

**MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF CORONADO
Coronado City Hall
1825 Strand Way
Coronado, CA 92118
Tuesday, September 6, 2005, 3:00 p.m.**

Mayor Smisek called the meeting to order at 3:00 p.m.

1. ROLL CALL:

Present: Councilmembers Downey, Monroe, Tanaka, Tierney
and Mayor Smisek

Absent: None

Also Present: City Manager Mark Ochenduszko
City Attorney Morgan Foley
City Clerk Linda Hascup

2. INVOCATION AND PLEDGE OF ALLEGIANCE. Floyd Ross provided the invocation and Mayor Smisek led the Pledge of Allegiance.

3. MINUTES: The minutes of the Regular Meeting of August 2, 2005, a copy having been provided Council prior to the meeting, were approved as submitted. The reading of the minutes in their entirety was unanimously waived.

MSUC (Tanaka/Downey) moved that the City Council approve the minutes of the Regular Meeting of August 2, 2005, as submitted.

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

4. CEREMONIAL PRESENTATIONS:

4a. Proclamation: September as “Emergency Preparedness Month.” Mayor Smisek presented the proclamation to Fire Chief Kim Raddatz, Fire Division Chief Alan Nowakowski, and CERT Team members. He explained that the City of Coronado has sent Fire Captain Joe Lacourt to Gulfport Mississippi as part of the urban search and rescue team in the aftermath of Hurricane Katrina. Fire Captain Mike Blood and Fire Engineer Eric Hingeley are scheduled to go next.

Mayor Smisek announced that, during this past week many different organizations have begun collecting money and goods to help the victims of Hurricane Katrina. The City of Coronado will help provide information for people who want to make donations. If people want to bring a check to the City it will be accepted and given to the Red Cross if another organization is not designated by the donor.

5. CONSENT CALENDAR: The City Council approved, adopted and/or accepted as one item of business Consent Agenda Items 5a through 5j with the addition of Items 11c, 11e, 11h, 11i and 13a.

Councilmember Tanaka commented on Item 5e. He thanked staff for taking such quick action and doing so in a way that didn't disrupt the first day of school.

Councilmember Monroe commented on Item 11c. The City Manager, Tony Pena, Ed Kleeman, the Coastal Commission staff and the meetings that were had with them as well as the Police Department spending four months daily surveying the area and counting cars. It was with that data that staff was able to go to Coastal and get their agreement that there could be an improvement for Coronado's residents.

MSUC (Downey/Monroe) moved that the City Council approve the Consent Calendar Items 5a through 5j with the addition of Items 11c – Approval of Amendment to Local Coastal Program for Expansion of Decal Parking Permit District Near Bay View Park (First Street and I Avenue), 11e – Award of Contract for Sewer Main Replacement and Alley Resurfacing Project for Block 38 (between A and B Avenues from Seventh to Eighth Streets), Block 136 (between I and J Avenues from Third to Fourth Streets), Block 144 (between C and Orange Avenues from Third to Fourth Streets) and Block 170 (between Orange and D Avenues from First Street to Second Streets), 11h – Consideration of an Encroachment Permit for Wall and Landscaping Amenities Within the Second Street Right-of-Way Adjacent to 611 Second Street, 11i – Ratification of the Termination of Current Custodial Maintenance Services Agreement and Authorization of the Execution of New Agreement for Custodial Services and 13a – Request from Councilmember Monroe That City Council consider

**Asking Staff to Evaluate an Ordinance Exempting Certain Holders of
Special License Plates from Parking Fees at Parking Meters**

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

5a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda. The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only. **The City Council waived the reading of the full text and approved the reading of the title only.**

5b. Approval of Warrants. The City Council ratified payment of warrants Nos. 10045311 thru 10045916 audited and approved by the Audit Committee, provided there are sufficient funds on hand. **The City Council approved the warrants.**

5c. Authorization to Consider Financing the Transbay Sewer Main Capital Improvement Project and Approval of a Reimbursement Resolution so that Proceeds from Future Financings May be Used to Cover Current Project Expenditures. The possibility exists to issue tax-exempt bonds or a lease to finance the project. However, the decision to finance would best be made when the final project estimates are known and after a determination regarding the likelihood of receiving significant federal funding.

By approving the proposed resolution, the City retains flexibility to reimburse the Wastewater Fund from a future financing. However, approving the resolution does not obligate the City to finance the project or to reimburse the Wastewater Fund for prior expenditures.

With authorization, staff will continue discussions with its financial consultant at Public Financial Management to structure a financing and to analyze the market. Staff will return to City Council for additional discussion of this issue after there has been further progress on the design and cost estimates have been developed. **The City Council authorized staff to proceed with financial analysis approved A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO REGARDING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8093.**

5d. Approval and Acceptance of the Emergency Repairs to the Sewer Main Beneath Third Street Between B Avenue and D Avenue and Approval of a Project Budget Increase to Cover Final Construction Costs. The initial repair considered for this emergency work was an inserted rib-loc liner that was proposed to be installed within the existing manholes to minimize excavation and disruption. Once the Caltrans encroachment permit was received and the contractor was able to pothole to remove the rock that was blocking video equipment access, the entire main between the B/C alley and the Orange/D alley was videoed and it was discovered that the damage to the main was more extensive than originally believed and the proposed rib-loc lining was deemed infeasible. A change order was negotiated with the

contractor to replace the main using conventional excavating techniques. This substantially increased the cost.

BRH Garver, Inc. was successfully able to install 820 lineal feet of 8" C-900 PVC sewer main on Third Street between the B/C alley and the Orange/D alley, including the heavily traveled intersection of Orange Avenue. In addition, 66 lineal feet of 6" C-900 PVC sewer main was installed east of the B/C alley to the beginning of this section of sewer main. Three new manholes were installed; two to replace existing manholes that were in poor condition and a new one at the beginning of the sewer main to allow for proper maintenance access. The repair work duration was extended due to several utility conflicts including gas, electrical and water. The work was also hampered by the proximity of a California-American Water main running parallel to the sewer main. Despite all the conflicts, the contractor installed the pipe for his negotiated unit price, with the City only having to pay the cost for the additional traffic control at the negotiated daily rate. **The City Council (1) accepted this project and directed the City Clerk to file a Notice of Completion; and (2) authorized an increase of \$210,000 to the current \$75,000 budget for a total project budget of \$285,000. The City Council also directed that \$210,000 be transferred from the FY 04/05 Wastewater Master Plan CIP account number 510-781-9862-WWMP to the individual project account number 510781-9862-WW3RDST-8040.**

5e. Adoption of a Resolution Authorizing the Award of Contract for the Sixth Street Emergency Sewer Main Repair Project and Ratifying Actions Taken in Response to the Emergency. The project is to be awarded under a negotiated contract with BRH-Garver West. The use of an emergency contract for this particular project is appropriate for several reasons. Recent backups and videotape footage of the existing line indicate that the possibility of a catastrophic failure of the line was imminent. A full open bid process would have extended the amount of time during which a major failure might occur. Additionally, due to the fact that any new construction work in the immediate vicinity of Village Elementary prior to the beginning of class on August 29 was considered imperative. A full open bid process would not have allowed the beginning of construction operations until mid-September at the earliest, by which time the condition of the sewer line could have further deteriorated to the point of causing a contamination. The use of a negotiated no-bid contract with a highly recommended local contractor with extensive experience working in Coronado provided the best method to implement immediate necessary infrastructure improvements while minimizing the negative construction impacts to the surrounding community. **The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO FINDING THAT AN EMREGENCY EXISTS AND AUTHORIZING THE EMERGENCY REPAIR WORK TO THE SANITARY SEWER MAIN UNDER SIXTH STREET BETWEEN E AVENUE AND ALAMEDA BOULEVARD AND RATIFYING ALL ACTIONS TAKEN BY CITY STAFF IN RESPONSE TO THE EMERGENCY.** The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8090.

5f. Request for Approval of a One Lot Final Subdivision Map for Subsequent Conversion of 19 Apartment Units to 15 Condominium Units at the Monterey Apartment Complex Addressed as 848-866 D Avenue and Located in the R-3 (Multiple Family

Residential) Zone (PC 5-05 DJF 4000, LLC). The Final Map is in substantial compliance with the previously approved Tentative Map. The project complies with the State Map Act and the Coronado Subdivision Ordinance excluding exceptions granted at the Tentative Map stage in terms of parking, density and storage requirements. The final map has been tentatively approved by the Engineering and Project Development Department.

The improvements and conditions required by the City Council at the time the Tentative Map was approved will be incorporated into a secured improvement agreement. This agreement will be recorded and will run with the land. All public improvements and conditions will need to be fulfilled prior to the building permit being finalized and occupancy permitted.

Section 82.54.130 "A" of the City's Subdivision Ordinance requires Final Subdivision Maps to be specifically placed on the City Council's agenda as a consent calendar item. **The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING A ONE LOT FINAL SUBDIVISION MAP FOR THE SUBSEQUENT CONVERSION OF 19 APARTMENT UNITS TO 15 CONDOMINIUM UNITS AT THE MONTEREY COMPLEX ADDRESSED AS 848-866 D AVENUE AND LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8091.**

5g. Selection of Public Outreach Process for Noise Ordinance Amendment Regarding Construction Noise Limits. Chapter 41.10.040 and 41.10.050 of the Coronado Municipal Code generally provides that it is unlawful for any person, including the City of Coronado, to construct, demolish or do any repair work between the hours of 7:00 p.m. and 7:00 a.m. or on legal holidays and Sundays that creates a disturbing, excessive or offensive noise. The proposed amendment to these sections may further restrict and limit the construction time period. The adoption of an amendment to this section of the Municipal Code requires only City Council action by introducing the draft ordinance followed by adoption (two noticed hearings) with the amendment becoming effective 30 days from the date of adoption.

Due to the potential impacts to those in the construction/repair industry, a public outreach process has been prepared, in addition to the required public notice of the City Council hearings published in the *Coronado Eagle-Journal*:

1. Mail notice to contractors (general, plumbing, electrical, etc.) contained in the Community Development permit files within ten days of scheduled hearing for introduction.
2. Mail notice to Coronado architects, realtors and property managers listed in the "Coronado Telephone Book July 2005-July 2006".
3. Mail notice to the Coronado Board of Realtors, Chamber of Commerce, CUSD, Sharp Coronado Hospital and large homeowner associations such as the Cays, Shores, Landing and The Point.

Upon approval of the outreach process, the first City Council public hearing to introduce a draft ordinance will be scheduled for October 4, 2005 or as directed on September 6, 2005, meeting by

the City Council. **The City Council approved the staff report to initiate an outreach program regarding further regulation of construction noise and take appropriate action.**

5h. Adoption of Resolution Designating the Original Spreckels Library Building as a Coronado Historic Resource. The original Spreckels Library was designed by noted architect Harrison Albright and donated to the City by John D. Spreckels in 1909. The original structure contained approximately 1700 square feet and was built at a cost of \$10,000. Harrison Albright is a noted architect and known for introducing the use of reinforced concrete to Southern California in the early 1900's. Mr. Albright designed many buildings in downtown San Diego from 1907 to 1915 and several of his major building projects were commissioned by John Spreckels. Some of his most notable buildings include the Golden West Hotel, Spreckels Theater, Glorietta Bay Inn, Spreckels Organ Pavilion, Union Building in San Diego, and West Baden Hotel in Indiana.

In 1935, the original building was enlarged by the addition of two small wings. The library was added to again in 1957 with the addition of a Reference Room, and in 1961 with a Children's Wing. A much larger and more contemporary addition occurred to the library in 1974 and was designed by Homer Delawie. Most recently, a more significant addition and modification project occurred to the public library; however, this latest addition resulted in the restoration of the original Spreckels Library building to its original condition. The historic designation request is only for the original Spreckels Library building.

The building is a neo-classical architectural style with concrete and stucco exterior. The front façade is dominated with a full-height porch with a roof supported by classical columns. The cornice, doorway and windows are also elaborated with details which is typical for this architectural style. The building appears to be significant due to the role it has played both culturally and socially within the community for almost 100 years; due to its neo-classical architectural style and serving as one of a very few remaining examples within the community; and due to the notable architect of record, Harrison Albright.

In order for the City Council to designate the original Spreckels Library as a Coronado Historic Resource, the resource must be at least seventy-five (75) years old or have achieved historic significance within the past seventy-five years and meet two or more of the following criteria:

- a. It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, and architectural history;
- b. It is identified with persons significant in local, state, or national history;
- c. It is one of the few remaining examples in the city possessing distinctive characteristics of an architectural style, and is valuable for the study of a type, period or method of construction and has not been substantially altered;
- d. It is representative of the notable work of a builder, designer, architect, artisan or landscape professional;
- e. It meets the State program of landmarks and points of historical interest as set forth in Article 2, (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of the California Government Code and Article 1.9 (commencing with

Section 439) of Chapter 3 of part 2 of division 1 of the California Revenue and Taxation code (as amended from time to time)

The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO DESIGNATING THE ORIGINAL SPRECKELS LIBRARY BUILDING AS A CORONADO HISTORIC RESOURCE. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8092.

5i. Filing of the Quarterly Treasurer's Report on Investments with the City of Coronado City Council for the Quarter Ending June 30, 2005. This report is for the three-month period April 1, 2005 through June 30, 2005 respectively. The report format has been changed to utilize the reports provided by the City's investment advisor, PFM Asset Management LLC. **The City Council examined the quarterly Report on Investments and ordered it filed.**

5j. Designation of Voting Delegate for the League of California Cities Annual Conference on October 6 through October 8, 2005. Councilmember Frank Tierney is the City Council-appointed representative attending League of California Cities – San Diego Division meetings. He will be attending the League Conference October 6-8, 2005 and has requested to be appointed as the voting delegate. No alternate representative need be appointed as no other council members will be attending the conference. **The City Council appointed Councilmember Frank Tierney as the voting delegate at the Annual Business Meeting.**

The City Council recessed to Closed Session at 3:17 p.m. returning at 3:28 p.m.

6. ORAL COMMUNICATIONS:

- a. Gerri MacCartee, 836 D Avenue,** announced the formation of a new organization, The Coronado Cottage Conservancy, a community effort to promote the retention of the City's small cottages and bungalows and to celebrate their presence in a changing environment. The homes, which for over 100 years have formed the fabric and history of Coronado's unique community, which are disappearing at an alarming rate and taking with them the very essence of the Coronado that brought so many people to this extraordinary place. Although in large part they represent the architectural character and heritage of the town, they were neither designed by famous architects nor lived in by noted residents. For that reason, under the City's current ordinances, there is no way to save them except by the owner's request. The Conservancy hopes to encourage preservation through such things as low interest loans, possible grants, potential code relaxations, support from local architects, craftsmen, and vendors. The Conservancy will work to show property owners that additions and enlargements can be made to a cottage that will provide living space for a family while still retaining its ambience and contribution to the neighborhood. The Conservancy will be a 501(c) non-profit corporation and collect monies through membership, fundraising and donations for the

sole purpose of saving these cottages. It is the great hope that a cottage would be donated to the Conservancy whereby a revolving fund would be established, meaning that this cottage would be resold with a demolition restriction and the monies from that sale used to purchase another threatened structure. She asked anyone who is interested to contact Nancy Cobb, attorney Sharon Sherman, or herself and to attend an organizational meeting in the Winn Room of the Library on October 12th at 5 p.m. She thanked Council for their support.

- b. **Ginger Raaka, Coronado Historical Association and Visitor Center**, provided the Association's report for the month of August.
- c. **Mona Wilson**, wore Mardi Gras beads in support of those affected by Hurricane Katrina. She said her nephew, Ryan McMann, who attends Tulane University, will now attend the University of Tennessee this year. She mentioned that the Brennan Family, owners of Brennan's Steak House in New Orleans where Ryan worked, has put together a website to keep in contact with their employees who have no benefits or union to help them. She read a letter from her nephew who asked that the letter be distributed to restaurant owners and workers locally requesting support. Ms. Wilson provided a flyer for anyone who was interested in participating.
- d. **Jeff Alison, 1057 Ocean Boulevard**, congratulated the Coronado Police and their guest law enforcement people during the President's visit. He said it was a bit chaotic in front of his house across the street from the Hotel Del. There was a potentially serious situation that turned into nothing because there were law enforcement officers who knew what they were doing and did it very, very well. He added a comment that the large vehicles are still parking on Ocean Boulevard even though the signs have been put up to allow enforcement of the municipal code.
- e. **Councilmember Downey** thanked the Chamber of Commerce and all who helped with the Fallen Heros event. She thanked the Police and City staff for their efforts. It was a flawless and wonderful event.
- f. **Mayor Smisek** thanked the City Manager, the Police Chief and Fire Chief for the outstanding coordination with President Bush's visit. Coronado was the lead agency. Defense Secretary Donald Rumsfeld was also in Coronado, as were Governor & Mrs. Schwarzenegger who stayed at the Hotel Del this past weekend. The City had to not only secure his route to and from the Hotel Del but also back and forth to Balboa Hospital. It went flawlessly. He said he was very fortunate to be able to greet President Bush as he came off the airplane. Mrs. Bush was very gracious in saying what a beautiful place Coronado is.

7. **CITY MANAGER:**

7a. **Update on Council Directed Actions and Citizen Inquiries.** No report.

8. **PUBLIC HEARINGS:** None.

9. **ADMINISTRATIVE HEARINGS:** None.

10. COMMISSION AND COMMITTEE REPORTS:

10a. Report from the Port Commissioner Concerning Port Activities. Port Commissioner Robert Spane informed the Council of work being done at South Grand Caribe Island and the ongoing discussions regarding a land swap involving North Grand Caribe. He said the USS MIDWAY reported to the Port that they had 850,000 aboard ship this year, twice the estimate when they opened last July. He advised that there would be a Bob Hope Memorial addition to the Taffy 3 Memorial, down the street from the Midway, in honor of Bob Hope's contribution to the military. He also mentioned the Port's meeting regarding the Working Waterfront concept, the idea of a buffer between the industrial and residential parts of San Diego Bay.

11. CITY COUNCIL BUSINESS:

11a. Council Reports on Inter-Agency Committee and Board Assignments.

Councilmember Monroe attended a Sand Replenishment Committee meeting; a meeting with the City Manager and Mr. & Mrs. Hal Aaronson regarding the swimming pool lights (the situation is greatly improved), the Planning Commission meeting where they heard about parking at First Street and I Avenue, a Special Tunnel Action Team meeting, with the City Manager and Councilmember Downey with Denise Ducheny a tour of the new facility and discussion on North Grand Caribe, the CCHOA Annual Meeting, two MTDB Board meetings, a SANDAG Board tour of downtown Tijuana with Councilmember Tierney and joint meeting with the Tijuana City Council, the Silver Strand Corridor Management Committee meeting to look at possible solutions for the Navy Housing area, a Navy Complexes meeting with the City Manager, a meeting of the South County EDC with Congressman Filner, a meeting with residents of condos regarding noise from across the Bay, two SANDAG Transportation Committee meetings, meetings of the Tennis Advisory Committee, a donation event for Hurricane relief with Juan Vargas at Petco Park, and he led many tours of the new Glorietta Bay facilities.

Councilmember Tanaka met with Rick Davy, the architect on the animal services project; attended the CCHOA Annual Meeting, a Tunnel Commission meeting with Sybil Stockdale present, and a Hospital Foundation fundraiser at the Goodfellows'; met with Louise Shirey and Janice Janowski of PAWS,; and, met with Joanne Scott of the Playhouse regarding funding proposals and opening day for the schools.

Councilmember Tierney attended a Metro Wastewater meeting, a League of California Cities meeting on ballot measures, the CCHOA Annual Meeting, a meeting with Councilmember Monroe and SANDAG members to Tijuana. He attended, as the representative for the Wastewater Management Commission to the City of San Diego, the Public Utilities Advisory Committee meeting, went to Imperial Beach for the United States International Boundary Water Commission meeting, a meeting of Metro TAC, the Hospital Foundation thank you event, and a Metro Wastewater meeting.

Councilmember Downey attended the CCHOA Annual Meeting, a Shoreline Preservation workshop hosted by Supervisor Pam Slater with Councilmember Monroe, the Imperial Beach United States International Boundary Water Commission post EIR meeting and planning for the Environmental Mitigation Program meeting for SANDAG.

Mayor Smisek attended the CCHOA Annual Meeting, the Senior Housing Committee with two Design Review representatives, a Navy Complexes meeting, a Library Board meeting, a South Bay Mayors meeting, Coronado Youth Soccer Opening Day, the VJ Day speech President Bush gave, a meeting of the Tunnel Working Group, and five R-4 Committee meetings. He thanked journalists Janine Zuniga and Vicki Raun for their respective coverage in the *Union Tribune* and *The Eagle & Journal* of the R-4 project. He met with Shores residents on median landscaping, with Chamber President Phil Hammett, Dave Gillingham, and Karen Finch, with the San Diego Military Affairs Council regarding joint use between the Navy and Lindbergh Field, and met President & Mrs. Bush

The City Council recessed to closed session at 3:15 p.m. and reconvened the regular meeting at 3:29 p.m.

11b. Consideration of Last, Best and Final Offers and Whether to Impose Either Offer Regarding Labor Negotiations Between the City and the American Federation of State, County and Municipal Employees (AFSCME) Local 127 Pursuant to Government Code Section 3505.4. Leslie Suelter, Director of Administrative Services, provided Council with an overview of the issue. She explained that employees represented by AFSCME are primarily maintenance workers in Public Services and Golf. The City's Memorandum of Understanding with this group of employees expired on June 24, 2004. Prior to that time, in April 2004, staff began negotiations for a new contract. After several months of negotiations the two sides were unable to come to an agreement and an impasse was declared. Staff began impasse resolution proceedings that involved meeting with the City Manager and a state mediator. The two sides were still unable to come to a resolution and the matter was brought before the City Council for consideration. At that time Council's options were the same as they are currently, which are to either impose one of the two parties' last, best, and final offers or to take no action. The City Council, at that time, decided to take no action which meant that the wages, benefits and working conditions for that labor group remained status quo and have remained that way for this fiscal year. Staff began negotiations again in March of '05 to come up with a successor MOU that would begin on or about July '05. The two sides met from March through the middle of August and, again, were unable to reach agreement and an impasse was declared. There were meetings with the City Manager, the City's Labor Relations Officer, in an attempt to find a way to resolve the impasse. They were unsuccessful. It was decided by both groups that it would not be productive to bring in a mediator and both agreed that it would be appropriate to bring this matter again before the City Council. The staff report includes basic information about the final positions of both sides. Ms. Suelter turned the presentation over to allow the representative from AFSCME to speak. She introduced Mr. Mark Mitchell who was speaking in the place of Ed Lehman of AFSCME.

Mark Mitchell, Business Representative for AFSCME District Council 36, speaking on behalf of Local 127, began by saying that their workers in Coronado do an excellent job. Just as recently

as a couple of weeks ago President Bush visited. The local media coverage highlighted how excellent the City looked and what a beautiful presentation it had as a backdrop for his visit. They have been bargaining with the City for a long time for a contract for these valuable members of the Coronado City Employee family. They have been very close in that the financial differences between the two sides are minimal. The 1% salary cost for the City is \$25,800 per year. Things have regressed some since that point and there are other points of contention now as the parties have backed into their corners. He thinks everyone understands the importance of rewarding good work with fair wages and said these workers deserve a raise. It is unfortunate that they haven't been able to reach an agreement. Their membership, while loyal to the City and insistent on doing a good job, as a group, have not agreed to accept the City's last, best, and final offer. They and the Union believe they deserve more. At this point, there is a lot of negotiating fatigue. This contract that Council will be considering whether to impose or not is for a short period of time. This will provide a breather to regroup and come back for the next bargaining session when they can restate their positions more persuasively to the management negotiators. The City has saved \$77,400 by not giving any raises, not coming to an agreement in the past couple of years. That is a sacrifice that they participated in bringing on themselves in the hopes that they would be able to reach an agreement. There are some important issues they are sticking to. He asked the Council please consider the valuable work they do on behalf of the City and their loyalty to the City and the fact that there have not been, despite the contentious negotiations, the kind of work actions and other more aggressive negotiating tactics that could have come to be employed to reach an agreement here. Whatever happens today, they certainly hope that the next negotiating cycle, whether it is next week or next year, is going to produce a more amicable resolution earlier rather than later.

Ms. Suelter referred to page 122 in the agenda packet, the report outlining the differences between the two last, best, final offers. Essentially both parties proposed a 6% pay increase. The City's proposal is that the increase take effect upon agreement and/or upon approval by the City Council in an imposed arrangement. Both offers have a 5% benefit increase for cafeteria benefits that would go into effect in January of this year. Both sides have an increase in the compensatory time off cap from 120 to 180 hours. The remaining items are where there are differences. The AFSCME group is proposing a \$0.50 per hour bonus or additional pay for the employees who hold a Class B driver's license, which is essentially most of the employees. The City's proposal does not include that. All of the other conditions in the MOU would remain in effect as they are, regardless of which position the City were to take. The City does have an option of not imposing, which is the option Council chose a year ago.

Councilmember Downey asked if Council accepts either the City's last, best, final offer or AFSCME's, what is the time frame when the representative mentioned coming back again.

Ms. Suelter responded that this would cover the fiscal year the City is in and very likely the City would begin negotiations sometime in the spring for an MOU to begin in approximately July 2006.

Mayor Smisek reiterated the three alternatives: accept AFSCME's last, best and final offer; accept the City's last, best and final offer; maintain the status quo. He commented that it was mentioned that the Council maintained the status quo. At that time the two sides were so very

far apart that the Council didn't feel like imposing one side on the other. That had been done one other time several years ago. Mayor Smisek is in full agreement with the AFSCME representative who stated what a great job the Public Services people do in Coronado. The City looks fantastic. The Public Services people have come forward, with all the work being done, and have done a fabulous job. This decision has nothing to do with that; it is not an evaluation of how well they do their job. The City is looking at a negotiated agreement. The City looks at what the scale is for outlying communities, what Coronado's special needs are, and what the City's people do in Coronado. The presentation the management side has made to AFSCME has been very fair. Mayor Smisek said it is time to reach a resolution and not go with the status quo again because these people need a raise. He thinks a 6% raise takes care of last year and this year, although it is not retroactive. The City Council and the City of Coronado have never done retroactive pay raises and he doesn't want to be part of the first group to break that tradition. He would like to support the management position at this time. The new negotiations will begin in the spring and talk about next year again. Hopefully the two sides will come to a long term resolution so this doesn't have to go on every year.

Councilmember Monroe thanked Mayor Smisek for his comments and was in total agreement.

MSUC (Monroe/Tanaka) moved that the City Council implement the City's last, best and final offer.

Councilmember Downey commented that although she supports the motion and will be voting for it, she would like to add that there are times and a place where maybe someone in the future would consider some retroactivity, however it saddens her that the two sides were as close as they were a year ago and still aren't there. If there could have been a package that was multi-year, Council may have looked at some other options, but unfortunately that didn't happen. She hoped the Council will not be in the same boat again and they can get a package that is multi-year.

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

11c. Approval of Amendment to Local Coastal Program for Expansion of Decal Parking Permit District Near Bay View Park (First Street and I Avenue). The Police Services Department conducted daily counts from February 26, 2005, through the end of July of both usage of the four-hour parking spaces and of the park. Councilmember Monroe has analyzed the resulting data and developed Attachment "E" to depict the City's findings. The findings can be summarized as indicating that on average, two persons were observed each day using the park over the period the surveys were taken. In addition, the statistical analysis of the data shows that the upper bound of expected variation is eight persons using the park at any one time. This figure (eight persons) is the upper control limit (UCL) of the data collected and is calculated using three standard deviations from the average.

While on rare occasions more than eight persons may be observed in the park, it is considered an unusual event. Using eight persons as the outside limit of expected variation per the analysis, if

each person drove separately and wished to park in the area, a maximum of eight parking spaces would be required to fulfill the normal requirements of park users. It should be noted that the two occasions when eight persons in the park was exceeded (fourteen on May 21 for a wedding party taking photos and nine on June 15) there was not a corresponding spike in the number of cars parked in the area. Therefore, reserving twenty-one parking spaces for four-hour parking is deemed more than adequate to meet the user requirements of the park. **Under Consent, the City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA, TO AMEND THE LOCAL COASTAL PROGRAM DECAL PARKING PERMIT DISTRICT BOUNDARIES. The Resolution was read by Title, the reading in its entirety unanimously waived and adopted by Council as RESOLUTION NO. 8094.**

11d. Review and Comment on an Initial Study and Mitigated Negative Declaration for Coronado Unified School District Proposed Maintenance and Operations Facility.

This item was heard concurrently with Item 5a from the Community Development Agency agenda.

Mayor Smisek welcomed Julie Grazian from the Coronado Unified School District.

Tony Pena, Director of Community Development, explained that the School District has prepared an Initial Study and is proposing a Mitigated Negative Declaration for their maintenance and operations facility which would be located off of the Leyte Road area at the Silver Strand Elementary School. Mr. Pena characterized the project as relatively minimal in terms of impact. It is an approximately 5,000 square foot facility on an 11 ½ acre campus. Most of the mitigations are geared toward the construction phase and overall, the direct impacts to the City are fairly minimal in terms of impacting the infrastructure, services or any other land use policies the City might have. Staff doesn't have any specific critique of the Initial Study in terms of preparing a letter for the City to forward to the School District. He said if Council has any comments a letter can be prepared, but staff has not done so at this time.

Councilmember Downey said that after reading the staff report she would agree that there is not always a need for a statement.

Madonna Carroll, 1309 Saipan Road, explained that her child goes to Silver Strand Elementary. She said that most of the parents are very much opposed to the proposed building in this location. They found a lot of problems with the EIR, from surveys not being done properly as to when the children will be present, to surveys showing that the animals and birds aren't there. She hopes this is looked into better and not just brushed over and forgotten. She said it is a very important subject. The facility is right on the Bay and is going to be the main thing people see when they are coming over the Bridge.

Ms. Grazian discussed the two meetings that have been held so far. An informational meeting was held at Silver Strand Elementary School. Many of the items that are going to be stored at the facility were brought in and a lot of questions were answered. There was also a meeting

regarding the draft Mitigated Negative Declaration. A final meeting will be held on Friday, September 16th, at Silver Strand Elementary School at 5:30 p.m. where the final proposal will be reviewed and a vote taken.

Councilmember Tanaka said he agrees with the recommendation that no comment is needed. He attended the last meeting on August 25th and said that the one public comment that stood out to him was the regarding the birds. He said he had the good fortune to take a tour of the base with its commanding officer who was quite proud of the least tern and snowy plover nests. They are all over the place. A science teacher at Strand Elementary spoke about how she has taken her students on walks to look at them. There was also some mention of the blue herons. Mr. Tanaka said it wouldn't surprise him if this project had some issues to work out regarding the bird nests.

Councilmember Monroe concurs that the City Council does not need to make a comment. One of the things he hasn't heard is what the Navy's position is on this. They clearly are involved. He asked if Ms. Grazian is free to characterize at this point the Navy's position.

Mayor Smisek asked if Mr. Monroe was asking whether the Navy feels there should be a facility in that location or if they have any position on the environmental issues.

Mr. Monroe thinks it is a whole strategy for the public to understand. He agrees with the recommendation about the EIR, but he wonders if the Navy is in support of the facility in that location being that it is on Navy land. Are they working to make it happen? Have they committed? How big is that hurdle?

Ms. Grazian advised that Scott Buxbaum has been working with the Navy on nearly a daily basis. They helped the School District through the Mitigated Negative Declaration and things were added prior to the Board ever seeing it. It has been ongoing and will continue to be ongoing. They have not made an official declaration as to whether they think this is an okay project. It is not the time for them to do that yet.

Councilmember Tierney said he is attracted to one of the alternatives he feels is worthy of consideration. He referred to the analysis section of the staff report refers to environmental surveys when it says, "It could be argued that the Mitigated Negative Declaration should not be adopted until these studies are completed because there is no assurance that all significant impacts discovered could in fact be mitigated." He would like to see the Council assert by letter that the recommended environmental surveys should be conducted before the Mitigated Negative Declaration is adopted to show that the environment is definitely a concern and that the city would like them to pay particular attention to it.

Councilmember Downey explained that the question about whether the birds are going to be affected has two parts of which those who are proposing the Mitigated Negative Declaration are very well aware. They are not going to be building the Maintenance and Operations facility on habitat. There is habitat for snowy plover and least tern that is already designated under the Endangered Species Act on the ocean side, not on the Bay side. The problem with the birds is that during nesting season sometimes they go other places and the Mitigated Declaration is going to insist they figure out how to avoid the nesting birds during construction periods. There is a lot

of information about how to do that. Coronado has done it as has the Navy, for some time. She appreciates that those who have been working on behalf of the Coronado School District have looked into this and know what the mitigation would be. She is certain that the School District's

contractors would be happy to provide that information. That is why she thinks this is an appropriate environmental step to take. She doesn't think the City needs to tell them to wait until the studies are over. It isn't necessary for the City of Coronado to step in. The Endangered Species Act allows everyone to step in and tell them how to do it. She is convinced the environment is going to be protected, as it should be. She doesn't think the City of Coronado needs to step in here.

Mr. Tanaka wanted to clarify that the School District is the lead agency, which is why he doesn't wish to comment. But he said he would have felt negligent if he hadn't mentioned those issues. He has no interest in telling the School District how to monitor the least tern or the snowy plover, but he knows they are endangered and knows how much effort the Navy puts forth to avoid them.

MSUC (Monroe/Tanaka) moved that the City Council take no action on the CEQA documents

AYES: Downey, Monroe, Tanaka, Tierney and Smisek

NAYS: None

ABSENT: None

11e. Award of Contract for Sewer Main Replacement and Alley Resurfacing Project for Blocks 38 (between C and Orange Avenues from Ninth and Tenth Streets), Block 71 (between A and B Avenues from Seventh to Eighth Streets), Block 136 (between I and J Avenues from Third to Fourth Streets), Block 143 (between C and Orange Avenues from Third to Fourth Streets), and Block 170 (between Orange and D Avenues from First to Second Streets). The project was advertised for bidding beginning on August 5, 2005 and bids were publicly opened on August 24, 2005 with the following results:

BIDDER	Base Bid	Bid Additive	Base Bid Correction	Total
El Cajon Grading & Engineering	\$1,039,635.00	\$19,000		\$1,058,635.00
BRH Garver West	\$1,086,305.00	\$80,000		\$1,166,305.00
TC Construction	\$1,113,405.00	\$26,500	\$1,112,805.00	\$1,139,305.00
Metropolitan Construction	\$1,180,934.30	0		\$1,180,934.30
Orion Construction	\$1,189,245.00	\$9,000		\$1,198,245.00
Newest	\$,498,300.00	\$73,354		\$1,571,654.00

Construction				
--------------	--	--	--	--

The Engineer's estimate for this project was \$1,300,000 and the low bid, including the bid additive, was \$1,058,635; 19% below the engineer's estimate. Staff has evaluated El Cajon Grading & Engineering Company's bid package, insurance, bonding and construction references and determined the contractor to be "responsive." Contracting laws direct the City to award the contract to the lowest responsive bidder, in this case, El Cajon Grading & Engineering Company. **Under Consent, the City Council awarded a contract to El Cajon Grading & Engineering Co., in the amount of \$1,058,635 for a base bid of \$1,039,635 and bid additive of \$19,000 for the construction of the Sewer Main Replacement and Alley Resurfacing, Blocks 38, 71, 136, 143, 144 and 170 project. The City Council also authorized the transfer of \$350,000 from the FY 04/05 CIP Wastewater Master Plan; \$351,250 from the FY 05/06 CIP Wastewater Master Plan and \$573,750 from the FY 04/05 Right-of-Way Improvement (Alley Repair-General Fund) account to an individual project account #510781-9862-WWMP38 for a total of \$1,275,000.**

11f. Consideration of Appointment of One New Member to the Coronado Library Board of Trustees. Mayor Smisek explained the voting process. In accordance with the ordinances of the City of Coronado, the Mayor is supposed to make appointments and the Council votes to accept those appointments. Three votes are needed to make the appointment. Historically, using the Schmidt method, all those who apply and are qualified are then nominated by the mayor to be considered. There is a first round of voting where the City Clerk reads the names of those up for appointment. Those are voted on and will be done by a hand vote. Anyone who gets three votes or more will go to a second round of voting. At the second round whoever gets the most votes is appointed. If there is a tie, there will be a third round.

Mayor Smisek asked if anyone who has been nominated would like to speak.

The City Clerk read the names of the applicants:

Benedict J. Adelson
James Maurice Cahill
Deborah B. Callahan
Michael Martin Iverson
George A. Rice
George M. Sanger
Elizabeth B. Warren

Michael Iverson, 1100 Isabella Avenue, spoke to withdraw his name from the list.

James Cahill, 1125 Alameda Boulevard, spoke to present his name and spoke of his experience.

George Rice, 1120 Loma Avenue, spoke to introduce himself and gave some of his background.

BJ Adelson, 830 Glorietta Boulevard, introduced himself to Council.

Elizabeth Warren, Adella Avenue, also introduced herself.

The City Clerk read the names and recorded the votes as follows:

Benedict Adelson	4 votes
James Cahill	5 votes
Deborah Callahan	4 votes
George Rice	4 votes
George Sanger	2 votes
Elizabeth Warren	4 votes

The City Clerk called the names and recorded the votes for the second round as follows:

Benedict Adelson	3 votes
James Cahill	5 votes
Deborah Callahan	3 votes
George Rice	4 votes
Elizabeth Warren	3 votes

Mayor Smisek nominated James Cahill to serve on the Library Board of Trustees for a three-year term to expire May 31, 2008.

MSUC (Smisek/Downey) moved that the City Council appoint James Cahill to the Library Board of Trustees to a three-year term to expire May 31, 2008

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

Councilmember Downey gave comments from Fritz Gaylord who she spoke with. He commented that there will be more positions very soon and she wanted to encourage these applicants to reapply.

11g. Review of the Categorical Exemption for the Proposed Bulb Outs and Corridor Landscaping and Initial Studies for the Proposed Traffic Metering and Traffic Signals Which Comprise the Major Elements of the SR 75/282 Congestion Relief and Corridor Enhancement Project and Discussion of the Environmental Process for the Project (at Various Locations Along Third and Fourth Streets Between the Bridge and Alameda Boulevard). Ed Walton, Engineering and Project Development Department, summarized the staff report for Council. At the Council meeting in May, Council directed that the SR 75/282 Congestion Relief and Corridor Enhancement Project be split into three distinct projects. Council also asked for an update on the environmental process to proceed with those projects. The first project is the corridor landscaping and the bulb outs. Page 174 shows a map

of a typical section for a bulb out and some locations they could be placed. The recommendation is to install these at all corners of Third and Fourth and D, Third and Fourth and F, Third and Fourth and F, Third and Fourth and H and Third and Fourth and B. There will be some distinct engineering problems associated with trying to get them in at Third and B because of the street configuration, adding the lane as one comes into town. Also, at Third and H it will be a little difficult because of the intersection of Palm Avenue splitting that at a 45 degree angle. These intersections were chosen primarily because B, D and H Avenues are collector streets and they should be carrying more traffic volume. These bulb outs will help expedite the traffic crossing the streets. F Avenue was selected because it is the Safe Route to School and there should be a higher pedestrian crossing. These bulb outs are great at shortening the distance the pedestrians have to cross and make that a little bit more visible. The consultant looked at this project and determined that a categorical exemption is almost really necessary because it doesn't have significant impacts to the community.

The second project is a traffic metering and landscaping around the toll plaza. Based on their initial study, the environmental consultant is recommending an EIR due to the potential significant impacts associated with air quality, noise and traffic associated with this project. It is the recommendation that Council authorize staff to complete the preliminary engineering and prepare the appropriate environmental documents.

The third, and probably most controversial element of the project, is the traffic signals proposed at Third and Fourth and B, Third and Fourth and F, and Fourth and Alameda. At the last meeting there was considerable discussion on the Third and Fourth and B and Third and Fourth and F signals. There was a comment that there was concern about spending a whole lot of money on environmental and design if the signals at these locations were not desired by the City. The environmental consultant looked at this, and through their initial study, determined that an EIR would be required if all the signals are installed. They took that one step further because of the controversy associated with the signals at Third and Fourth and B and Third and Fourth and F and asked them to just look at the signal at Fourth and Alameda. If the City only goes that route, it is likely that a Mitigated Negative Declaration will be all that is required with some mitigation measures such as peak hour timing or possibly putting a waver out similar to what is done today.

Councilmember Monroe asked about the requirement for an EIR for the metering at the bridge when the idea is to slow down traffic coming off a freeway into a residential area which will mean less noise and less impact on air quality. In addition there is a westerly wind flow that goes across two miles of water.

Mr. Walton explained that it is the stop and go created by the metering brings the noise and air quality problems. The potential problems for air quality are the Santa Ana's that would bring the pollutants back into the City.

Mr. Monroe reminded that when the toll booths were operational people slowed down and stopped. Removing them wasn't done with an EIR. It is interesting that the recommendation is for a focused EIR when this is essentially going back to that same condition, slowing traffic down as it's coming into Coronado.

Councilmember Downey talked about the possible effects on air quality, etc. The problem is that the emissions are concentrated from the cars in one location. There could be an effect on air quality at certain receptor sites. Logically, this would seem to be better for everyone overall, but that won't be known until the studies are done. If the studies aren't done, the City will end up paying the price, as was learned the hard way previously.

Mayor Smisek asked if there has been any discussion about having a car pool lane similar to what existed before.

Mr. Walton responded that there was some initial discussion on the part of the Congestion Relief Working Group. That hasn't been followed up on, but can be looked into as part of the metering project.

Mayor Smisek commented that one of the things the EIR will look at is stacking up of vehicles on the Bridge.

Jim Dwaleebe, a resident at the corner of Fourth Street and F Avenue said he is very familiar with the traffic that goes by emanating from the Base. He is very much against a traffic light at that location. He was told yesterday that the 25 mph speed limit has been passed on Fourth Street where the speed limit is currently 30, which should show traffic down. Whether or not it can be enforced is another thing. He added that if a traffic light is installed there definitely will be an increase of air pollution and noise. There have to be 20,000 cars a day going by there. Imagine 1/3 of them stopping at a red light, sitting there at a red light, burning gas, wasting gas, creating pollution. It will also add to driver frustration. He also wanted the City Council to consider the infamous gullies throughout the City. If a stop light is installed he assumes that the stop signs will be reduced. Cars will be coming down F Avenue, see a green light, disregard the gullies and go through at 25 mph and hit bottom, with a lot of noise from the scraping. The stop signs at least prevent this. He said he is all for it if it's for the good of the City, but he would ask the Council to give it a lot of consideration before deciding.

Dick Scharff, 1310 Fourth Street, spoke in support of the categorical exemption for the bulb outs and landscaping. He thinks the bulb outs, as proposed, will be just the thing to enhance the reduced speed limit to 25 mph. He urged Council to support metering coming off the bridge. They have always been looking to slow the traffic coming into the community. He said he is ambivalent about the stop lights. They were in the original report because there was no possibility of reduction of speed limit or anything else. He certainly thinks the community should do something in terms of the Safe Routes to School and the intersections at F Avenue, even if it is nothing more than a pedestrian activated flashing light. He would certainly support the stop light at Fourth Street and Alameda. There will be one at Third Street and Alameda. He commented that there isn't a major military installation in the world that doesn't meter its traffic with stop lights at its entrances. He thinks staff has done an excellent job in bringing forth its recommendations in the context of what they originally looked to do – calm the traffic, slow it down, and encourage respect for the community.

Mayor Smisek explained that Council will try to encapsulate everything into one vote if there is general agreement. He referred to page 167 and the recommendation. He began with item 1:

Review the Categorical Exemption for the proposed landscaping and traffic calming bulb outs; direct staff to complete the preliminary engineering documents for the corridor landscaping and bulb outs on SR-282 (both Third and Fourth Streets) at D Avenue, F Avenue and H Avenue and on SR-75 (both Third and Fourth Streets) at B Avenue. He asked if there are any objections to that or any discussion. There was consensus.

He moved on to Item 2: Review the Initial Study for the proposed traffic metering at the toll plaza and directed staff to move forward with the CEQA Environmental Impact Report (EIR) and NEPA Environmental Assessment (EA) and preliminary engineering to complete the Project Report and Environmental Document (PR & ED). Councilmember Monroe said he would like to add the suggestion of the carpool lane into that study.

Mayor Smisek moved on to Item 3: Review the Initial Study for the proposed traffic signals; determine which signal locations should be analyzed in the environmental process and direct staff to proceed with the appropriate environmental document. Mayor Smisek began by asking if there is any objection to a light at Fourth and Alameda.

Councilmember Tanaka commented that he would support going ahead with the study. He admitted that he is not entirely convinced it is a good idea. He thinks it might be smart for the City to wait on a final decision until the Third Street gate opens for the City to be able to see how things are going there. He thinks that the traffic patrols do as good a job as a light, but he could be convinced that a light would work there.

Mayor Smisek added that the dynamics are going to change at Fourth Street because it will be a one-way exit instead of an entrance. Then Alameda will be two-way. It will be interesting to see how the traffic patrol would deal with that. He will have to stop the traffic coming off the base and then allow the two-way traffic to move, and then go back to allowing the traffic off the Base again, which could be done by a light.

Mr. Tanaka said that the light at Alameda as he sees it is more or less a safety blanket for the residents. If there is a fear that too many of the cars are stacked on City streets, the light is supposed to be able to stack the cars on the Base. The waver's job is to keep things going. It certainly warrants more study.

Councilmember Monroe said he sat with a group of Third and Fourth Street residents for the year that they worked on this program. In addition to what Councilmember Tanaka just said, there was a feeling that the traffic patrol, at certain times, just sort of "launched" traffic - that was the word they used. Because of his signal to hurry up he got them to accelerate and get across the intersection and launched them down Fourth Street. The idea of the light came along because they were coming out of the base too fast.

Councilmember Tierney said he supported Councilmember Tanaka regarding the light at Alameda. The traffic patrol is one of the most important individuals over there to keep the traffic moving slowly but expeditiously. He can look up and down the streets and determine how many more cars he can get out there and then hold back the traffic so that it doesn't inundate Fourth Street. He supports having the study go forward, however he would like to wait until the new

lighting at the Third Street Gate is known about. He said he would not support any of the traffic lights at any of the other locations.

Councilmember Downey said she appreciates Mr. Scharff coming forward to say that the bulb outs and lowering the speed limit may solve the problem at F Avenue. She supports the study because that is one of the ways the City can deal with the concerns. They can also look at what happens if there is a light for the traffic that is turning right. There can be as many alternatives examined as one wants when a study is done. She thinks it is important to get that started. Her thought is that if there is a light at Alameda the cars are going to start cueing at the back of the Base.

Mayor Smisek said he knows that the B and F lights are going to be controversial. He understands that other options can be incorporated into the study, but that costs more money and the other problem it engenders is that to the general public it sounds like the City is going there. If there are not enough votes on the Council to put those lights in, then why get everyone upset and worried about it. The Council might as well disregard it if that is the case. He was very gratified to hear Mr. Scharff, who has been involved with this from the very beginning, say that he was a little ambivalent about it because of how circumstances have changed since those two pieces were put into the puzzle.

Ms. Downey just wants to make sure, from an environmental point of view, that the City is not going to be accused of segmenting.

Mr. Monroe said he also appreciates Mr. Scharff's comments about being ambivalent. The City Manager deserves to get a lot of credit for the 25 mph speed limit and the work that he has done with Caltrans. He responded to the comment regarding whether you can enforce the 25 mph speed limit. He reiterated for the public and the Council that the 25 mph speed limit is a maximum speed. The word "maximum" is very important in the State of California. That means it is enforceable by radar. You don't have to go to the 85th percentile and figure out what the traffic is doing and let the traffic set the speed limit. Between the lower speed limit and the bulb outs, he thinks maybe the lights at B and F aren't necessary.

Mr. Tanaka agreed with Mr. Tierney. He has no interest in supporting lights at B and F. He has no interest in expending any of the City's money on that.

Mr. Tierney indicated that the City would be waste its money looking at the lights. He doesn't think the votes are there for this particular issue considering the pollution and additional honking of horns and boom boxes. He never subscribed to the belief that the City wants to slow the traffic down. He thinks most of the people who live in that area don't want lights; they want the traffic out of there as fast as possible within the confines of safety. To lower it would be a slow agony for anyone who lives in those particular streets. Not many people realize that the dust they are getting that has been blamed on the Navy and pollution is actually tire dust and brake dust.

Ms. Downey said she would have supported a light at B and F but she has heard from several residents who live on those corners who have don't support them. At this point, if the Third and

Fourth Street corridor communities are saying it and the residents are saying it, she is flexible. But she wants people to know that the City can't flip flop. If the City is making this decision today, that is it, because the cost of going back and redoing it and doing the EIR again and doing it over again or being sued because the City didn't do it is too costly.

MSUC (Tanaka/Monroe) moved that the City Council acknowledge acceptance of the Categorical Exemption for the proposed landscaping and traffic calming bulb outs; direct staff to complete the preliminary engineering documents for the corridor landscaping and bulb outs on SR-282 (both Third and Fourth Streets) at D Avenue, F Avenue and H Avenue and on SR-75 (both Third and Fourth Streets) at B Avenue; direct staff to move forward with the CEQA Environmental Impact Report (EIR) and NEPA Environmental Assessment (EA) and preliminary engineering to complete the Project Report and Environmental Document (PR & ED) for ramp metering on the bridge, with additional analysis of potential for a high occupancy vehicle (carpool) lane; and authorized environmental study of signals at the intersection of Fourth and Alameda only

AYES: Downey, Monroe, Tanaka, Tierney and Smisek
NAYS: None
ABSENT: None

11h. Consideration of an Encroachment Permit for Wall and Landscaping Amenities Within the Second Street Right-of-Way Adjacent to 611 Second Street. Kim Kelly, the applicant, desires to construct a stucco finished block wall two feet from the edge of the sidewalk on the frontage area adjacent to her property at 611 Second Street as shown in Attachment "B" of Encroachment Permit No. 3-05. The proposed wall will encroach two feet onto the City right-of-way, parallel to the sidewalk, from the projection of the west property line to a proposed arch structure adjacent to the alley. The front wall will be broken by a four-foot opening at the entrance walkway where a wood or wrought iron gate will be placed. A row of hedges will extend in front of the wall from the entryway to a proposed corner structure adjacent to the alley on the east side of the property. The corner structure adjacent to the alley will be an arch with a stone finish. A wrought iron fence four feet tall by twenty inches long will be set inside the archway. The side wall along the alley will also be a four-foot stucco finished block wall along the property line. The gap between the side wall and the structure will be closed with a short length of wrought iron fencing. The redesigned block wall now conforms to the spirit of §86.56.165 of the CMC which allows a maximum of 60% of the required front yard or the existing front yard, whichever is less, to be enclosed with a wall, fence or hedge not to exceed six feet in height. The remaining 40% may be enclosed with a wall, fence or hedge not to exceed four feet in height.

A second option would be the same as described above; however, a row of hedges would replace the section of wall from the entryway to the arch structure adjacent to the alleyway.

It should be noted that a six-foot high block wall was constructed along the side of the property located at 175 H Avenue which is a neighboring property to 611 Second Street under Encroachment Permit No. 1-02. **Under Consent, the City Council issued an encroachment permit as depicted.**

11i. Ratification of the Termination of Current Custodial Maintenance Services Agreement and Authorization of the Execution of New Agreement for Custodial Services.

All seven of the bids submitted were considered responsive. The following is a summary of the bid results:

	Contractor	Annual Base Bid
1.	Come Land Maintenance Co. Inc.	\$107,912.04
2.	Advanced Building Maintenance Co.	\$147,240.00
3.	ABM Janitorial Services	\$169,248.00
4.	Jani-King of California Inc.	\$183,660.00
5.	Carlos Janitorial Services	\$210,000.00
6.	Baja Pacific, dba Mrs. Cleaning	\$303,600.00
7.	Aztec Janitorial Services	\$386,316.00

Advanced Building Maintenance Co. is the second lowest responsive bidder. Because the bids were submitted so recently, City staff contacted Advanced Building Maintenance Co., confirmed that they remain ready, willing and able to perform the work in the amount bid, and followed up on the references provided by this contractor. These references included the County of San Diego and several cities in Southern California. All the references provided very favorable comments regarding their overall experiences with Advanced Building Maintenance Co. Because Advanced Building Maintenance Co. is the second lowest responsive bidder, and because their references were favorable, staff is recommending that the City Council approve a custodial contract with Advanced Building Maintenance Co. in the amount of their annual base bid. **Under Consent, the City Council ratified the decision of the Director of Public Services and the City Manager to terminate the contract with Come Land Maintenance Company Incorporated (annual base bid amount \$107,912.04), and authorized the City Manager to execute an agreement with Advanced Building Maintenance Company (annual base bid amount \$147,240.00) for custodial maintenance services for fiscal year 2005-2006, with two one-year renewal options upon mutual consent. Said contract shall not exceed the annual amount within the program budgets of those City Departments that will contract for these services.**

12. **CITY ATTORNEY:** No report.

13. **COMMUNICATIONS - WRITTEN:**

13a. **Request from Councilmember Monroe that City Council Consider Asking Staff to Evaluate an Ordinance Exempting Certain Holders of Special License Plates from**

Parking Fees at Parking Meters. Under Consent, the City Council directed that staff evaluate this item and bring it to Council with a recommendation.

14. CLOSED SESSION:

The City Council recessed into Closed Session Item 14a at the 3:15 p.m. and reconvened into regular session again at 3:29 p.m.

14a. CLOSED SESSION: CONFERENCE WITH LABOR NEGOTIATORS

AUTHORITY: Gov. Code §54957.6

CITY NEGOTIATORS: Mark Ochendusko, City Manager; Pam Willis, Assistant City Manager; Leslie Suelter, Director of Administrative Services.

EMPLOYEE ORGANIZATION: American Federation of State, County and Municipal Employees (AFSCME) Local 127.

The Mayor reported that direction was given to the City's legal counsel.

The City Council recessed for Closed Session Item 14b at 5:23 p.m., reconvening to regular session following the CDA meeting at 6:04 p.m.

14b. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9

One (1) potential case

City Manager Mark Ochendusko and Councilmember Tierney recused themselves from this item. There was no reportable action.

15. ADJOURNMENT: The meeting was adjourned at 6:04 p.m.

Approved:

Tom Smisek, Mayor
City of Coronado

Attest:

Linda K. Hascup
City Clerk