

CITY COUNCIL OF THE CITY OF SAN MATEO
REDEVELOPMENT AGENCY OF THE CITY OF SAN MATEO
COUNTY OF SAN MATEO



Minutes of Regular Meeting of January 18, 2011

The meeting convened at 7:00 p.m. in the Council Chambers of City Hall and was called to order by Mayor Jack Matthews. Representatives from HIP Housing led the pledge of allegiance to the flag. Debra Smith, Central County Coordinator, along with the July winner of the HIP annual calendar contest, presented the Council with 2011 calendars.

MEETING AS CITY COUNCIL AND REDEVELOPMENT AGENCY

Those present were Council Members David Lim, John Lee, Brandt Grotte, Robert Ross and Jack Matthews.

1. Minutes of the Regular Meeting of January 3, 2011 were approved as presented upon motion by Grotte, seconded by Ross and carried (5-0).

REDEVELOPMENT AGENCY CONSENT CALENDAR

The matter numbered 2 below was considered to be routine by the Redevelopment Agency, to be enacted by one motion without discussion.

The title of the item having been read by the City Clerk, motion was made by Grotte, seconded by Lim, and carried unanimously (5-0) to adopt the Redevelopment Agency Consent Calendar as follows:

2. Agreement – Century Theatres, Inc. and Barclay’s Bank PLC – Century Theater Lease

Concur in the recommendation of the Community Development Director and approve the Landlord’s Agreement between the City of San Mateo (“Lessor”), Century Theatres, Inc. (“Lessee”), and Barclay’s Bank PLC (“Lender”); authorize Mayor to execute agreement; and adopt:

(a) Resolution No. 1 (2011) Approving Landlord’s Agreement Between the City of San Mateo, Century Theatres, and Barclay’s Bank Related to the Ground Lease for the Century Theatres Complex Located in Downtown. (MINUTE ORDER 7-11)

REDEVELOPMENT AGENCY NEW BUSINESS

3. Approval of Uses Redevelopment Agency Funds – Bayfront Levee Improvements South of San Mateo Creek Project

The City Clerk announced this item would be considered with Item 14.

4. Mayor Matthews asked for any other business to come before the Redevelopment Agency, and there was none.

JOINT POWERS FINANCING AUTHORITY

5. Issuance and Sale of Lease Revenue Bonds

The City Clerk announced this item would be considered with Item 14.

6. Mayor Matthews asked for any other business to come before the Joint Powers Financing Authority, and there was none.

CEREMONIAL MATTER

7. Commendatory Resolution – Darla Reams – Public Works

Mayor Matthews read the resolution and presented it to Darla Reams, thanking her for her years of service to the City.

City Manager Susan Loftus thanked Ms. Reams for her dedication to the City and presented Darla with a gift of appreciation.

Ms. Reams expressed appreciation for the recognition.

Motion was made by Lim, seconded by Lee, and carried unanimously (5-0) to adopt:

(a) Commendatory Resolution No. C-1 (2011) Commending Darla Reams for Her Years of Distinguished Service to the City of San Mateo from 1984 – 2010.

CONSENT CALENDAR

The matters numbered 8 through 13 below were considered to be routine by the City Council, to be enacted by one motion without discussion.

The titles of the items having been read by the City Clerk, motion was made by Grotte, seconded by Ross, and carried unanimously (5-0) to adopt the Consent Calendar as follows, with the exception of item 12 which was removed and considered separately.

8. Agreement – Century Theatres, Inc. and Barclay’s Bank PLC – Century Theater Lease

Concur in the recommendation of the Community Development Director and approve the Landlord’s Agreement between the City of San Mateo (“Lessor”), Century Theatres, Inc. (“Lessee”), and Barclay’s Bank PLC (“Lender”); authorize Mayor to execute agreement; and adopt:

(a) Resolution No. 5 (2011) Approving and Authorizing Execution of the Landlord’s Agreement with Century Theatres and Barclay’s Bank Related to the Ground Lease for the Century Theatres Complex Located in Downtown. (MINUTE ORDER 8-11)

9. San Mateo City/County Association of Governments Transit Oriented Development Housing Incentive Program

Concur in the recommendation of the Community Development Director and authorize the application and submittal of a letter for the 2000 S. Delaware Street Residential SPAR and Bay Meadows Phase II SPAR No. 3 projects for evaluation as part of the San Mateo City/County Association of Governments Transit Oriented Development Housing Incentive Program. (MINUTE ORDER 9-11)

10. Classification Updates and Job Specification Changes

Concur in the recommendation of the Administrative Services Director and 1) approve the Library organizational change; 2) approve changes to the job specifications for Deputy City Librarian and Senior Library Assistant; 3) adopt the proposed job specifications and salary for the new classifications of Supervising Librarian, and Supervising Library Assistant; 4) transfer the Community Services Coordinator position and related funding from the Library Department to the Human Resources Department; 5) abolish the classifications of Library Team Coordinator (Library Manager) and Literacy Computer Lab Coordinator; 6) reclassify the Project Manager in Public Works to the budgeted classification of Senior Project Manager; and adopt:

(a) Resolution No. 6 (2011) Approving Reorganization of the Library Department and Related Changes to Job Specifications, Salary Schedules and Transfer of Positions, and Abolishment of Classifications and a Position Reclassification in Public Works. (MINUTE ORDER 10-11)

11. Participation in Association of Bay Area Governments Bay Area Trash Capture Project

Concur in the recommendation of the Public Works Director and authorize the participation in the Association of Bay Area Governments’ Bay Area Trash Capture Demonstration Project. (MINUTE ORDER 11-11)

12. Adoption of Amendments to Memoranda of Understanding – Management and Safety Management Units

This item was removed from the Consent Calendar and considered after item 13.

13. Proposed Amendment to Fire Department Fiscal Year 2010-2011 Budget

Concur in the recommendation of the Fire Chief and approve 1) elimination of one filled position of Emergency Medical Services Clinical Education Specialist in the Fire Department; 2) an amendment to the fiscal year 2010-2011 budget to account for the eliminated position; and adopt:

(a) Resolution No. 7 (2011) Approving the Elimination of the Position of Emergency Medical Services Clinical Education Specialist in the Fire Department and Approving an Amendment to the 2010-2011 Budget to Reflect That Change. (MINUTE ORDER 12-11)

END OF CONSENT CALENDAR

REMOVED FROM CONSENT CALENDAR

12. Adoption of Amendments to Memoranda of Understanding – Management Unit and Safety Management Units

Following removal from Consent Calendar, Assistant Human Resources Director Casey Echarte responded Council Member Lim's request for clarification on the tentative agreement side letter regarding compaction.

Motion was made by Lim, seconded by Grotte, and carried unanimously (5-0) to concur in the recommendation of the Administrative Services Director and amend the Memoranda of Understanding for the San Mateo Management Employees Association and the San Mateo Safety Management Association, and adopt:

(a) Resolution No. 8 (2011) Approving Amendments to the Memoranda of Understanding Between the City of San Mateo and the San Mateo Management Association and the San Mateo Safety Management Association. (MINUTE ORDER 13-11)

MEETING AS REDEVELOPMENT AGENCY, CITY COUNCIL AND
JOINT POWERS FINANCING AUTHORITY

PUBLIC HEARINGS

The Mayor opened the public hearings and the following was considered:

14. South Bayfront Levee Improvement Project (Includes consideration of Items 3 and 5)

Public Works Director Larry Patterson offered an overview of the project and Finance Director David Culver discussed the financial elements. He acknowledged members of the Financing Team from Kitahata and Company; Orrick, Herrington & Sutcliffe LLP; and De La Rosa & Company who were present to respond to questions.

Council Member Grotte stated he would be participating in this item though he is a resident of the flood zone area, and noted he had reviewed his participation with the City Attorney.

Cathi Zammit, Public Works Senior Engineer, gave a summary of the award of contracts and responded to questions.

Marshall Loring spoke to the item.

There being no one else present who wished to speak to the item, the Mayor closed the public hearing.

The Council expressed appreciation to staff and citizens for their work on this long process.

3. Approval of Uses Redevelopment Agency Funds – Bayfront Levee Improvements South of San Mateo Creek Project

Motion was made by Grotte, seconded by Ross, and carried unanimously (5-0) to concur in the recommendation of the Public Works Director and Community Development Director and approve allocating redevelopment funds in the amount of \$183,000 to the Bayfront Levee Improvements South of San Mateo Creek Project from unallocated reserves; and adopt:

(a) Resolution No. 2 (2011) Allocating \$183,000 in Redevelopment Funds to the Bayfront Levee Improvements South of San Mateo Creek Project. (MINUTE ORDER 14A-11)

5. Issuance and Sale of Lease Revenue Bonds

Motion was made by Lim, seconded by Grotte, and carried unanimously (5-0) to concur in the recommendation of the Finance Director and Public Works Director and authorize the issuance and sale of not more than \$6.0 million lease revenue bonds; approve the form and authorize the execution of various related financing documents (described in the Administrative Report) and the distribution of a preliminary official statement; and adopt:

(a) Resolution No. 1 (2011) A Resolution Authorizing the Issuance and Sale of Not to Exceed \$6,000,000 Aggregate Principal Amount of City of San Mateo Joint Powers Financing Authority Revenue Bonds (South Bayfront Flood Control Project), Series 2011; Approving the Forms of and Directing the Execution and Delivery of a Trust Agreement, a Facility Lease (South Bayfront Flood Control Project), a Site Lease, an Installment Payment Contract, a Continuing Disclosure Certificate, and a Bond Purchase Agreement; Approving the Form of and Distribution of the Official Statement for Said Bonds; and Authorizing Taking of Necessary Actions and Execution of Necessary Documents and Certificates in Connection Therewith.

(MINUTE ORDER 14B-11)

14A. Approval of Issuance of South Bayfront Levee Improvement Project Lease Revenue Bonds and Financing Documents

Motion was made by Grotte, seconded by Lim, and carried unanimously (5-0) to concur in the recommendation of the Finance Director and Public Works Director and authorize the issuance and sale of not more than \$6.0 million lease revenue bonds; approve the form and authorize the execution of various related financing documents, the distribution of a preliminary official statement; authorize the execution of agreements with financing professionals (bond counsel, bond trustee, financial advisors and underwriter); and adopt:

(a) Resolution No. 9 (2011) A Resolution Approving the Issuance by the City of San Mateo Joint Powers Financing Authority of Not To Exceed \$6,000,000 Aggregate Principal Amount of Revenue Bonds (South Bayfront Flood Control Project), Series 2011; Approving the Forms of and Directing the Execution and Delivery of a Trust Agreement, a Facility Lease (South Bayfront Flood Control Project), a Site Lease, an Installment Payment Contract, a Continuing Disclosure Certificate, and a Bond Purchase Agreement; Approving the Form of and Distribution of the Official Statement for Said Bonds; and Authorizing Taking of Necessary Actions and Execution of Necessary Documents and Certificates in Connection Therewith.

(MINUTE ORDER 14C-11)

14B. Award of Contract – Maggiora & Ghilotti, Inc – Bayfront Levee Improvements San Mateo Creek to Foster City Limits

Motion was made by Grotte, seconded by Ross, and carried unanimously (5-0) to concur in the recommendation of the Public Works Director and authorize the Mayor to execute a contract with Maggiora & Ghilotti, Inc. for the Bayfront Levee Improvements San Mateo Creek to Foster City Limits project in the amount of \$2,619,916; establish a construction contingency reserve of \$262,000; authorize the Public Works Director to issue contract change orders within that reserve provided that change orders in excess of \$100,000 be brought to Council for review at their next available Council meeting; and adopt:

(a) Resolution No. 10 (2011) Approving and Authorizing Execution of the Agreement with Maggiora & Ghilotti, Inc., for the Bayfront Levee Improvements San Mateo Creek to Foster City Limits Project, and Approving the Establishment of a Construction Contingency Reserve (\$2,619,916).

(MINUTE ORDER 14D-11)

14C. Agreement – Schaaf and Wheeler – Design Services During Construction – Bayfront Levee Improvements Project San Mateo Creek to Foster City Limits

Motion was made by Grotte, seconded by Ross, and carried unanimously (5-0) to concur in the recommendation of the Public Works Director and approve an agreement with Schaaf and Wheeler for engineering design and construction support services for the Bayfront Levee Improvements San Mateo Creek to Foster City Limits project in an amount not to exceed \$385,000; authorize the execution of the agreement; and adopt:

(a) Resolution No. 11 (2011) Approving and Authorizing Execution of the Agreement with Schaaf and Wheeler, Inc., for Engineering Design and Construction Support Services for the Bayfront Levee Improvements – South of San Mateo Creek Project (\$385,000).

(MINUTE ORDER 14E-11)

14D. Supplemental Budget Appropriation – Bayfront Levee Improvements South of San Mateo Creek

Motion was made by Grotte, seconded by Lee, and carried unanimously (5-0) to concur in the recommendation of the Public Works Director and Community Development Director and approve a supplemental budget appropriation in the amount of \$183,000 to project #468301 Bayfront Levee Improvements South of San Mateo Creek from a grant of Redevelopment funds; and adopt:

(a) Resolution No. 12 (2011) Approving the Appropriation of \$183,000 in Redevelopment Funds to the Bayfront Levee Improvements South of San Mateo Creek Project.

(MINUTE ORDER 14F-11)

15. Mayor Matthews adjourned as the Redevelopment Agency and Joint Powers Financing Authority at the hour of 7:54 p.m.

16. *PA07-030 Station Park Green – 1700 and 1790 South Delaware Street
(APN 035-200-180 and 035-200-060)

Senior Planner Lisa Ring offered the staff presentation. Assistant City Attorney Gabrielle Whelan, Public Works Director Larry Patterson, and Chief of Planning Ron Munekawa responded to questions.

Alan Talansky, EBL&S Development, and Karen Alschuler, Perkins and Will, offered the applicant's presentation and thanked staff for their professionalism throughout the process.

William Nack, San Mateo County Building Trade Council; Linda Asbury, San Mateo Area Chamber of Commerce; Marshall Loring, Chris Mohr, Housing Leadership Council; Laura Peterhans, Peninsula Interfaith Action; Rick Bonilla, Chris Eckert, Kay Harris, Russ Horvath and Camille Guiriba, TransForm; spoke to the item.

There being no one else present who wished to speak to the item, the Mayor closed the public hearing.

Council Members expressed support of the project and complimented staff, the Planning Commission, neighbors and the developer for working together. The Council noted this project will provide much needed housing in the transportation corridor.

Motion was made by Grotte, seconded by Lee, and carried unanimously (5-0) to approve PA07-030 Station Park Green, 1700 and 1790 South Delaware Street; adopt the Mitigated Negative Declaration as adequate to assess the environmental impacts of the project; approve the Specific Plan and Design Guidelines to allow the development of 599 residential units, 10,000 to 45,000 square feet of office uses, and 25,000 to 60,000 square feet of retail uses on the project site; approve a Development Agreement to allow the development of 599 residential units, 10,000 to 45,000 square feet of office uses, and 25,000 to 60,000 square feet of retail uses on the project site based upon the Findings for Approval and subject to the Conditions of Approval; and adopt:

(a) Resolution No. 13 (2011) Adopting the Mitigated Negative Declaration and Approving the Specific Plan and Design Guidelines for a Mixed-Use Development of Residential, Office and Retail Space at 1700 and 1790 South Delaware Street (PA07-030; "Station Park Green"); and introduce:

(b) Ordinance No. 2011- ---- Approving a Development Agreement for Mixed Use of Residential, Office and Retail Space at 1700 and 1790 South Delaware Street "Station Park Green" (PA07-030). (MINUTE ORDER 15-11)

17. OTHER BUSINESS – Not listed above

The Mayor asked for any other business to come before the City Council and the following was considered:

17a. Gas Pipeline Safety

Cheryl Hylton requested a review of existing policies and procedures regarding gas pipelines in the City.

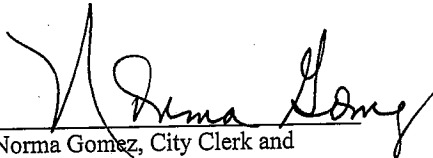
18. ADJOURNMENT

Mayor Matthews fondly remembered Ernst Epstein, husband of former Council Member Jan Epstein, and he spoke of the support Ernst gave Jan during the many years she served on the Council.

Fire Chief Dan Belville recalled Dave Anderson who served many years in several capacities in the Fire Department.

City Librarian Ben Ocón offered remarks about Barry Fong, a longtime library volunteer and key member of the Friends of the Library.

There being no further business to come before the City Council, the Mayor adjourned the meeting, after a moment of silence was observed in memory of these individuals, at the hour of 9:49 p.m.


Norma Gomez, City Clerk and
Clerk of the City Council