



Minutes
Town of Atherton
City Council
March 6, 2019
4:00 P.M.
Council Chambers
94 Ashfield Road
Atherton, California
Special Meeting

ROLL CALL

Lempres, Lewis, Wiest, Vice Mayor DeGolia, Mayor Widmer

PUBLIC COMMENT –

Christine David, Atherton resident, encouraged Council to approve the contract for S.J. Amoroso to construct the civic center project. She encouraged Council to include the add-alternate as well and to consider the impacts to the neighbors if the add alternate was done at a later time.

ACTION ITEM

Council Member Lempres recused himself due to the proximity of his house to the project location.

- 1. AWARD A CONTRACT TO S.J. AMOROSO CONSTRUCTION COMPANY INC., FOR CONSTRUCTION OF THE CIVIC CENTER PROJECT – PROJECT NUMBER 54015, TO INCLUDE, IF SELECTED, THE ADD ALTERNATE; AUTHORIZE THE CITY ATTORNEY TO PREPARE AND CITY MANAGER TO EXECUTE A CONTRACT WITH S.J. AMOROSO CONSTRUCTION COMPANY INC., TO CONSTRUCT THE CIVIC CENTER PROJECT; APPROVE A TASK ORDER WITH INTERWEST CONSULTING GROUP FOR PRE-CONSTRUCTION MOVE MANAGEMENT SERVICES; AUTHORIZE THE CITY MANAGER TO EXECUTE A TASK ORDER AMENDMENT WITH INTERWEST CONSULTING GROUP FOR CONTINUED CIVIC CENTER PROJECT MANAGEMENT SERVICES THROUGH CONSTRUCTION; AND AUTHORIZE STAFF TO BEGIN THE CONSTRUCTION PHASE OF THE CIVIC CENTER PROJECT**

Report: City Manager George Rodericks

Recommendation:

1. Award a construction contract to S.J. Amoroso Construction Company Inc., for the construction of the Civic Center Project, Project Number 54015 deemed the lowest responsive bidder, Redwood Shores, CA for a fee of \$44,177,000 and, if selected, award the add alternate for the project for a fee of \$2,900,000; and
2. Authorize the City Attorney to prepare and the City Manager to execute a construction contract with S.J. Amoroso Construction Company Inc., to construct the Civic Center Project; and

3. Approve a Task Order with Interwest Consulting Group (Interwest) to provide pre-construction move management services for a not to exceed fee of \$66,800; and
4. Approve Task Order Amendment No. 3 with Interwest for continued Civic Center project management services through the Construction Phase of the Civic Center project for a not to exceed fee of \$416,300 and authorize the City Manager to execute this Task Order Amendment No. 3; and
5. Authorize staff to begin the construction phase of the Civic Center Project.
6. Authorize staff to have WRNS Studio to begin Construction Administration Support Services Phase 7 for a not to exceed fee of \$519,960 per the original April 9, 2015 agreement.

Project Manager Marty Hanneman summarized his report.

S.J. Amoroso representatives spoke regarding their previous work experience. They encouraged approving the add-alternate.

Item 1 and 2 – MOTION by Lewis, second by DeGolia to approve items 1 and 2 and include the add alternate to the project. The motion passed 4-0-1 (Lempres recused).

Item 3 – MOTION by Wiest, second by Widmer to approve item 3. The motion passed 4-0-1 (Lempres recused).

Item 4 – MOTION by Lewis, second by Wiest to approve item 4. The motion passed 4-0-1 (Lempres recused).

Item 5 – MOTION by DeGolia, second by Widmer to approve item 5. The motion passed 4-0-1 (Lempres recused).

Item 6 – Mayor Widmer was concerned with the number of change orders brought forth.

MOTION by Wiest, second by Lewis to approve item 6. The motion passed 4-0-1 (Lempres recused).

SPECIAL SESSION AGENDA

Lempres returned to the meeting.

2. FY 2019/20 BUDGET KICK-OFF AND OVERVIEW

Report: Finance Director Robert Barron III

Recommendation: Review and Discuss

Finance Director Barron III presented. The first meeting of each budget cycle is a Budget Kick-Off and Overview. The Budget Kick-Off and Overview discussion focuses on a recap of the current fiscal year, budget assumptions and the 5-year forecast.

Barron reviewed:

- An overview of the FY 2018/19 Year-End Projected Fiscal Condition
- An overview of the Town's Major Revenue Sources and 5-Year Forecasts

- An overview of the Town's Major Expenditure Categories and 5-Year Forecasts
- An overview of the Budget Process and Policy Discussions

There was discussion about park revenue assumptions given staff moving into the park; percentage of reserves; cash flow analysis; timing of future budget meetings; and the need to look at numbers compared to cash flow for the civic center.

The next meeting no budget will be held on April 3rd and discussion will revolve around the 2019/2020 Budget Study Session on Town Operations.

3. DISCUSSION OF SENATE BILL 50 (WIENER) – EQUITABLE COMMUNITIES INCENTIVE; OTHER STATE AFFORDABLE HOUSING INITIATIVES; AND COUNCIL POLICY WITH RESPECT TO STATE AFFORDABLE HOUSING SOLUTIONS

Report: None

Recommendation: Discussion and Feedback to Council Subcommittees

Vice Mayor DeGolia explained Senator Wiener's SB50 where he is trying to do anything he can to build housing around transit centers on the theory that if people live near the transit line they will drive less. He added that there is a provision that allows developers to build with no parking as long as they are within ½ mile of the transit line. DeGolia felt that there are very big housing issues along with job imbalances.

Council Member said she had a discussion with Senator Wiener about the possibility of rewriting his bill to allow for carve outs for cities with smaller populations. She said the current formula is not acceptable for a town like Atherton for creating high density housing along the transit line. Lewis said she spoke about this during public comment at the C/CAG meeting that Senator Wiener attended.

Mayor Widmer said he has spoken to Assemblyman Marc Berman a few times about this issue. He said something in affordable housing will happen soon and these discussion will help prepare. Widmer felt that just like the housing element, give the Town a goal, and we will work it out over time.

Council Member Lempres noted that this is difficult because of the nature of our Town. He said he would like to preserve the character of the Town as much as possible. Lempres added that a lot of the problem is the creation of massive amounts of jobs with no consideration of housing and transportation. He concluded that there ought to be a formula for a community to provide their fair share of housing in relation to the development of jobs.

Council Member Wiest said he felt that planning develops with no consequences of roadways and other issues. He felt that if large developments are approved that there should be something applicable to fair housing. Wiest added that this bill is in direct conflict with Senator Hill's bill regarding two lane tracks and the Caltrain Business Plan.

ADJOURN

Mayor Widmer adjourned the meeting at 5:33 p.m.

Respectfully submitted by,
Theresa DellaSanta
City Clerk



AGENDA
Town of Atherton
City Council/Audit Finance Committee
April 3, 2019
4:00 P.M.
Council Chambers
94 Ashfield Road
Atherton, California
Special Meeting

ROLL CALL

Lempres, Lewis, Wiest, Vice Mayor DeGolia, Mayor Widmer
Finance Committee Members Walker and Polito were in attendance.

PUBLIC COMMENT – *None.*

ACTION ITEM

1. ACCEPTANCE OF WORK, AUTHORIZATION TO RECORD NOTICE OF COMPLETION FOR THE LIBRARY DEMOLITION AND ABATEMENT PROJECT, PROJECT NUMBER 56087

Report: Public Works Director Robert Ovardia

Recommendation: Accept work and authorize recording of a Notice of Completion (NOC) for the demolition and abatement of the Library, Project Number 56087

Discussion: *This item involves discussion of the library demolition and abatement project and authorization of recording a Notice of Completion for the project.*

Council Member Lempres recused himself due to the proximity of his house to the project location.

MOTION by Wiest, second by Lewis to accept work and authorize recording of a Notice of Completion (NOC) for the demolition and abatement of the Library, Project Number 56087. The motion passed unanimously.

2. AWARD OF CONTRACT FOR THE MIDDLEFIELD ROAD CLASS II BICYCLE LANES IMPROVEMENT, PROJECT NUMBER 56081; APPROVE AN CONSTRUCTION MANAGEMENT PROFESSIONAL SERVICES FOR THE PROJECT

Report: Public Works Director Robert Ovardia

Recommendation:

1. Award the construction contract for Middlefield Road Class II Bicycle Lanes Improvement Project, project number 56081 to the lowest responsive bidder, Golden Bay Construction of Hayward in the amount of \$289,945 and authorize change orders up to \$30,000; direct the City Attorney to prepare the contract; and authorize the City Manager to execute the contract on behalf of the Town.
2. Direct the City Attorney to prepare and the City Manager to execute a professional agreement for construction management services with Hill International, Inc. in the

amount of \$58,519.71; and authorize the City Manager to approve additional services up to \$7,000.

Discussion: *This item involves discussion of bids received and award of a construction contract for the Middlefield Road Class II Bicycle Lanes Project to Golden Bay Construction of Hayward in the amount of \$289,945 and authorization of change orders up to \$30,000, and approval of a professional services agreement with Hill International for construction management and inspection services in the amount of \$58,519.71 and authorization of additional services up to \$7,000.*

City Manager Rodericks presented.

There was discussion and clarification about grants funds and project costs.

MOTION by DeGolia, second by Widmer to approve items 1 and 2. The motion passed unanimously.

STUDY SESSION ITEMS

Mayor Widmer rearranged items to take up 4 and 5 first in case additional members of the Audit/Finance Committee who were not present were running late.

4. DISCUSSION OF A POTENTIAL UTILITY UNDERGROUNDING DISTRICT IN THE CIVIC CENTER AREA AND/OR THE SALE/TRANSFER OF RULE 20A UTILITY UNDERGROUNDING WORK CREDITS AND PROVIDE STAFF WITH DIRECTION

Report: Public Works Director Robert Ovadia

Recommendation: Consider the option of creating an underground utility district in the Civic Center area or selling accumulated Rule 20A work credits

Discussion: *This item involves discussion of the potential creation of an underground utility district in the Civic Center area and/or the potential sale of PG&E undergrounding work credits.*

City Manager Rodericks presented options for using Rule 20A funds.

Vice Mayor DeGolia asked if the engineer report can be done and once it's done and if the cost was too high there was an option to buy additional funds out on the market.

Council Member Lewis asked if there is any dangers with the current pole and how the road curves over the tracks on Fair Oaks. Have there been accidents? Rodericks said staff will pull any information on accidents.

There was discussion about aesthetics and electrification; the value of PG&E's funds; and timing issues related to the civic center project.

Staff will return to the Council with monthly updates.

5. REVIEW AND DISCUSS TERM LENGTHS WITHIN THE COMMISSION/COMMITTEE RESOLUTION AND PROVIDE STAFF WITH DIRECTION REGARDING ANY PROPOSED CHANGES OR PROCESS

Report: City Manager George Rodericks

Recommendation: Review and discuss the Commission/Committee term lengths and provide staff with direction regarding any proposed changes or process

Discussion: *This item involves discussion of the term lengths of the committee/commission resolution specifically the process for staggering terms.*

Vice Mayor DeGolia felt that the Committees and Commission needs more consistent staggering policies in order to minimize the number of vacancies each year. DeGolia provided his input on how to do so.

Staff will return to City Council with a revised resolution.

CONVENE IN A JOINT MEETING WITH THE AUDIT/FINANCE COMMITTEE

Three members of the Finance Committee (Amle, Patil and Lee) were not present so the City Council did not convene into a joint session.

3. FY 2019/20 GENERAL FUND/OPERATIONS BUDGET

Report: Finance Director Robert Barron III

Recommendation: Review and Discuss

Discussion: *This item involves a presentation by staff of the various departmental budgets for fiscal year 2019/2020. The Council has an opportunity to review the budgets and the various departmental requests and staff takes input from the Council and incorporates that input into the budget document scheduled for adoption in June.*

Finance Director Robert Barron III presented. This is a review of the Town's General Fund Operational Budget. Expenditures include the Administration, Finance, Planning, Building, Inter-Department, Public Works, and Public Safety departments. The Operations Budget focuses on the Town's fiscal outlook of revenues and expenditures over time to the Town's General Fund.

There was discussion about revenue assumptions; accuracy in projections; and cash flow issues as it relates to the civic center project. Council expressed their desire to be as accurate and close as possible with the budget assumptions when the time comes to do certificates of participations for the civic center project.

There was short discussion on the CalPERS pension rates and the UAL payments. Barron briefly reviewed the revenues in order to save time to discuss expenditures.

Council Member Lempres asked how much is spent on conferences and training through all departments. Staff will follow up with details.

Regarding the Interdepartmental Budget, Council asked about insuring the temporary trailers in the park. Staff explained that the current admin and permit center buildings will be removed and the new trailers will be added to the Town's property schedule.

Vice Mayor DeGolia questioned the increase in engineering and facilities and maintenance budget. Barron indicated that the engineering budget is a placeholder for specific projects that come up through the year such as stop signs or traffic devices. The facilities and maintenance was increased due to the unknowns associated with staff moving to temporary trailers in the park.

There was discussion and clarification about the police overtime budget and how it is illustrated in the budget. Further discussion ensued regarding how the UAL payment is allocated to employees.

Rodericks explained the components of payments to CalPERS. He noted that there is a pension percentage for active employees and then there is an allocation for UAL that relates to retired employees.

Mayor Widmer asked what a “launcher” is. Chief McCulley noted that they are less lethal rounds similar to bean bags. He said that since law enforcement is under more scrutiny that the department needs to have these tools available to them.

Council Member Lempres questioned the funding for body cameras. McCulley noted that we are replacing old cameras with brand new ones provided by a company that bought out Viewu.

Staff will return to City Council at their May study session to discuss the special funds and capital improvement projects.

ADJOURN

Mayor Widmer adjourned the meeting at 6:17 p.m.

Respectfully submitted by,
Theresa DellaSanta
City Clerk