



CITY COUNCIL/REDEVELOPMENT/GVMID

MINUTES

**DRAFT**

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**SPECIAL CITY COUNCIL RETREAT**

**NOVEMBER 23, 2008**

*MARINA CONFERENCE ROOM, 400 SIERRA POINT PARKWAY, BRISBANE*

**CALL TO ORDER**

Mayor Barnes called the meeting to order at 9:35 a.m.

**ROLL CALL**

Councilmembers present: Bologoff, Conway, Richardson, Waldo, and Mayor Barnes  
Staff present: City Manager Holstine, Acting City Clerk Ricks  
Also present: Ray Miller

**ANNUAL WORKSHOP**

**A. Council Reorganization**

A motion was made by CM Conway and seconded by CM Bologoff to elect Sepi Richardson Mayor.

Councilmember's discussed CM Richardson's suitability for the position.  
After some discussion the motion was carried, 4 – 1 (CM Waldo opposed).

A motion was made by Mayor Barnes and seconded by CM Waldo to elect Clarke Conway Mayor Pro Tem. The motion carried unanimously.

CM Conway noted that he would need to win the next election in order to remain on the Council.

**B. Financial Projections – 5-Year**

City Manager Holstine discussed projections for the City's budget and reserves over the next five years. He noted that although reserves will decrease, the City has sufficient funds to remain functional. He said there will be some unfilled staff vacancies after certain employees retire, and

the City will be reorganizing and streamlining certain activities. He added that the staff will provide updated projections in February when the City Council conducts its mid-year budget review.

CM Bologoff said he read reports that PERS will be demanding a 4 percent increase in cities' contributions. City Manager Holstine stated that any increase will have an effect. He noted that the exact amount of the increase has not yet been determined, and it may depend to some extent on what happens in the stock market over the coming months.

CM Bologoff observed that Brisbane has been sharing police services with the City of Millbrae for the past two years, and he asked how that arrangement was working. City Manager Holstine responded that the system is working well. He advised that Millbrae will be hiring a new city manager soon, and the new person may or may not want to continue the arrangement. He added that Police Chief Hitchcock may want to change his duties somewhat.

### **C. Capital Improvement Programs**

City Manager Holstine reviewed the status of the City's capital improvement program. He noted that the passage of Measure T will add an additional source of revenues in terms of higher business license fees. He said the City is looking at a new library, possibly at the site of the Eagles Club, and perhaps with an affordable housing component. He advised that the gymnasium project is on hold for now, due to concerns about ongoing operating costs, staffing, and maintenance issues. City Manager Holstine estimated that a gymnasium facility could cost the City approximately \$250,000 per year.

CM Waldo asked how much the developer would fund. City Manager Holstine responded that fees from the new houses will probably generate about \$1.5 million, and money for the drainage project can be redirected, bringing available funds to more than \$2 million. CM Conway noted that he understood the developer would be contributing \$1.8 million, plus a \$4 million endowment.

CM Waldo asked how much it would cost to build a library. City Manager Holstine said a 10,000-square-foot building at \$400 per square foot would cost at least \$4 million, apart from any affordable housing component. Mayor Barnes observed that the City Hall remodel project cost about \$8 million for roughly the same number of square feet.

CM Waldo commented that the library is much more important to the community than a gymnasium, and other Councilmembers agreed.

City Manager Holstine said the Council had previously discussed alternative locations for the

Teen Center. He noted the Council should also consider the types of programs and activities the Teen Center should offer. Mayor Barnes suggested having a subcommittee address this topic. CM Conway suggested that the City consider leasing the building next to the post office for the Teen Center until a new library opens, and then moving the Teen Center to the site of the current library. Mayor Barnes proposed having the Facilities Subcommittee look at these issues. CM Conway expressed interest in joining the Facilities Subcommittee after the Council reorganization.

Mayor Barnes expressed concern about the costs associated with operating and staffing a gymnasium. He said he had been urging the group advocating a high school to include a gymnasium in their plans.

CM Bologoff recommended continuing the Teen Center. He said the Teen Center has given local teens a place to congregate and some organized activities to keep them busy.

Mayor Barnes suggested that the subcommittee consider all the options and come back with some recommendations.

CM Waldo remarked that the City needs to provide sufficient space to accommodate Brisbane Dance Workshop. Mayor Barnes raised the policy question of whether the City should use public funds to construct capital projects that will be used by private, nonprofit groups.

CM Bologoff said he shared Mayor Barnes' concerns about use of public funds.

Mayor Barnes noted that extending the redevelopment agency to include Visitacion Avenue might be the best way to fund the library, the Teen Center, and other facilities.

CM Conway noted that many citizens fear redevelopment agencies because of their perceived potential for abuse. He agreed that having a redevelopment agency would make a source of funds available to encourage store owners and businesses throughout the downtown area to upgrade.

Mayor Barnes observed that a public campaign by neighbors could help change people's opinions in favor of a redevelopment agency. He said there may be a critical mass to overcome objections by promoting the benefits to the community.

CM Conway expressed his opinion that the concept of a redevelopment agency was worth exploring. He noted that redevelopment funding can be used to pay for water and sewer improvements, playground equipment, and other capital installations.

CM Bologoff stated that he was opposed to use of eminent domain to seize private property for redevelopment purposes. CM Conway noted that it was difficult to bind future councils to prevent their exercise of eminent domain power. City Manager Holstine said the City can include provisions prohibiting use of eminent domain in the area and requiring a formal process to change that policy.

CM Waldo recommended that the City Council explore the idea of extending the redevelopment agency to include downtown Brisbane. CM Conway agreed, but proposed putting this topic on hold for the time being. Mayor Barnes expressed his preference for considering this possibility sooner rather than later to facilitate the planning process for future capital projects. He said the subcommittee can identify key issues, consider benefits to the community, and recommend certain provisions like excluding the power of eminent domain. CM Conway noted there is a sunset date for using RDA funds.

Ray Miller, Brisbane resident, recalled that relocation of the Cozy Cove trailer park residents was done using redevelopment agency funding, although that property lay outside the RDA boundaries. City Manager Holstine advised that the law changed in the late 1990's. He said Brisbane used RDA funds in the early 1990's for projects like the fire station and the Community Park. He added that the only exception for use of funds outside RDA boundaries now is for affordable housing.

Mayor Barnes recommended that the City Council approve a resolution identifying possible uses of Measure T funds. He proposed earmarking the first \$50,000 of Measure T revenues received for use in studying and planning the new library. CM Conway noted that setting a specific figure limits flexibility. Mayor Barnes suggested committing \$50,000 as a minimum.

CM Conway expressed support for this approach. He recommended that the staff talk with the Northeast Ridge developer about using some of those funds. He added that combining the new library with an affordable housing project can help reduce the costs.

CM Bologoff said he would prefer not to tie Measure T revenues to the library, noting that at least four people he knew voted against Measure T because of campaign signs linking it with the new library. He recommended using Measure T funds for a variety of projects around town.

Mayor Barnes said the draft resolution proposes allocating a certain amount for library planning, with other funds going to sewer, water, and other capital improvements in town. CM Bologoff observed that some people in town feel that infrastructure needs are more pressing than a new library.

Councilmembers decided to let the subcommittee consider these options and come back with a

recommendation.

#### **D. Baylands Process Status Report**

City Manager Holstine noted that over the past year, Universal Paragon Corporation (UPC) has begun gathering more information about the condition of the soils and the differential settlement at the site, important factors in planning the sites and types of future buildings. He said the issue of a water supply for the development needs to be addressed in the early planning phases because the San Francisco Public Utilities Commission will not be increasing Brisbane's water allocation in the future.

City Manager Holstine advised that the City is currently engaged in a process of planning the open space and recreational uses for the Baylands, and recommendations will be coming to the City Council early next year. At the same time, he said, City consultants will be generating technical information for the traffic, water demand, and environmental analysis in the EIR. He indicated that the City Council will be reviewing project alternatives in the spring and selecting the community's preferred alternative. After that, City Manager Holstine noted, the EIR can be completed and submitted to the Planning Commission and City Council for approval, and deliberations on the specific plan and EIR could take place in late 2009 and early 2010.

CM Waldo asked if the EIR had to undergo review by the Planning Commission before coming to the City Council. He remarked that he had little confidence in the present Planning Commission's ability to provide timely and meaningful input. City Manager Holstine noted that the Council might want to consider scheduling some joint meetings or changing the review process to eliminate that step. He suggested consulting City Attorney Toppel about what options exist.

City Manager Holstine observed that it might be helpful to have City Attorney Toppel remind the Planning Commission of its role to keep discussion focused on relevant issues. CM Waldo proposed stipulating a maximum number of meetings or setting a deadline for Planning Commission recommendations. CM Conway cautioned against applying too much time pressure; he said there should be sufficient time for community input and thoughtful deliberations.

CM Bologoff said the people who speak at Planning Commission meetings tend to come to City Council meetings and repeat the same comments, so the Planning Commission's review does not save time.

Mayor Barnes suggested finding out ways of better managing the process. Councilmembers expressed support for this approach.

Ray Miller said setting a deadline seems to be reasonable, as long as the staff can handle whatever meetings are required to finish the review. He recommended using citizen groups to work with the staff and the Planning Commission to develop specific recommendations and options for the City Council.

Mr. Miller expressed frustration that the planning process for the open space at the Baylands seems to ignore the City's Open Space and Ecology Committee. He noted that there are different types of open area, including City-owned owned space, privately owned open space, and open areas within low-density development areas.

Mayor Barnes said he sketched a flow chart illustrating the chronology described in the first two pages of the staff report, and he reviewed the steps in his diagram.

Mayor Barnes agreed with Mr. Miller that the City needs to maintain a distinction between open space and open areas. He referred to a map he created based on input provided at past public workshops and meetings and pointed out potential active and passive recreational uses for open space and open areas at the Baylands. He said he envisioned an REI store, a climbing gym, mountain bike courses, and a range of other commercial operations for the space north of the lagoon.

Mayor Barnes encouraged Councilmembers to consider using his map as a starting point for Council discussion of where the open space and open areas should be and how they should be used.

CM Richardson commented that Mayor Barnes' three-color map was helpful in distinguishing the public open space and private open areas.

Mayor Barnes said a key issue will be getting people from the multi-modal station in the north toward the recreational facilities farther south. He noted that a crowded game at a baseball park will attract too many cars for the site to handle; he advocated creating pleasant options like a linear park for bikes and pedestrians.

CM Bologoff observed that a bifurcated process seemed to make sense, defining the open space and open areas first, and then reviewing the developed areas of the property. Mayor Barnes suggested getting input from the Open Space and Ecology Committee and surveying the public to identify the uses that need to be studied as part of the preferred community alternative in the EIR.

City Manager Holstine said he expected that the applicant would propose a specific plan amendment to cover the entire Baylands site, not just the first phase. He noted the area west of

the railroad tracks is the most likely site for development, but the EIR will study the entire site.

Councilmembers thanked City Manager Holstine for the update.

**ADJOURNMENT**

There being no further business, the retreat was adjourned at 11:00 a.m.

ATTEST:

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Wendy Ricks  
Acting City Clerk