

PIEDMONT CITY COUNCIL

Special Meeting Minutes for Monday, June 11, 2007

A Special Session of the Piedmont City Council was held June 11, 2007, in the City Hall Council Chambers at 120 Vista Avenue. In accordance with Government Code Section 54954.2(a) the agenda for this meeting was posted for public inspection on June 7, 2007.

CALL TO ORDER

Vice Mayor Friedman called the special meeting to order at 7:30 p.m. He announced that the purpose of tonight's meeting is two-fold: first a joint session with the Piedmont Board of Education to review community input from previous community meetings regarding the Civic Center Master Plan Project and discuss with the Piedmont Board of Education how proposed Civic Center improvements can be coordinated with the School District's Measure E Seismic Upgrade Bond Program to identify potential opportunities for collaboration between the two renovation efforts to maximize the efficient use of community resources; and second a public hearing and Council adoption of the proposed FY 07-08 City Budget.

ROLL CALL

Present: Vice Mayor Abe Friedman and Councilmembers Dean Barbieri, John Chiang and Garrett Keating

Absent: Mayor Nancy McEnroe

Staff: City Administrator Geoff Grote, Finance Director Mark Bichsel, Recreation Director Mark Delventhal and City Clerk Ann Swift

Piedmont Board of Education Members: President Ward Lindenmayer, Vice President June Monach and Board Member Roy Tolles

Absent: Board Members Cathie Geddeis and Ray Gabois

School District Staff: Superintendent Constance Hubbard

CONSENT CALENDAR

The following items were considered under one vote by the Council:

Minutes

Approves as submitted Council meeting minutes of June 4, 2007

Agreement

Approves the following amendment to the City Administrator's employment contract based upon consensus reached in the Council's May 21 and June 4 Closed Sessions regarding the performance evaluation of the City Administrator:

Amend Paragraph 4, Compensation, to grant a 7.51% annual salary increase to \$176,508 per year retroactive to January 1, 2007

Resolution 43-07

RESOLVED, that the City Council approves the consent calendar as noted.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0045)

PUBLIC FORUM

There were no speakers for the public forum.

REGULAR CALENDAR

The Council considered the following items of regular business:

Presentation

The City's Civic Center Master Plan Consultants from Fisher-Friedman narrated a power-point presentation summarizing its preliminary findings based upon research of previous documentation related to the Civic Center, an on-site assessment of the area, input received from a series of community meetings and workshops and discussions with City leaders. As a result, three land use design schemes have been developed:

Scheme A – Tennis Court & Parking Package

Scheme B – Swim Center Package

Scheme C – Recreation Building Package

All three schemes included an underground parking garage at the site of the current Recreation Center tennis courts, with new courts atop the garage at street level, a three pool swim complex, and a café at 801 Magnolia. The schemes differed in terms of the configuration of the swimming pool complex, the design of a public plaza area at 801 Magnolia, the size of the pool locker/fitness center, the incorporation of the existing Recreation Center building directly into the pool locker room/fitness center facility and the treatment of Bonita Avenue (between Vista & Magnolia). Scheme B also proposed the creation of an underground parking garage below the Havens playground if a public plaza is created in the existing parking lot at the Bon Fare Market site.

The consultants requested direction as to which schemes should be pursued and refined over the summer for presentation to the City later in the fall.

Public testimony was received from:

George Childs requested that any development scheme consider ways to reduce the need for people to come to the Civic Center to conduct City business. He also suggested that the Recreation Center tennis courts be relocated to Blair Park and the existing site be repaved as a parking lot or that 801 Magnolia be demolished and that site be developed as a parking lot (less expensive alternatives to the construction of parking garages). He also urged that any new swim center remain as a private club operation, with no City funds expended for its construction or operation. He also questioned the feasibility of closing Bonita Avenue (between Vista & Magnolia) to vehicle traffic and of creating an all-way stop "T" intersection on Highland at Magnolia.

Ellen Greenberg opposed the construction of a parking garage in the Civic Center, suggesting that the Community Hall parking lot be used for City employee parking. She too was not convinced of the desirability of closing Bonita Avenue to vehicle traffic, suggested that a café be located at the Wells Fargo Building property and requested

more information re the proposal's impact on pedestrian/bike safety and the target user groups for each of the three pools proposed.

Kyla Oh voiced support for any of the three schemes and urged that if parking garages are constructed under the tennis courts or Havens playground, their use be restricted to City and School employees – not the general public.

Drew Bendon opposed the construction of Civic Center parking garages and encouraged the City to propose alternative solutions for handling the day-long parking requirements of City and School employees. He did support the creation of more short-term parking in the area.

The Council and School Board discussed the various design concepts presented. Council consensus was reached regarding the following:

- A preference for Scheme C;
- Support for the addition of a landscaped “roundabout” on Highland in front of the Exedra area;
- No longer pursue the proposed creation of a plaza at the site of the current Bon Fare Market (private property);
- Support for designating street parking within the Civic Center for short-term parking (2 and 4 hour zones) once a parking garage is constructed below the tennis courts;
- Cost estimates for proposed features be provided;

In addition, the Council requested the School Board to:

- Ask the PHS Principal and other teachers/coaches involved in the school's aquatics programs to review and comment on the design/configuration of Scheme C's proposed pool complex;
- Examine whether school employee/teacher parking can be accommodated on District property, either by using existing open space or through the construction of a parking garage below Havens playground;

The Council directed Fisher-Friedman to submit a proposal next fall that includes:

- A refinement of Scheme C
- A detailed Traffic Plan/Analysis, addressing:
 - * mitigation measures relating to the closure of Bonita Avenue
 - * number of parking spaces in the underground garage
 - * number of potential angled parking spaces on Highland
 - * specific identification of timed parking zones on Civic Center bordering streets, including handicap parking spaces (e.g. 30 minute, 2-hour, 4-hour)
 - * a landscaped roundabout at Highland/Magnolia, including traffic lane changes on Highland approaching/leaving the roundabout
 - * creation of a “drop-off” zone in front of the Recreation Center
 - * Oakland Avenue

- A detailed Landscaping Plan addressing all Civic Center design components;
- An examination as to better utilization options for the City Hall rear garages;
- Swim complex to include a 30 meter size pool
- Cost estimates for each major design component, cost estimates if the project is phased, best cost efficiency options for bundling design components and an evaluation as to whether the swim complex can be constructed in the 1st phase;

The Council also requested the Steering Committee to consider Fisher-Friedman's suggestion that a community workshop be held in September with specific emphasis on obtaining input from seniors, young mothers and teens.

**Public Hearing:
Proposed FY 07-08
City Budget; Municipal
Services Tax Levy;
Municipal Sewer
Tax Levy**

The Vice Mayor opened the second of two public hearings on the proposed FY 07-08 City budget and proposed FY 07-08 tax levies for the Municipal Services Tax and Municipal Sewer Tax. The first public hearing was held June 4. In addition to these two public hearings, the Council also considered the budget and tax levies at a special budget work session on May 19th.

Public testimony was received from:

George Childs commended the Council for its proposed elimination of the municipal parcel tax assessments for 07-08 and voiced support for the proposed increase in the sewer tax rate.

On a Motion by Councilmember Barbieri, Seconded by Councilmember Chiang and Carried, the Council agreed to extend tonight's meeting to 11:30 p.m. in order to complete agenda consideration.

The Council reviewed the proposed additions/deletions to the proposed budget previously agreed to and requested two additional changes:

- Transfer an additional \$50,000 from the General Fund reserve to the Resurfacing of the Guilford Tennis Courts; and
- Transfer \$100,000 from the General Fund reserve to the Sewer Fund. The Council requested that the funding requirements of the Sewer Fund be re-evaluated at mid-year based upon the results of sub-basin video tapes.

The Council also noted that because of the General Fund transfer of \$100,000 to the Sewer Fund, it will not be necessary to increase the FY 07-08 Sewer Tax rate – the rate will remain at 06-07 levels.

Budget Adoption

Resolution 44-07

RESOLVED, that the City Council appropriates all fund balances at the close of the fiscal year ending June 30, 2007, to applicable reserves in the various funds.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0165)

Resolution 45-07

RESOLVED, that the City Council approves FY 06-07 year-end transfers from the General Fund Reserve in the amount of \$2,540,000 as proposed by the Council at its meeting of June 4, 2007, as well as authorizes an additional transfer of \$50,000 for the Guilford Tennis Courts Resurfacing Project and an \$100,000 transfer to the Sewer Fund.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0165)

Resolution 46-07

RESOLVED, that the City Council adopts the City's proposed FY 2007-08 operation budget in the amount of \$19,230,776.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0165)

Resolution 47-07

RESOLVED, that the City Council adopts the City's proposed FY 2007-08 capital projects budget in the amount of \$5,500,913.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0165)

Resolution 48-07

RESOLVED, that the City Council approves all fee schedules contained in the proposed FY 07-08 budget, effective July 1, 2007.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0165)

Resolution 49-07

RESOLVED, that the City Council approves an increase in the hourly rate for Schoolmates from \$5.25 to \$5.50 per hour and approves all other Schoolmates related fees pursuant to the submitted fee schedule.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe
(0165)

Resolution 50-07

RESOLVED, that the population percentage increase for the County of Alameda be used for computing the 2007-08 appropriation limit for the City of Piedmont.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe

(0165)

Resolution 51-07

RESOLVED, that the use of growth in the California Per Capita Income be used for computing the appropriation limit for the City of Piedmont for fiscal year 2007-08.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe

(0165)

Resolution 52-07

RESOLVED, that following public notice of the availability of the documentation used in the determination of the appropriation limit pursuant to Section 7910 of the Government Code and Article XIII(B) of the California Constitution, as amended by Proposition 111 and SB 88, the City Council does hereby establish the appropriation limit for fiscal year 2007-08 at \$14,875,418.

Moved by Chiang, Seconded by Barbieri

Ayes: Friedman, Barbieri, Chiang, Keating

Noes: None

Absent: McEnroe

(0165)

Resolution 53-07

WHEREAS, the City Council in accordance with the provisions of Chapter 20B of the City Code has held a public hearing relating to the need to assess the Municipal Services Tax for the 2007-08 tax year commencing July 1, 2007; and

WHEREAS, the City Council, after fully considering all of the information and materials before it, determines in accordance with Section 20B.2 of the City Code that the cost of providing the general municipal services for the 2007-2008 tax year exceeds the amount of funds generated through other revenue and income for such services; and

WHEREAS, the City Council further determines that a general Municipal Services Tax must be levied for the 2007-08 tax year in order to provide the municipal services required by the residents of the City; and

WHEREAS, after reviewing the financial and tax data available, the City Council determines that the amount to be raised by the Municipal Services Tax is \$0 and that the tax should be set at the rates set forth hereafter.

RESOLVED, that based upon the foregoing findings and determinations the City Council does hereby levy a general Municipal Services Tax in the amount of \$0 for the 2007-08 tax year pursuant to Chapter 20B of the City Code at the rates set forth hereafter:

Single Family Residence

0 to 4,999 sq. ft.	\$0
5,000 to 9,999 sq. ft.	\$0
10,000 to 14,999 sq. ft.	\$0
15,000 to 20,000 sq. ft.	\$0
Over 20,000 sq. ft.	\$0

Commercial Properties

0 to 10,000 sq. ft.	\$0
Over 10,000 sq. ft.	\$0

Multi-Family Residence per unit \$0

Parcels Divided by Tax Code Area Line \$0

Moved by Chiang, Seconded by Barbieri
Ayes: Friedman, Barbieri, Chiang, Keating
Noes: None
Absent: McEnroe
(0165)

Resolution 54-07

WHEREAS, the City Council in accordance with the provisions of Chapter 20E.4 of the Piedmont Municipal Code has held a public hearing relating to the need to assess the Municipal Sewer Tax for the 2007-08 tax year commencing July 1, 2007; and

WHEREAS, the City Council, after fully considering all of the information and materials before it, determines in accordance with Section 20E.2 of the City Code that the maximum amount to be raised by the Municipal Sewer Tax is \$1,750,000 and

WHEREAS, under the provisions of Section 20E.3, the tax for the fiscal year beginning July 1, 2007 shall be set forth hereafter;

WHEREAS, that based upon the foregoing findings and determinations, the City Council does hereby levy a Municipal Sewer Tax in the amount of \$1,750,000 for the 2007-08 tax year pursuant to Chapter 20E of the Piedmont Municipal Code at the rates set forth hereafter.

RESOLVED, that based upon the foregoing findings and determinations the City Council does hereby levy a Municipal Sewer Tax in the amount of \$1,750,000 for the 2007-08 tax year pursuant to Chapter 20E of the City Code at the rates set forth hereafter:

Single Family Residence

0 to 4,999 sq. ft.	\$388
5,000 to 9,999 sq. ft.	\$444
10,000 to 14,999 sq. ft.	\$510
15,000 to 20,000 sq. ft.	\$596
Over 20,000 sq. ft.	\$702

Commercial Properties

0 to 10,000 sq. ft.	\$702
Over 10,000 sq. ft.	\$967

Multi-Family Residence per unit \$325

Parcels Divided by Tax Code Area Line \$388

Moved by Chiang, Seconded by Barbieri
Ayes: Friedman, Barbieri, Chiang, Keating
Noes: None
Absent: McEnroe
(0165)

ADJOURNMENT

There being no further business, Vice Mayor Friedman adjourned the meeting at 11:30 p.m.