

## DRAFT MEETING MINUTES CITY OF MILPITAS

**Minutes of:** Regular Meeting of the Milpitas Redevelopment Agency  
(Including Joint Meeting with the City Council)

**Date:** Tuesday, April 15, 2008

**Time:** 7:00 PM

**Location:** Milpitas City Hall Council Chambers, 455 E. Calaveras Blvd.

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### JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

- RA 1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 9:08 PM.
- RA 2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Vice Mayor/Vice Chair Livengood, Agency/Councilmembers Giordano, Gomez and Polanski
- ABSENT:** Ms. Polanski was absent after 9:41 PM.
- RA 3. MEETING MINUTES** Motion: to approve the Redevelopment Agency minutes of April 1, 2008, including joint meeting with the City Council, as submitted
- Motion/Second: Vice Chair/Vice Mayor Livengood / Agency/Councilmember Polanski
- Motion carried by a vote of: AYES: 5  
NOES: 0
- RA 4. Approval of Agenda and Consent Calendar** Motion: to approve the agenda and Agency consent calendar (item with asterisk\*)
- Motion/Second: Vice Chair/Vice Mayor Livengood / Agency/Councilmember Giordano
- Motion carried by a vote of: AYES: 5  
NOES: 0
- RA 5. Report on new Library and N Main Streetscape Projects** CIP Manager Steve Erickson updated the Council/Agency on the construction progress of the new Milpitas Library and N. Main Streetscape projects, detailing expenses and change orders to date. He displayed some photographs of current progress. Streetscape work was proceeding, necessitating some street closure at times.
- Regarding the display of the historic Milpitas Fire Truck at the new parking garage, the City contacted one glass vendor about a potential glass structure over the fire truck, at the garage. Local vendor Roadrunner Glass determined that the design was more than they could handle, and that engineering design work would be needed. Such work was not included within the scope of the project or budget.
- Councilmember Giordano asked about the quote from Roadrunner. Staff replied there was no quote. \$50,000 was originally budgeted for the display of the truck. Council member Giordano asked if there was any other vendor available. Mr. Erickson replied that Milpitas Historical Society had specifically asked the City to contact Roadrunner.
- Vice Mayor Livengood reported that he got a call from Roadrunner on this date to discuss the fire truck display. Mr. Livengood felt it could be a maintenance nightmare if the truck was surrounded by glass, as in the display shown on screen. It would possibly create a nuisance of sorts.

Mayor Esteves announced that he too got a call from Roadrunner on a voice message. It was tough to find a solution as to what type of casement or cover should go over the fire truck, so he asked what was the urgency on this matter. He remarked that Council and staff could determine the answer to it later. Mr. Erickson reported that it would be ideal to have the truck on display at the time of the grand opening of the library, but it could be delayed.

Staff explained that funding might have to come from another source, once the Garage CIP was completed and closed out. The Mayor stated he was favorable to having the fire truck located at library parking garage, not the Alviso Adobe site.

Councilmember Polanski stated she had no problem with delaying the fire truck issue. The truck needed to be protected, so wrought iron fencing would not protect it. She inquired about long-term maintenance costs. Whose liability was it if damaged, she wondered? She agreed with the Library Subcommittee members to wait and wanted to preserve that fire truck but not have it damaged.

Mayor Esteves invited persons to speak at the podium on this issue.

Speakers:

**Craig Bunnell**, a representative of the Milpitas Historical Society and neighbor of Mr. Livengood, discussed the need to think outside the box on this matter and the box was Main Street. It was nice to see a difference on Main St. in this City. "She" (firetruck Lena) needed to be in the downtown not on the fringes of the City at the Alviso Adobe.

**Barbara Gomes Bowman**, Milpitas resident, felt the Council needed an extension to try to come up with a different option for the truck's location, someplace on Main Street.

Vice Mayor Livengood noted that Council did not make the recommendation to put the fire truck at the Adobe. In fact, many years ago, Milpitas looked at trying to get its hands on the building that was once the Fire Station (a commercial shop now) with no luck.

**Ted Weller**, Milpitas resident, remarked that his family was part owner of the Lena fire truck for many years, and then in 1972, someone picked it up for \$50. It had been used on orchards in town. He felt it was an excellent idea to put it near the library or at the parking garage.

Councilmember Giordano said it sounded like the City was going back to the drawing board on this. She liked the glass around the truck and the look of it. Perhaps the City could go out for bids and meanwhile defer the matter to the Library Subcommittee.

Mayor Esteves agreed with Councilmember Giordano, while details on what to do with placement of the fire truck were going to be needed.

Motion: to approve the following three actions:

1. Receive progress report from staff on the new Milpitas Library, Midtown East Parking Garage, N. Main Streetscape Projects No. 8154, No. 8161, No. 8162, and No. 8165.
2. Authorize the Agency Director to execute a contract change order to the agreement with builder S.J. Amoroso to provide the signage and graphics for the library and garage. VKK was the low bidder submitted to Amoroso.
3. Deny the staff recommendation to locate the historic Fire Truck within the Alviso Adobe project area and to refer this issue back to the Library Subcommittee for discussion and further recommendation.

Motion/Second: Vice Chair/Vice Mayor Livengood/ Agency/Councilmember Giordano

Motion carried by a vote of:

AYES: 5

NOES: 0

The Agency/Council took a break at 9:41 PM for 10 minutes. Councilmember Polanski departed the meeting at this time. Agency/Council reconvened at 9:51 PM.

**RA 6. Report on Preliminary Budget for FY 2008-09**

Finance Director Emma Karlen provided an overview and historical analysis of the City/Agency's financial picture as well as the budget for the coming fiscal year. She highlighted double digit increases in medical insurance premiums over the last eight years. Staff provided a handout to the Council of information presented on screen.

Vice Mayor Livengood asked if PERS allowed for future employees to be hired at a different retirement formula than presently offered. Ms. Karlen replied the City would have to check with PERS to confirm that it would be possible. Mr. Livengood asked that staff research that issue and respond back.

Councilmember Giordano noted that last year, the Council discussed a potential increase in the deductible for medical plans and asked the outcome. Human Resources Director Carmen Valdez responded, explaining that deductibles were dictated to the City by PERS, so long as the City remained a member. The City could change those deductibles if Milpitas went to an outside insurance carrier. City Manager Williams commented that it was ultimately cheaper to remain in PERS.

Vice Mayor Livengood had the same question as on the medical plans, about retirement plans offered. Ms. Valdez responded that yes, a different retirement plan could be offered to new hires and it could come through negotiations.

Councilmember Gomez asked questions about revenues versus expenditures and the need to close gap, since there was an ongoing deficit. Staff concurred. Mr. Gomez brought up total compensation as a strategy for future benefits packages, to consider and move toward that concept for Milpitas.

City Manager Williams responded that the City had commenced with that idea at the time of the introduction of the City's Strategic Plan, and would plan to look at that full speed ahead as the Plan was worked out.

Mayor Esteves commented that total compensation was not new as a concept and that some public agencies do use that formula now. Also, tiered benefits plans in government was not new and he viewed these both as viable.

Finance Director Karlen identified costs related to contributions to the City's retiree medical benefit obligation. In the current FY 2007-08, to solve the budget's initial gap, Milpitas would fund the deficit demanding some of the Redevelopment Agency loan payment the City (\$6 million), a review of personnel costs in Engineering and Planning to allocate some of that appropriately to RDA fund, and by ongoing cost cutting by departments through the end of current FY (vacancies, overtime, contractual services).

Councilmembers asked staff about the number of vacant funded and unfunded positions. Vice Mayor Livengood felt the City had to look at funded positions still on the books now versus those that just happen to be vacant. Councilmember Gomez suggested maybe some of the long vacant positions should be cut from the list altogether. City Manager Williams further remarked on the ongoing constant review of position allocation throughout the City.

Mayor Esteves questioned the legal method of transfer of funding the loan payment from the RDA to the City. City Attorney Mike Ogaz responded that his office had this topic under review, and he would need more time before answering the Mayor.

Councilmember Gomez questioned overtime and any review of it. Mr. Williams replied that staff was looking at exempt status of some positions now.



2. O'Tool Elm Park - East Bay Construction Company at \$1,840 per month
3. Tom Evatt Park - East Bay Construction Company at \$2,450 per month
4. Thompson/Machado/Abel Streetscape - Shooter & Butts, Inc. at \$3,480 per month

**RA 9. ADJOURNMENT**

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 10:37 PM.

*Meeting minutes respectfully submitted by  
Mary Lavelle  
Agency Secretary*