

MAYOR JEFF IRA  
VICE MAYOR BARBARA PIERCE

MINUTES

1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA

COUNCIL MEMBER IAN BAIN  
COUNCIL MEMBER ROSANNE FOUST  
COUNCIL MEMBER JIM HARTNETT  
COUNCIL MEMBER DIANE HOWARD  
COUNCIL MEMBER IRA RUSKIN

SPECIAL JOINT MEETING  
CITY COUNCIL AND  
REDEVELOPMENT AGENCY  
DECEMBER 15, 2003  
7:00 P.M.

The Mayor/Chairman convened the City Council and the Redevelopment Agency meetings to order concurrently.

**1. CALL TO ORDER**

**2. ROLL CALL**

Council Members Present: Bain, Foust, Hartnett, Howard, Ruskin, Vice Mayor  
Pierce, Mayor Ira

Staff Present: City Manager Everett, PRCS Director/Assistant City Manager  
Centeno, City Clerk Howe, City Attorney Yamamoto, Financial Services Director  
Ponty, Financial Services Manager Freeman, Fire Chief Kohlmann, Interim Library  
Director Kramer, Housing Coordinator Jones-Thomas, Community Development  
Services Manager Patterson, Police Captain Warner, Public Works Services Director  
Ingram, Public Works Superintendent Harang, Landscape Maintenance Manager  
Matonis, Community Development Services Manager LaTorra, Volunteer Balsamo

**3. PLEDGE OF ALLEGIANCE - Ian Bain, Council Member**

**4. INVOCATION - Paula Dresden, Peninsula Christian Center**

**5. ORAL COMMUNICATIONS AND CONSENT CALENDAR**

Paula Dresden representing Bethlehem A.D., an interactive presentation depicting the early days of Christmas, thanked the Council and groups supporting the event. She

invited the Council and community to attend the event on December 21-23, from 6:00-9:30 p.m. with a drive thru tour on December 22.

Mayor Jeff Ira announced and congratulated his parents in celebrating their 52<sup>nd</sup> anniversary.

M/S Hartnett/Ruskin to waive reading of the Consent Calendar except the ordinances by title, adopt the resolutions and the ordinances, and approve other items. **The motion passed by a unanimous roll call vote.**

### **5.1 Section - Motions**

A. Approve the City Council minutes of November 24, 2003 as submitted; (301)  
**MINUTE ORDER 03-296**

B. Professional Services Agreement – Drainage Improvements to Garrett Park  
*(continued from December 1, 2003)* (304)

**Recommendation:**

Approve a professional services agreement with Kennedy/Jenks Consultants for design of drainage improvements to Garrett Park  
**MINUTE ORDER 03-297**

C. Final Acceptance – Roosevelt Avenue Reconstruction Project Phase II (304)

**Recommendation:**

Accept the improvements for the Roosevelt Avenue Reconstruction Project Phase II, authorize the release of bonds and retention, and retain \$10,000.00 to ensure the last bit of work is completed. The City reserves all rights regarding the pending claim, and this acceptance is made without prejudice to the City's rejection of the claim or any portion thereof.  
**MINUTE ORDER 03-298**

D. Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2003

**Recommendation: (502)**

Acknowledge receipt of and accept the Comprehensive Annual Financial Report for fiscal year ended June 30, 2003.  
**MINUTE ORDER 03-299**

### **5.2 Section - Resolutions**

A. Support the filing by the PAL of an application for \$1.8 million in local assistance funds from the Murray-Hayden Program through California Department of Parks and Recreation for the new Police Activities League (PAL) Community Center located at 3399 Bay Road in Redwood City. (706)

**Recommendation:**

Adopt a resolution supporting the PAL application for these local assistance funds

**RESOLUTION 14564** SUPPORTING THE APPLICATION BY PAL FOR GRANT FUNDS FOR THE MURRAY-HAYDEN PROGRAM UNDER THE CALIFORNIA CLEAN WATER, CLEAR AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION ACT OF 2002

**5.3 Section – Claims and Warrants**

- A. Approve warrants dated through December 15, 2003 and usual and necessary payments through January 5, 2004; (301) **MINUTE ORDER 03-300**

**6. STAFF REPORTS**

- A. Update of Fiscal Year 2003/2004 General Fund Financial Condition (501)

Director of Finance and Financial Planning Ponty reacquainted the Council with the budget adopted in July of 2003 and explained the financial condition for fiscal year 2003/2004 using a PowerPoint presentation.

Various questions were asked and comments made by Council.

Council Member Ruskin, due to a refund of ERAF funds resulting in a change in the budget figures, proposed rescinding the budget cut that eliminated Fire Engine No. 9.

Discussion occurred on the proposed motion with Council Member Bain stating he would second the motion for purposes of discussion.

M/S Ruskin/Bain to direct the City Attorney to create an ordinance to phase out the cut to eliminate fire engine no. 9. The motion failed by the following vote: Ayes: Council Member Ruskin. Noes: Council Members Bain, Foust, Hartnett, Howard, Vice Mayor Pierce and Mayor Ira.

Mayor Ira stated that in January, Assemblymember Simitian will introduce legislation to support the VLF backfill. Additionally, the Vice Mayor and Mayor will meet with Senator Sher and Assemblymember Simitian to lobby and determine the commitment to the VLF backfill. Mayor Ira stated that a complete detailed discussion with Council policy decisions will occur on January 10.

**Recommendation:**

No action is required at this time.

**B. San Mateo County's Draft 2003 Congestion Management Program (209)**

Community Development Services Manager Patterson explained that this is a countywide plan that comes up every two years and manages the congestion within the county so that funds will go to areas with most congestion, pooling resources from the entire County. He stated that there is not much change although there is more emphasis on bicycles, pedestrian and shuttle service. He further stated that a letter had been sent to C/CAG suggesting that one idea might be to initiate a clearinghouse type process where any information on shuttle services could be pooled together. Although the residents in Redwood Shores appeared to like the service but because dealing with taxi companies that have certain financial problems the necessary insurance could not be obtained.

Council comments included adding a comment in a letter to address revising the housing requirement to one half mile rather than one third mile distance to the transit hub.

**C. Hallmark Apartments Acquisition/Rehabilitation Project – CITY COUNCIL AND REDEVELOPMENT AGENCY (405)**

Housing Coordinator Jones-Thomas explained the project and some revisions. The project is an existing apartment building being converted into affordable rents for the residents. The first change pertains to the number of units designated as HOME units which is changing from 90% affordable and 10% very low, to 30% very low and 70% at low income. She further stated that there is more benefit to the City if the \$500,000.00 is used toward the acquisition as opposed to the rehabilitation. If the 13% is designated as HOME units it subjects the project to prevailing wages.

Mark Hyatt, of KDF Communities, explained the proposed project, the experience in these types of projects and the financing that will be used.

Council Members expressed concerns about the reduction in HOME units and the purpose of avoiding prevailing wage payments pointing to the recent policy approved for support of prevailing wages.

*Recess: 8:55 – 9:15 p.m.*

*City Attorney Yamamoto* referred to a policy adopted in 1988 by the Redevelopment Agency stating that it provides that the Agency desires that the prevailing wage policy be applied uniformly throughout the project area. The second policy referred to earlier was adopted on October 13, 2003 and is only a policy of the City Council. That policy speaks to the issue of City Council being in support of California State law requiring contractors and sub-contractors on public projects to pay construction workers wages at least equal to the wages prevailing

in local labor markets. The conclusion being that there are actually two adopted policies reiterating support for the State prevailing wage law.

Council comments ensued that included the fact that there is a possibility of providing 72 units of housing and that doing so with this project would not violate any policies of prevailing wage.

*Public Comment:*

Rudy Luca stated he was upset that the Council had voted on the policy of October 13, 2003 and now is allowing this project to go through.

**Recommendation:**

M/S Bain/Pierce to:

1. That the Redevelopment Agency Board and City Council approve the attached resolutions "Authorizing the Expenditure of Housing Set aside Funds for the Hallmark Apartments Project Located Outside the Redevelopment Plan Area"

**RESOLUTION 03-83 OF THE REDEVELOPMENT AGENCY OF THE CITY OF REDWOOD CITY AUTHORIZING THE EXPENDITURE OF HOUSING SET-ASIDE FUNDS FOR THE HALLMARK APARTMENTS PROJECT LOCATED OUTSIDE OF THE REDEVELOPMENT PLAN AREA**

**RESOLUTION 14565 OF THE CITY OF REDWOOD CITY AUTHORIZING THE EXPENDITURE OF HOUSING SET-ASIDE FUNDS FOR THE HALLMARK APARTMENTS PROJECT LOCATED OUTSIDE OF THE REDEVELOPMENT PLAN AREA**

2. That the Redevelopment Agency Board and City Council authorize City Manager and Redevelopment Manager to execute an Owner Participation Agreement (OPA) with KDF Communities in substantially the form attached, allocating \$500,000.00 of 2002-2003 and 2003-2004 HOME funds and \$150,000.00 in Redevelopment Housing funds to Hallmark Apartments for the acquisition of 72 units to be made affordable to low and very low income persons

3. That the Redevelopment Agency Board and City Council authorize City Manager and Redevelopment Manager to execute a subordination agreement presented by Fannie Mae as a participating lender in this acquisition.

**The motion passed by a majority roll call vote with Council Member Ruskin voting no.**

**RDA 03-35  
MINUTE ORDER 03-301**

*9:45 p.m. – adjourn the Redevelopment Agency meeting*

**D. Integrated Pest Management Policy (IPM) under the Municipal National Pollutant Discharge Elimination System (NPDES) Permit (802)**

PWS Superintendent Harang explained the policy and the background behind it. She further pointed out that there is a minor revision to the resolution in no. 2 of the last clause.

**Recommendation:**

M/S Foust/Bain to adopt a resolution establishing the San Mateo Countywide Stormwater Pollution Prevention Program Model Integrated Pest Management Policy as a citywide policy for Redwood City

**A RESOLUTION 14566 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY ADOPTING THE SAN MATEO COUNTYWIDE STORMWATER POLLUTION PREVENTION PROGRAM INTEGRATED PEST MANAGEMENT POLICY FOR THE CITY OF REDWOOD CITY**

**The motion passed by a unanimous roll call vote.**

**7. PUBLIC HEARING**

**A. Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit and San Mateo Countywide Stormwater Management Plan for 2004-2009 (continued from December 8, 2003) (802)**

Public Works Superintendent Harang included this item with her explanation of item 6.D. above.

Mayor Ira opened the public hearing. There was no public input.

M/S Ruskin/Howard to close the public hearing. **The motion passed by a unanimous voice vote.**

**Recommendation:**

M/S Howard/Ruskin to:

1. Adopt a Resolution authorizing the City/County Association of Governments (C/CAG) to apply for re-issuance of the Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit, on behalf of Redwood City and

**RESOLUTION 14567 OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY TO APPLY FOR REISSUANCE OF ITS MUNICIPAL STORMWATER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND TO ACCEPT AND ADOPT THE SAN MATEO COUNTYWIDE STORMWATER MANAGEMENT PLAN FOR 2004-2009**

2. Accept and adopt the San Mateo Countywide Stormwater Management Plan for 2004-2009

The motion passed by a unanimous roll call vote.

MINUTE ORDER 03-302

## 8. MATTERS OF COUNCIL INTEREST

- A. **Legislation (information only)** - This sub-section involves possible discussion of City Position on Proposed Legislation described in the League of California Cities Priority Focus Bulletin No. 47-2003. Council may direct staff to act on positions taken by Council. (Copies of League of California Cities Priority Focus available in City Clerk's Department.)
- B. Appointment to Planning Commission Seat Vacated by Council Member Rosanne Foust (*continued from December 8, 2003*) (209)

On August 25, 2003, City Council made Planning Commission appointments/re-appointments to three seats, each for a three-year term. A vacancy has occurred to fill the unexpired term of Rosanne Foust as she was elected to the City Council at the November 4, 2003 election. The term of the vacant seat expires in June, 2006. The names listed below are those individuals who have applications on file with the City Clerk Department to serve on the Planning Commission.

- Julia Cheng
- Richard Claire
- Cecelia Ellis
- Henry T. Gaw
- Michael Hitchcock
- Gabriella Judd
- Kenneth C. Knutsen
- Rudy Luca
- Robert Lyman
- Fred Thiemann
- Michael Verdone
- Kristina Vetter
- Roy Yost

*Public Comment:*

Rudy Luca read from an article in the newspaper about Richard Claire having served on the Planning Commission in the past and his opinion that any of the current applicants could perform the duties.

By unanimous roll call vote, **Richard Claire** was appointed to the vacant seat on the Planning Commission, expiring in June, 2006.

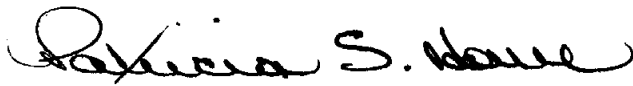
MINUTE ORDER 03-303

**B. Council Member Howard** – encouraged the community to attend the San Mateo County Transportation Authority Measure “A” meeting to be held at the Redwood City Council Chambers on Saturday, January 24 from 10:00 – noon.

**9. ADJOURNMENT** – 10:15 p.m.

M/S Foust/Pierce to adjourn until the next regular City Council meeting of January 5, 2004 in honor of Mayor Ira’s parents and their 52<sup>nd</sup> anniversary. **The motion passed by a unanimous voice vote.**

Respectfully submitted,

A handwritten signature in black ink that reads "Patricia S. Howe". The signature is written in a cursive style with a large initial "P".

Patricia S. Howe, CMC  
City Clerk