

# "The City With a Heart"



Jim Ruane, Mayor  
Michael Salazar, Vice Mayor  
Ken Ibarra, Councilmember  
Rico E. Medina, Councilmember  
Irene O'Connell, Councilmember

## MINUTES SAN BRUNO CITY COUNCIL & SAN BRUNO REDEVELOPMENT AGENCY September 27, 2011 7:00 p.m.

1. **CALL TO ORDER: THIS IS TO CERTIFY THAT** the San Bruno City Council met on September 27, 2011 at the San Bruno Senior Center, 1555 Crystal Springs Rd., San Bruno, CA. The meeting was called to order at 7:00 p.m.

**Mayor Ruane** thanked the San Bruno Garden Club for the beautiful floral arrangement.

2. **ROLL CALL/PLEDGE OF ALLEGIANCE:** Presiding was Mayor/Chair Ruane, Vice Mayor/Vice Chair Salazar and Council/Board Members Ibarra, Medina and O'Connell. Recording by Clerk Bonner. **City Attorney Zafferano** led the Pledge of Allegiance.

### 3. ANNOUNCEMENTS:

**Mayor Ruane** said the Town of Colma adjourned their September 14, 2011 City Council meeting in memory of the September 9, 2010 fire victims in San Bruno.

### 4. PRESENTATIONS:

**Mayor Ruane** Presented a Proclamation Declaring Saturday, October 1 as Arbor Day in San Bruno. **Community Services Director Schwartz** thanked Council and stated it would be celebrated at Buckeye Park from 10 a.m. to 1:00 p.m. on October 1.

5. **REVIEW OF AGENDA:** Mayor Ruane moved Item 11. to follow 8. Public Hearings.

6. **APPROVAL OF MINUTES:** City Council Meeting of September 13, 2011, approved as submitted.

### 7. CONSENT CALENDAR:

a. **Approve:** Accounts Payable of September 12 and 19, 2011.

b. **Accept:** Reconciliation of General Ledger to Bank Reports and the Investment Reports Dated August 31, 2011.

c. **Adopt:** Resolutions Approving the Remittance Funding Agreements Between the City of San Bruno and the San Bruno Redevelopment Agency to Make the Appropriate Payment to the State of California Per ABX1 27 that Allows San Bruno to Continue to Function as a Redevelopment Agency.

**M/S O'Connell/Ibarra** to approve and passed with ayes. **Boardmembers Salazar and Medina** were recused from Item 7.c. because they own property in the redevelopment area and in a previous straw draw, their names were drawn to be recused.

**City Treasurer Marty** reported a recent development in the Lehman Brothers bankruptcy case. He said the County Treasurer contacted him last week to outline the plans for a final settlement. The ad hoc creditor's group, led by Goldman Sachs, which the City is part of has arrived at a compromise value of 21.1 cents on the dollar, or higher. He said by the first quarter of 2012 we should expect our monies.

**M/S Medina/Ibarra** to approve 7.b. and passed with all ayes.

**8. PUBLIC HEARINGS (Notices have been published, posted and mailed):**

Hold Public Hearing, Waive Reading and Introduce an Ordinance Which Conditionally Terminates the Skycrest Development Agreement, and Adopt a Resolution Assigning the Affordable Housing Agreement and Improvement Agreement from Skycrest Partners LP to D.R. Horton Bay, Inc.

**Community Development Director Akin** gave an overview of the staff report and asked for questions.

**Councilmember O'Connell** asked if they would use the same architectural style? **Akin** concurred.

**Mayor Ruane** opened the Public Hearing.

**Bruce Russell** of Skycrest Partners stated D.R. Horton plans to keep the same architectural design and he feels they are in an economic position to be able to adequately complete the project.

**Councilmember Ibarra** thanked him for the job he had done.

**Councilmember Medina** thanked Russell for meeting his obligations and the City appreciates what has been done. He wanted assurance that the same quality of workmanship would continue.

**M/S Medina/Ibarra** to close the Public Hearing and passed with all ayes.

**M/S Ibarra/Medina** to waive the first reading and passed with all ayes.

**Councilmember Ibarra** introduced the ordinance for adoption and passed with a unanimous vote.

**Councilmember Ibarra** introduced the resolution and passed with a unanimous vote.

**11. Receive Annual Report from the Parks and Recreation Commission (moved to follow 8.)**

**Chair Stephan Marshall** introduced all the members of the Commissions who were in attendance absent Laura Davis and the youth representative, Sierra Bower who he thanked for her three-year contribution. He gave an overview of what the Commission has done over the last year and reviewed what their future plans are.

**Mayor Ruane** thanked the Commission for all their work.

**9. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:** None.

**10. CONDUCT OF BUSINESS:**

a. Receive Crestmoor/Glenview Fire Financial Update Report as of June 30, 2010 and Adopt Resolution Approving Budget Amendment for 2010-11 for the Emergency Disaster Fund.

**Assistance Finance Director Juran** gave a powerpoint overview of the staff report and asked for questions.

**Councilmember Ibarra** said the property tax loss seems low at under \$10,000. **Juran** said the County has taken the roll of calculating that loss and for 2009-10 it is for only three quarters. The amount for 2010-11 is \$19,000. that is for all properties affected by the disaster. Many of the homes in the area have been owned for many years and their assessed values are low.

**Councilmember Medina** introduced the resolution for adoption and passed with a unanimous vote.

b. Adopt Resolution Authorizing the City Manager to Execute a Construction Contract with Foam Experts Roofing, Inc. in the Amount of \$32,500 and Approving a Construction Budget of \$37,500 to Replace the Roof for Pump Station No. 6.

**Management Analyst Shannon** gave an overview of the staff report and asked for questions.

**Councilmember Ibarra** asked about modifications to the structure? **Shannon** said two contractors looked at the site and thought it was very straightforward.

Responding to **Councilmember Medina**, **Shannon** said this was a 20-year life span with a manufacturer's warranty.

**Councilmember Medina** asked if he was happy with this contractor? **Shannon** said they recently completed Chabot College and another public agency in Visalia as well as a couple in northern California and they were all very pleased.

**Vice Mayor Salazar** asked if the substructure of the roof is going to remain intact. What is involved in prepping the roof? **Shannon** said staff would like to take the pump station off line while the work is being done. He said the tar and gravel roof stays in place. He added there are gaps in the roof where debris could fall through. He said a portion of the building includes storage, pumping equipment and offices. To **Shannon's** knowledge, there are no other buildings in the City like this.

**Vice Mayor Salazar** asked that we are thoroughly analyzing the investment in aged infrastructure vs. moving forward and getting way from things that are becoming quickly obsolete.

**Councilmember O'Connell** introduced the resolution for adoption and passed with a unanimous vote.

c. Adopt Resolution Authorizing the City Manager to Execute a Construction Contract with Jeffco Painting & Coating, Inc. in the Amount of \$91,600 and Approving a Construction Budget of \$105,500 to Refurbish the Holding Tanks at Pump Station No. 6.

**Management Analyst Shannon** gave an overview of the staff report and asked for questions.

**Councilmember Medina** asked when the last time work was done on this? **Shannon** said they could not find records on when this holding tank was recoated. **Councilmember Medina** asked how old the tank is? **Shannon** said it is about fifty years old. The tanks are recoated on a 2 to 6 year basis.

**Councilmember Ibarra** said both projects are over \$160,000., together. **Shannon** said if we have to exercise the entire construction contingency for both projects, then we have to utilize all of the supplementary costs for inspection and staff support, then that would be the correct number. However, they don't expect to exercise all the monies. They expect to be on budget with this item.

**Councilmember Medina** asked if Council could be updated when this is done.

**Vice Mayor Salazar** asked how long the refurbishment would take? **Shannon** said they have a 30-day working contract, but the actual work will be done over a couple of weeks.

**Vice Mayor Salazar** asked if those tanks serviced a specified area and if there would be any changes noted? **Shannon** said he believed it serviced pressure zone 1 which is fed by multiple water services and no change should be noted.

**Councilmember O’Connell** introduced the resolution for adoption and passed with a unanimous vote.

d. Adopt Resolution Authorizing the City Manager to Execute an Amendment to the Maintenance Contract with Westvalley Construction to Increase the Contract Amount by \$60,000 for Urgent Repair of Water and Wastewater Facilities.

**Public Services Director Fabry** gave an overview of the staff report and asked for questions.

**Councilmember Ibarra** asked for an elaboration of each occurrence at West Valley? **Fabry** said today our total contract expense for West Valley is \$171,000. **Councilmember Ibarra** asked if each occurrence brings a city staff person out? **Fabry** concurred and said the existing contract with West Valley is time and material; however, the new contract will be structured differently.

**Councilmember Medina** understood West Valley assists in water breaks and sso’s (sanitary sewer overflow)? **Fabry** said or urgent repair which would result on an sso or a break. **Councilmember Medina** asked if they do clean-outs in addition to responding on weekends or odd hours? **Fabry** said when our own employees are engaged in a work they cannot discontinue, they are called. Our own employees are contacted first but are not always available. In some situations our crew and West Valley work on the same project.

**Councilmember Medina** asked what is the reduction of sso’s from last year to this? **Fabry** said last year was 18; this year to date is 12.

**Councilmember Medina** asked for clarification regarding the department’s more aggressive approach for both labor as well as material? **Fabry** said the department is targeting the problem areas to fix the problem before an sso.

**Vice Mayor Salazar** said even though the number of sso’s have gone down, the number of incidents leading to an sso have not necessarily gone down. The fact our ability to lead to sso’s has improved and that is why there are less reportable sso’s? **Fabry** concurred.

**Vice Mayor Salazar** asked if we expect the same rate over the next three to five years? **Fabry** concurred. **Vice Mayor Salazar** asked if we would be spending less on reactionary contracts to repair what is broken vs. just investing proactively. **Fabry** concurred.

**Councilmember O’Connell** introduced the resolution for adoption and passed with a unanimous vote.

## 11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:

Receive Annual Report from the Parks and Recreation Commission (moved to follow Item 8.)

## 12. COMMENTS FROM COUNCIL MEMBERS:

**Councilmember Ibarra** encouraged everyone to read the NTSB report.

**Councilmember O’Connell** asked if the NTSB report was available on line. **City Manager Jackson** said it is on the NTSB website and the City will provide a link. **Councilmember O’Connell** asked if it could be made available at the library.

**Councilmember O’Connell** asked about the status of Bay Vista at the top of Sharp Park Blvd? **Community Development Director Aknin** said they are in the final stages of their HUD application and they said they intend to pull their permits in October.

**13. CLOSED SESSION:**

**Mayor Ruane** said they would be going into closed session with no reportable action.

a. Conference with Legal Counsel, Anticipated Litigation, Government Code Section 54956.9(b), One Case.

b. The City Manager and Human Resources Director Request a Closed Session Pursuant to Cal. Government Code Section 54957.6 Regarding Labor Negotiations with the San Bruno Professional Fire Fighters Association, Public Safety Mid-Management Bargaining Unit, Miscellaneous Bargaining Unit, Mid-Management Bargaining Unit, San Bruno Police Bargaining Unit, and San Bruno Management Employees Association.

**14. ADJOURNMENT:**

**Mayor Ruane** closed the meeting at 8:23 p.m. The next regular City Council Meeting will be on October 11, 2011 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval  
at the regular City Council Meeting of  
October 11, 2011

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Carol Bonner, City Clerk

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Jim Ruane, Mayor