

City Council Meeting, March 12, 2018, 7 PM

We had a **Closed Session** (at 6:30 PM), regarding labor negotiations. Closed-session topics typically involve labor or personnel, legal proceedings, or real estate negotiations. Because of the sensitive nature of the topics, participants are prohibited from talking about them.

The **Consent Calendar** was next. The items on the consent calendar are thought to need no discussion and are all approved together, unless anyone has an objection or comment.

1. Approval of Disbursements for 2/01/18 through 2/15/18. Checks issued.

2. Approval of Minutes for Feb. 26, 2018

3. Proclamation Confirming Existence of Local Emergency of the Pacifica Coastline from Westline Drive (at the far north end of Pacifica) to the end of Beach Boulevard

This is required by certain state grants to repair damage from winter storms in Jan. 2016 that we proclaim each month (with photos) as a State of Local Emergency.

4. Annual Progress Report on Implementation of the 2015-2023 Housing Element of the General Plan

The Housing Element is part of our General Plan, submitted to several state agencies every 7 years (2015-2023). This item concerns an annual update provided to City Council, the state Dept. of Housing and Community Development, and the Governor's Office of Planning and Research.

The big thing in this year's update is completion of our accessory dwelling unit ordinance to bring it into compliance with state law (Action Program #12 of the Housing Element).

The city's regional housing needs allocation, or "RHNA," for the 7-year Housing Element planning period is 413 units (approximately 52 units per year). We have issued permits for 39 units over the past 3 years, and none fall into the "very low" income category. Frankly, the RHNA numbers are unrealistically high for Pacifica, partly because there are mostly only infill sites left to develop.

The city has retained Placeworks Inc., a consultant, to help with the other Action Programs in the Housing Element.

5. Resolutions for 2 grant applications for \$750,000 each to study design alternatives for replacement of the Beach Blvd. Seawall and Promenade

The grant applications are with the California State Parks Division of Boating and Waterways Shoreline Erosion Control Program and the California Ocean Protection Council. Resolutions of City Council are required as part of the application process.

This \$1.5 million (if we get the grant) will fund the first steps (planning, etc.) in replacing the seawall north of the pier.

6. Approval of an Amendment to the Consultant Services Agreement with Alta Planning & Design for the 400 Block Esplanade Coastal Trail

Originally the California Coastal Conservancy granted us \$75,000 for the design of the coastal trail in the 400 block of Esplanade. This is to extend the design of the trail over the "gap" at 528 and 532 Esplanade, properties recently acquired by the city. The amount is \$7,560 and will be reimbursed by the conservancy.

Council voted 5-0 to approve the **Consent Calendar**.

Oral Communications, for members of the public to comment on items not on the agenda, **Council Communications**, and **Staff Communications** came next.

And now, **Items for Consideration**.

7. 2017-18 Mid-Year Budget Update, including the Fire Department

The mid-year adjustments were done at the last meeting, except for the Fire Department. Its expenditure adjustment is \$481,000, consisting of \$281,000 for overtime fighting various fires around the state; \$169,000 for overtime covering 5 positions on industrial leave; and \$30,000 in equipment for 3 new firefighters. On the revenue side, we have \$312,000 from the state for fighting those fires; a transfer of \$38,000 from the Self-Funded Dental Plan to the General Fund; and \$131,000 in surplus revenues from the general Fund, thus balancing the budget.

Also, since the Self-Funded Dental Plan balance was \$389,000 (in excess of the \$100,000 recommended), an additional \$224,727 was transferred to the General Fund, and \$26,272 to the Wastewater Enterprise Fund. The \$224,727 will show as positive fund balance, adding to the approximately \$5 million already in the fund balance. This balance functions as the reserve fund for the city.

Council voted 5-0 for the appropriations.

8. Request for Qualifications and Request for Proposals for the 2212 Beach Boulevard Site

At the last meeting we discussed the new RFQ and RFP for the Beach Boulevard property, the former wastewater treatment plant. Council decided then to continue the item, because it became publicly known only the prior Wednesday that negotiations had broken down with the previous developer and that the site was available again.

The RFQ and RFP were for a hotel and associated features, including a restaurant. The Pacifica Ocean Discovery Center (PODC), an aquarium/education project, made a presentation at this meeting, seeking 20% of the land on the site to be set aside for it. Then PODC would be able to go to wealthy donors to try to get the money for the land and construction.

I proposed addition of language to the RFP that said proposals including the PODC would also be considered, although they would not be given preference. This would mean the PODC would have to partner with a hotel developer for its project. My proposed language did not attract support.

After considerable discussion, a motion was made to delay the RFQ and RFP for 6 months, at which time the financing for the PODC portion of the project would be evaluated.

Council voted 3-2 on that motion; Sue Vaterlaus and I voted no.

And at 11:45 PM, **we adjourned the meeting** in memory of Dave Barry, longtime PB&R employee and director.