

MINUTES
SPECIAL & REGULAR MEETING
OF THE
CITY OF HALF MOON BAY
CITY COUNCIL

August 1, 2006

CONVENE SPECIAL MEETING

The City Council convened the Special Meeting at 6:30 p.m. with **Councilmembers Grady, McClung, Muller** and **Mayor Fraser** present. **Vice Mayor Patridge** was absent.

Recess to Closed Session:

- **Pursuant to Government Code Section 54956.9 (b) - Conference with Legal Counsel - Anticipated Litigation** - Significant Exposure to Litigation (1 case)
- **Pursuant to Government Code Section 54956.9 — Conference With Legal Counsel — Existing Litigation** — Ailanto Properties, Inc. v. City of Half Moon Bay (Ailanto I) California Court of Appeal, First Appellate District Case No. A098920; — Ailanto Properties, Inc. v. City of Half Moon Bay & California Coastal Commission (Ailanto II) San Mateo County Superior Court Case No. 416540; Ailanto Properties, Inc. v. City of Half Moon Bay (Ailanto III) San Mateo County Superior Court Case No. 422561
- **Pursuant to Government Code Section 54957 — Public Employee Performance Evaluation** — City Manager
- **Pursuant to Government Code Section 45957.6 – Conference with Labor Negotiator** – City Manager – Unrepresented Employees.

The Special meeting was adjourned at 6:55 p.m.

CONVENE REGULAR MEETING

The City Council convened the Regular Meeting at 7:00 p.m. with **Councilmembers Grady, McClung, Muller** and **Mayor Fraser** present. **Vice Mayor Patridge** was absent.

PROCLAMATIONS AND PRESENTATIONS:

- **Caltrans Devil's Slide Update**
- **Presentation of GFOA Financial Reporting Award**
- **Presentation to Jack Liebster, Former Planning Director**
- **Certificates of appreciation to Sgt. John Sanchez, Charlie Voos and the Public Works Department for their efforts during the Devil's Slide closure**

ORAL COMMUNICATIONS:

Jim Rourke, Pescadero resident, spoke regarding his difficulty in receiving a copy of an accident report from the police department and his ongoing attempt to receive information on the investigation.

Charlie Hall, Half Moon Bay Horseshoe Club, spoke regarding recent Horseshoe Club activities.

George Muteff, 408 Redondo Beach Road, spoke regarding the accomplishments of this City Council. He provided suggestions for future City Council agendas.

Michael Klass, on behalf of Peninsula Aeromodelers, spoke regarding the insurance policy for their organization.

Jim Larimer, 569 Alto Avenue, reviewed the process and timeline for the El Granada pipeline project.

Dale Dunham, 513 Ruisseau Francais Avenue, spoke regarding disaster preparedness.

Ozzie Montiero, 808 Monte Vista, said that a town hall meeting should be scheduled.

Dana Montiero, 808 Monte Vista Lane, said that intrusive environmental regulations are interfering with property owners' rights.

Ed Watkins, on behalf of Boys and Girls Club, provided an update on the Half Moon Bay High School baseball field improvements.

Pamela Fisher, 659 Highland, spoke regarding parking issues in the Highland Park neighborhood.

COUNCIL PRIORITY STATUS REPORTS FROM STAFF:

City Manager Auker introduced Interim Planning Director Steve Flint. She provided an update on sidewalk repair, Highway 92 work, staff recruitments and weed abatement.

Chief of Police Ortiz provided information on the City's disaster preparedness plan.

City Attorney Joe Chapman said that during Closed Session the City Council received information but took no action.

Public Works Director Nagengast spoke regarding funding for the Highway 92 project and the Public Works Department's storm season preparations.

CONSENT CALENDAR:

- 1. Waive Reading of Ordinances and Resolutions**
- 2. Planning Director Issued Permit Items**
- 3. Approve City Council Minutes for the Meeting of June 20, 2006**

4. **Approve Warrant Reports Dated June 30, 2006 in the Amount of \$124,010.01, July 12, 2006 in the Amount of \$830,589.46 and July 22, 2006 in the Amount of \$360,816.34**
5. **Approve Contract Change Order to the 2004-05 Sidewalk Curb, Gutter and Concrete Repairs – Bid No. 05-02**
6. **Cost of Living Adjustment Increase Effective July 1, 2006 for the Half Moon Bay Police Officers Association, Police Management, the International Union of Operating Engineers Stationary Local 39, AFL-CIO, Represented Management Team Members and Unrepresented Positions**
7. **Appointment to the Architectural Review Committee**
8. **Treasurer's Report for June 30, 2006**
9. **Approve Fee Waiver for Native Son's Softball Tournament**

Motion by **McClung/Grady** to approve the Consent Calendar as presented. Upon a roll call vote, the motion carried 4-0 with **Vice Mayor Patridge** absent.

STAFF REPORTS AND RESOLUTIONS

10. **Discussion of HMB Community Park Development Timeline and City-wide Park and Recreation Master Plan**

City Manager Auker presented the staff report.

Laurel Kelly of Moore Iacofino Goltsman provided information on the park development timeline and the P/R Master Plan.

Mayor Fraser opened Public Comment at 8:58 p.m.

Sofia Freer, 984 Pilarcitos, had questions regarding the master plan and financing the community park.

John Lynch, 2098 Touraine Lane, said that the community park should be "fast tracked" as parks are vital to communities.

Jack McCarthy, no address provided, said he was shocked by the cost to develop the park.

Roslyn Ramsey, 47 Valencia Street, spoke regarding phasing various components of the park and community fundraising.

Mike Ferreira, 419 St. Joseph, expressed shock at the project cost estimate. He requested that the community receive a breakdown of the various costs.

George Muteff, 408 Redondo Beach Road, suggested that a plan be formulated to pay for the park land before moving forward with developing the site.

Ozzie Monteiro, 808 Monte Vista Lane, said it was most vital at this point to figure out a way to pay for the land.

Mayor Fraser closed Public Comment at 9:15 p.m.

Discussion ensued between the City Council and staff.

A subcommittee of **Councilmembers Grady and Muller** was assigned to discuss financing options with Peninsula Open Space Trust. The City directed staff to explore other purchasing options with the Finance Committee; investigate alternative interim uses for the property and to provide further information on the cost estimate & mitigation. The City Council further directed that the Parks & Recreation Commission be asked to review the City's existing Park Master Plan and provide input.

11. Award of Contract Bid – Highway 1 Trail – Phase 1

Public Works Director Nagengast presented the staff report.

Mayor Fraser opened Public Comment at the hour of 10:10 p.m.

There were no speakers.

Mayor Fraser closed Public Comment at the hour of 10:11 p.m.

Motion by **Grady/McClung** to approve staff recommendations 1 through 6 as presented in the staff report. Upon a roll call vote, the motion carried 4-0 with **Councilmember Patridge** absent.

12. Process for Public Involvement

This Item Requested by Councilmember McClung

Councilmember McClung explained her reasons for requesting this agenda item.

Mayor Fraser opened Public Comment at the hour of 10:11 p.m.

Dale Dunham, 513 Ruisseau Francais Avenue, spoke regarding the time limits placed on public speakers at the City Council meetings.

George Muteff, 408 Redondo Beach Road, spoke regarding the importance of public participation.

Mayor Fraser closed Public Comment at 10:15 p.m.

Discussion ensued between the City Council and staff.

It was the City Council consensus that this process could be valuable and staff should

explore its potential uses relating to the community park and other facilities planning.

13. Discussion of Proposed Coastal Commission Amendments to the City's Mobile Home Park District Ordinance

Time Estimate: 30 Minutes

Joe Chapman presented the staff report.

Mayor Fraser opened Public Comment at 10:36 p.m.

Greg Antone, on behalf of the Hilltop Mobile Home Park owner, said that the proposed changes to the ordinance lead to the opposite of the desired outcome.

Eddie Andreini, 2220 S. Cabrillo, said he is against the north side of the Hilltop Mobile Home Park being included in the proposed ordinance.

Jack Verderame, part owner of Canada Cove Mobile Home Park, had questions regarding the proposed ordinance.

Clifford Bechtel, 7 Montecello Court, Woodside, expressed numerous concerns about the proposed ordinance.

Doug Snow, 272 Main Street, said he was concerned about the proposed ordinance changes affecting the M1 zoning near the Hilltop Mobile Home Park.

Mayor Fraser closed Public Comment at 10:56 p.m.

Discussion ensued between the City Council and staff.

The City Council recommended that staff request the Coastal Commission delay its consideration of the ordinance for one meeting delay to allow the City Council and the public to have a more formal discussion and provide input. .

Motion by **Grady/Muller** to adjourn the Regular Meeting. Upon a voice vote, the motion carried 4-0 with **Councilmember Patridge** absent and the meeting was adjourned at 11:25.

Respectfully Submitted:

Approved:

Siobhan Smith
City Clerk

Marina Fraser
Mayor