister Cities Commission meeting;
- attended Parks and Recreation Commission meeting; discussed drainage issue at Central Park.

There being no further regular business to discuss, the City Council recessed and the Redevelopment Agency adjourned at 9:40 p.m.

RECONVENE CITY COUNCIL

10. **CLOSED SESSION**

Public Employee Performance Evaluation
Closed Session held pursuant to Government Code §54957(e)
Title: City Manager
Conference with Labor Negotiators
City Representatives: City Council
Unrepresented Employee: City Manager
Closed Session held pursuant to Government Code §54957.6

ADJOURN CITY COUNCIL

There being no further business to discuss, the City Council adjourned at 11:30 p.m. in memory of Veda Holder, mother-in-law of Millbrae Finance Director LaRae Brown.

/s/ Angela Louis
City Clerk

/s/ Paul Seto
Mayor