



**CITY OF PACIFICA
CITY COUNCIL MINUTES**

**Council Chambers
2212 Beach Blvd
Pacifica, CA 94044**

Mayor John Keener
Mayor Pro Tem Sue Vaterlaus
Councilmember Sue Digre
Councilmember Mike O'Neill
Councilmember Deirdre Martin

March 12, 2018 (MONDAY)

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Mayor John Keener called the meeting to order on March 12, 2018 at 7:09 PM

6:30 PM CLOSED SESSION

Mayor Keener called the meeting to order at 6:30 p.m., stating that all councilmembers were present and announced that the Council would meet in Closed Session. City Attorney Kenyon announced the business to be discussed.

PURSUANT TO GOVERNMENT CODE SECTION 54957.6 Conference with labor negotiator. Agency negotiator: Janet Cory Sommer. Employee organizations: Pacifica Firefighters Local 2400; Teamsters Local 856 Battalion Chiefs; Department Directors Local 350; WasteWater Treatment Plant Employees Local 856; Miscellaneous Local 856; Managers Local 350; Police Officers Association; Police Supervisors Association; Police Management Local 350.

7:00 PM OPEN SESSION

Call to Order

Mayor Keener reconvened the meeting at 7:09 p.m.

Attendee Name	Title	Status	Arrived
John Keener	Mayor	Present	
Sue Vaterlaus	Mayor Pro Tem	Present	
Sue Digre	Councilmember	Present	
Mike O'Neill	Councilmember	Present	
Deirdre Martin	Councilmember	Present	

Staff Present: Kevin Woodhouse, City Manager; Michelle Kenyon, City Attorney; Lorenzo Hines, Asst. City Manager; Van Ocampo, Public Works Director; Tina Wehrmeister, Planning Director; Dan Steidle, Police Chief; Mike Perez, PB&R Director; Kathy O'Connell, City Clerk.

Salute to the Flag led by Councilmember Digre

Closed Session Report

City Attorney Kenyon stated there was no reportable action.

SPECIAL PRESENTATIONS - NONE.

CONSENT CALENDAR

Mayor Keener stated that they would be adjourning the meeting in honor of Dave Barry.

Councilmember O'Neill stated that he was the former director of PB&R.

Councilmember Digre asked if they could also adjourn in honor of the killings in Parkland School and Yountville also.

Mayor Keener referred to Item #4, the Housing Element, stating that it was the annual progress report on the Housing Element that comes up on the General Plan every seven years, and they were in their fourth year. He stated that it wasn't a big deal except for one element, requirement to report on action programs such as ACUs, etc., and he wanted to highlight that as well as the RENA numbers, stating that we are behind on state requirements, concluding that the RENA numbers were probably optimistic for Pacifica.

Councilmember Digre asked if this was filing a report with HCD in Sacramento and if it prevented us from focusing on the low, moderate or high economic development.

City Attorney Kenyon responded that it was just a report going to HCD.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike O'Neill, Councilmember
SECONDER:	Deirdre Martin, Councilmember
AYES:	Keener, Vaterlaus, Digre, O'Neill, Martin

1. Approval of Disbursements for 02/01/18 through 02/15/18.
PROPOSED ACTION: Move to approve attached list of disbursements for 02/01/18 through 02/15/18.
2. Approval of Minutes
PROPOSED ACTION: Move to approve the minutes of the regular meeting held on February 26, 2018.
3. Proclamation Confirming Existence of Local Emergency of the Pacifica Coastline from Westline Drive to the End of Beach Boulevard.
PROPOSED ACTION: Accept current photos as of March 6, 2018 and move to continue proclamation confirming the existence of local emergency.
4. Annual Progress Report on Implementation of the 2015-2023 Housing Element of the General Plan
PROPOSED ACTION: 1) Receive and file the report. 2) Direct the City Manager to transmit the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1, 2018.
5. Adoption of Resolutions authorizing the submittal of grant application for \$750,000 with the California State Parks Division of Boating and Waterways Shoreline Erosion Control

Program, and \$750,000 with the California Ocean Protection Council Proposition 1 Grant Program to study design alternatives and permitting of the Beach Boulevard Seawall and Promenade Replacement Project Phase I

PROPOSED ACTION: Move to adopt the resolutions: 1) A Resolution of the City Council of the City of Pacifica authorizing the submittal of grant application for \$750,000 with the California State Parks Division of Boating and Waterways Shoreline Erosion Control Program, and 2) A Resolution of the City Council of the City of Pacifica authorizing submittal of grant application for \$750,000 with the California Ocean Protection Council Proposition 1 Grant Program Under the Water Quality, Supply, and Infrastructure Improvement Act of 2014 to study design alternatives and permitting of the Beach Boulevard Seawall and Promenade Replacement Project Phase I

6. Approval of Amendment No. 1 to the Consultant Services Agreement between the City of Pacifica and Alta Planning & Design for the 400 Block Esplanade Coastal Trail
PROPOSED ACTION: Approve Amendment No. 1 to the Consultant Services Agreement between the City of Pacifica and Alta Planning & Design for Additional Design Services in connection with the 400 Block Esplanade Coastal Trail; Approve additional budget authority of \$7,650 to be reimbursed 100% by State Coastal Conservancy; and authorize the City Manager to execute the Amendment No. 1.

ORAL COMMUNICATIONS

Lynn Adams, Pacifica, stated she wanted to thank the city for installing garbage cans by Moonraker and the northwest corner of the north lot which have made a difference, creating more room on the cigarette pots for cigarette butts. She then reported on the Beach Coalition's increased memberships and the amounts of trash, etc., that they have collected. She mentioned their partnership with Pacifica libraries to do a book to action called "Garbology" and she invited everyone to read it. The libraries were ordering more copies, and people were returning them as well for others to read, stating that it was about the evolution of trash and solutions, particularly regarding plastic in the ocean. She stated that the EcoFest would be dealing with that issue as well as sea stars. She invited groups to take ownership of certain areas and they can contact them as they have a lot of tasks to fill.

Anita Rees, Pacifica, thanked the city for the additional year of ERAF funds, mentioning that it has helped them add programs, such as the shower program which has helped as they work with helping them find housing and employment. She mentioned working with churches in Pacifica to host rotating shelters for the next winter season through the county and the PRC will help in getting them on board to ultimately get affordable housing. She thanked the Pacifica Police Dept. for working with them in helping get them housed. She concluded by mentioning that they were ready to help anyone who needs that help with their taxes.

Bridget Duffy, Pacifica, stated that she missed the last goal setting session because of being trapped in a storm in Sacramento. She mentioned Council committing to rent stabilization at the prior goal setting but she didn't think she would risk her life coming for that as it probably wouldn't happen anyway. She reminded Council that they made a commitment to rent stabilization yet there are still people living in their cars and sleeping under bushes and work full time and pay taxes. She stated that the Declaration of Independence says we have a right to a home, happiness and a good living. She referred to the oath they took as an elected official to provide those rights, which is different from a volunteer job, adding that they take an oath to uphold the Constitution. She mentioned that San Jose put a moratorium on rents, adding that

she talked to the supervisors who were not against it. She then mentioned that in Pacifica, two weeks after rent control hit the dirt, she walked past a three bedroom house renting for \$6,300/month, and concluded that rent control was not driving the prices up but blatant greed. She mentioned a person who had to leave when her apartment went from \$1,200 to \$1,800 and now that apartment is renting for \$3,000/month. She questioned how they can sleep when their mortgages are not going up at the drop of a dime and so many are being displaced, including the elderly, after decades of living in Pacifica. She begged them to consider a moratorium on rent increases.

COUNCIL COMMUNICATIONS

Councilmember Martin stated that she attended the Family Summit at IBL which was an amazing event put on by the Pacifica Prevention Partnership. She stated there were workshops and people told their stories, mentioning specifics. She thanked the city for the cans at Rockaway. She pointed out that Earth Day was on April 21, adding that they are always recruiting. She stated that they were having a beach cleanup on St. Patrick's Day and hoped people come.

Mayor pro Tem Vaterlaus attended the CCAG Legislative Committee meeting where they discussed a pending repeal for SB1 which would help with roads, stating that the committee was opposed to that. She referred to SB827 which would allow building near transit zones without much input from the cities regarding height limits, parking, etc., stating that CCAG was also against that legislation. She attended a sea level rise ad hoc committee where they decided to add more dates for public comment. She attended the opening of Pacifica Java on Dundee. She again issued an invitation to attend "floods, droughts, rising seas, oh my" at Canada College on March 30. She couldn't find the link, and thought they may be sold out, adding that it will be a large event.

Councilmember O'Neill stated that he attended the goal setting session along with the rest of Council. He also attended the Lion's and Rotary annual dinner, and he thanked Pacifica's police and fire because there was an attendee who was choking on a piece of meat and turned gray, but they were able to bring her back, took her to emergency and she now seems to be okay.

Commissioner Digre mentioned events the public may want to attend were the Economic Development Committee the following night, the Open Space meeting on Mach 21. She mentioned that Pacifica shares Colma Creek but she won't be able to attend it, but she thought the Mayor could help with that. She stated that she will be at an SFO Roundtable legislative meeting on March 20. She heard on KCBS that there was an MIT professor specialist on aeronautics who was working with pilots to determine a way of getting the flights taking off to be slower so that the aeronautics matches the engines and cancels the extra noise. She thought that would help many of us on the ground. She attended one of the best educational meetings she has been to in a while called Zap the Gap, a San Mateo County summit on achievement and opportunity gaps. She stated it was one of the first time representatives talked about education for all students, including special ed, mentioning practices now in schools. She stated that they didn't address science, which she always asks about. She stated that a lawyer spoke on training lessons she gives to new judges to help them to make decisions with less bias.

Mayor Keener stated he attended the CCAG board meeting and sea level rise ad hoc committee which were covered by Mayor pro Tem Vaterlaus. He attended the Pedro Point

wastewater meeting which was to familiarize homeowners with more detail on what the wastewater department will do to replace the mains and laterals in Pedro Point. He stated that it was a new thing, and he hoped they do it in the future. He attended a County Parks meeting on the Pedro Point Headlands with the City Manager and PW Dir. Ocampo and one of the engineers and the discussion was about the proposed trail from near ACE Hardware up to the headlands. He thought it was possible that County Parks are still committed to taking over the headlands but would like some understanding of what will be involved in constructing the trail, adding that the City Manager can give them more information if he sees fit. He attended the SFO airport technical working group and they went through each item that the committee sent to the FAA and the FAA finally responded. He stated that they felt some responses were deemed as not responsive and they were going to recommend to the SFO group that they communicate that to the FAA. He stated that, in a response to a question he had about the altitude limits for planes taking off from Runway 28 and flying over Fairmont which they understood was 3,000 feet, it was but as soon as control switches from the airport tower to the regional control, Tracon, they have the option to raise the 3,000 foot limit as they see fit which can happen at the end of the runway and he questioned why they don't see more altitude over Fairmont.

Commissioner Digre stated that she also attended a regional area about water in the Stanford area, adding that they will be hearing more about water as we aren't out of the woods. They want to look at ways of protecting and saving water and maintaining what we have which includes recycling. She mentioned that they brought up desalination, and we will be hearing more about water.

STAFF COMMUNICATIONS

City Manager Woodhouse stated that before his time, then Mayor O'Neill brought to his attention fireworks that create plastic balls that are difficult to clean up. He stated that the police chief has worked with the two fire manufacturers to exclude those particular fireworks from distribution in Pacifica this year. He stated that they were called a flashtron fountain, a cracking ball and a crackling cactus, and they will not be in the packages within Pacifica this year.

Councilmember O'Neill asked confirmation that they will also not be single items.

City Manager Woodhouse thought it was that they will not be either single items or in the packages, adding that the Police Chief acknowledged that was correct. He then stated that he reached out to San Francisco Recreation and Parks to enquire about maintenance plans for the Sharp Park berm, and he was informed that they are planning to do the maintenance activity that the Coastal Commission permitted, starting in the middle of March, weather depending. He stated that it will consist of importing 100 yards of fill to address low spots and potholes along the berm, which was permitted by the Commission. He added that they will be reaching out to them about notifications, etc., that can be provided in advance of that activity. He stated that their timeline was weather dependent. He then mentioned that the previous year the Sanchez Art Center and the city partnered to apply for and received a grant for creative place making related to Palmetto and they met earlier this day to talk about implementation of that small planning grant, adding that it will dovetail with some of the future activity on Palmetto. He stated that the previous Friday, he attended a detailed discussion with the Army Corp of Engineers, including Congresswoman Speier and her staff, continuing the conversation regarding potential funding mechanisms and what to do countywide to receive the funds needed for improvements on sea level rise and flood projects.

Councilmember O'Neill stated that he was going to ask the City Manager to mention Caltrans and repaving.

City Manager Woodhouse stated that PW Dir. Ocampo might have more details, but Caltrans has announced that they are going to begin a 6-month process for repaving Highway 1 from Gray Whale to the intersection of Highway 1 and Skyline, approximately 10 miles.

PW Dir. Ocampo added that he met with Caltrans staff to talk about the project, and they will sign the contract two days from now when the contractor will be meeting with the state and Pacifica staff, with regular meetings planned throughout the time of the construction. He stated that, if Council wants a presentation on the project, Caltrans offered to do so.

Mayor Keener understood that most of the work will take place at night.

PW Dir. Ocampo stated he was correct, adding that, as they do certain segments of the highway, they will be using the frontage roads to get around but it will be at night.

PUBLIC HEARINGS - NONE.

During public hearings, an applicant or their agent and appellants have ten minutes for their opening presentation and three minutes for rebuttal before the public hearing is closed. Members of the public are limited to three minutes.

CONSIDERATION

7. 2017-18 Mid-Year Budget Update 03/12/2018
PROPOSED ACTION: Move to adopt the resolution increasing the adopted budget appropriation to \$32,099,000 for FY 2017-18, revised to reflect revenue and departmental budgets based on current information.

Asst. City Manager Hines presented the staff report.

Mayor Keener referred to the \$224,000 fund balance in the General Fund which came from the self-funded dental plan.

Asst. City Manager Hines responded affirmatively.

Mayor Keener asked why it didn't show up on the surplus.

Asst. City Manager Hines stated that it was because he was moving it directly into the fund balance which is usually not tracked by the operational budget. He explained that what you see on packet pages 82 and 93 was the operational budget/plan and what you don't see until the financial statements come out is the extra \$200,000 that was flowing into the fund balance and the fund balance was the city's reserve for contingency. He stated that, in the event that this plan does not work and expenditures exceed revenues, they have the fund balance.

Mayor Keener asked what the balance was in the fund balance.

Asst. City Manager Hines thought the undesignated was around \$5 million.

Councilmember Digre thanked him for finding the dental thing. She referred to the OES funding, and asked when they get that. She assumed it was pretty reliable that it does come back.

Asst. City Manager Hines agreed it was reliable and as far as the timing is concerned, fires indicated that the payments are being made and completed by the end of the fiscal year.

Councilmember Digre stated that they have been wrestling with the other overtime question “forever” and they have tried to be really strict. She didn’t expect an answer at this time, but she asked if, because he was new here, he was finding things and would help the city address.

Asst. City Manager Hines stated that they have assisted fire and filling those vacant positions and he was pleased about that. He felt they were taking a very aggressive approach to settling the workers’ comp cases which will allow fire to bring those firefighters back or whoever is on workers’ comp may not be able to come back, but they need to make that determination. He added that if they can’t come back, it was a slot that needs to be filled. He stated that they try to have that determination made as quickly as possible without being disrespectful.

City Manager Woodhouse added that, with public safety, there will always be overtime expenses. He stated that the levels Pacifica experiences are not out of the ordinary in his experience. He acknowledged that every agency wants to work hard to minimize those working actively on workers’ comp cases and fill in vacancies but it was an ongoing challenge. He stated that public safety is responding to emergencies whether in Pacifica or mutual aid across the state which was triggered if you have a significant event that amounts to a lot of overtime.

Councilmember Digre understood that they don’t want to exhaust the employees.

Asst. City Manager Hines agreed that they were in a very physical business.

Councilmember O’Neill complimented Asst. City Manager Hines on how clear and easy to understand budget presentations are. He stated that he was ready to make a motion.

Mayor Keener stated that there was public comment.

Mayor Keener opened public comments.

Bridget Duffy, Pacifica, stated that she would love to see where the investments are going and asked if that was possible to find out. She stated that a lot of money is being put into banks and the banks are taking our money and investing it, sometimes in further destruction of the rain forest, fossil fuel industry, etc., and she felt it would make the city complicit in what was happening to our environment.

Mayor Keener closed public comments.

Mayor Keener asked if Asst. City Manager Hines could comment on the invested money and where they stand on the policy.

Asst. City Manager Hines stated that, regarding the investments, they have a significant amount of funds in the lay fund, a low interest fund run by the state treasurer and they keep operating capital in First National Bank of California. In referring to what those entities are doing to generate the interest they pay the city, he stated that it was a very low amount of interest. He

couldn't comment on how they make their interest income, but in the next month or so, he has to bring an investment report to them, and he will see what he can find out.

Councilmember Martin stated that it did come up in goal setting and they were looking into the fossil fuel piece, hopefully within the next three months.

Councilmember O'Neill moved to adopt the resolution increasing the adopted budget appropriation to \$32,099,000 for FY 2017-18, revised to reflect revenue and department budgets based on current information; seconded by Mayor pro Tem Vaterlaus.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike O'Neill, Councilmember
SECONDER:	Sue Vaterlaus, Mayor Pro Tem
AYES:	Keener, Vaterlaus, Digre, O'Neill, Martin

8. Consideration and Direction for Processing and Issuing a Request for Qualifications and Request for Proposals for the 2212 Beach Boulevard Development Opportunity Site
PROPOSED ACTION: Move to authorize staff to prepare a new Request for Qualifications (RFQ) and Request for Proposals (RFP) and issue a RFQ to solicit hotel, retail, and restaurant development proposals for the 2212 Beach Boulevard site.

City Manager Woodhouse stated he would begin with a brief staff report and introduced Patrick O'Keefe from Management Partners who will also be making comments, adding that he has been involved in the negotiations regarding the site for some time. He then presented the staff report.

Mayor Keener asked what the context was that was given before that question.

City Manager Woodhouse stated that he has it and he read it, then continued staff report. He mentioned that the addition of the Pacifica Ocean Discovery Center will raise questions to potential proposers and he stated that Mr. O'Keefe would address those challenges.

Patrick O'Keefe, Management Partners, continued with the staff report.

Mayor Keener asked, if a potential developer includes the Ocean Discovery Center in his proposal, would it be up to him to figure out how to fund that.

Mr. O'Keefe stated that it will, and he explained what they will have to do. He mentioned that there were things in the Discovery Center that were still needing to be worked out, such as mention of sea water tanks, museum, etc., and items that the developer will try to figure out how much space as well as cost to fix things and coming up with millions of dollars in improvement associated with that and they will question how they finance that. He stated that, if they are paying rent to pay for it, they have a viable proposal, but if the hotel has to pay for it, it makes the hotel aspect not financeable.

City Manager Woodhouse thought one of the nuances was that there was a big difference in the competitive field for soliciting proposals between a potential proposer by their decision, including uses that serve their hotel needs and bringing that to the city versus the city mentioning particular uses in the solicitation, referring to Mr. O'Keefe's explanation that it will trigger every potential developer to ask all the questions, and they may decide it is complicated and will go elsewhere.

Mayor Keener stated that including the Ocean Discovery Center would be optional and a developer could ignore that part and say he is going to just do the hotel and make his proposal.

City Manager Woodhouse agreed it was optional, but added that as described by Mr. O'Keefe, they won't leave any stone unturned to gain a competitive advantage and if they see that the city was interested in the idea and wanted to explore it, they will do that due diligence and ask all the questions, and there is a chance that they will decide that it was too complex to do that. He stated that, if they proactively, on their own want to bring that in their proposal, that would be different and it makes a difference in a competitive market place.

Councilmember Martin assumed that, when the previous developer was involved, there was a point where the library portion of the parcel was set aside, but in their scenario that wasn't happening for the PODC. She stated that she thought it was the same situation in which the PODC was part of the same property but a separate portion, similar to the library, and not included in any development of hotel, asking if she was saying it correctly.

City Manager Woodhouse stated that she was, adding that it was staff's first point to make that, based on their experience with the library, the full site would be more competitive.

Councilmember Martin understood.

Mayor pro Tem Vaterlaus asked if, once they have a hotel developer for the whole site, the Ocean Discovery Center could approach them at a later time to see if their proposal would work into what the hotel developer wished to have on the site.

City Manager Woodhouse agreed that the Ocean Discovery Center could approach any partner at any time on their own volition to see what they can negotiate. He stated that the recommended RFQ, RFP process does not preclude that at all as mentioned in the staff report.

Mayor Keener thought that, once they have made a proposal, modifying it to include the Ocean Discovery Center makes it a new proposal.

City Manager Woodhouse agreed, suggesting that any kind of dialogue or negotiation would occur before they would propose it. He then concluded staff report.

Councilmember Digre assumed there were not many opportunities to have an oceanfront public site and to have a hotel possibility, and it would be easy to have strict requirements at our fingertips to put towards requirements for any hotel. She didn't know if a similar public site along the ocean exists with an ocean discovery center and a hotel. She assumed there was not much such data out there, but she could be wrong and would like to know what is available. She thought that was a huge thing. She wondered if the Council would ever go for something willy-nilly where there would not be strict guidelines, but she didn't think they could be the same guidelines as a hotel as it was a "different animal." She thought the requirements would have to be specific to the mission being created, and she didn't think the basic requirements would not differ, that being to show the money in the various specifics. She added that, in the past, the Ocean Discovery Center did perform all the points in the city RFP. She assumed that it was common sense that they are not going to ask some of the specifics for the hotel and expect an Ocean Discovery Center to answer those things as the points in the RFP and RFQ relate to a hotel. She referred to the timing, and stated that when the specialist finance person was asked about the ocean discovery concept, he made an important statement, if you build it in good

times and in bad times, you will have people coming with foot traffic and income. She thought hotels do not necessarily have that good time/bad time thing as in bad times hotels cannot be filled. She wanted to make sure they had all those things when considering this. She referred to timing and assumed that they were not locked into the construction cycle and could entertain being visionary and go for the ocean discovery center, they could entertain tiering so that the ocean discovery center has a reasonable amount of time to show its reliability and the hotel developer will have all the data that they would want. She thought it looked like they were requiring the non-profit to have things up front now and they don't even know who the hotel developer will be. She questioned whether there were any of those they want to rule out right away.

City Manager Woodhouse stated he would start with the last point. He stated that the purpose of the RFQ, RFP process was to get to a point of potential developers who are proposing their pro forma for the site. He stated that they know, based on hotel development data that exists in their experience with the previous hotel development, that they have a sense of the amount of revenue that might be generated. He stated that they were not asking any hotel developer or non-profit to provide that pro forma. He stated that the question before the Council was of a policy about what specific use for the site the city would like to put out for a proposal. He stated that staff's report was bringing to their attention the different pieces of information that were intended to relate to being able to make that policy decision. He thought her first point was that they are unaware of a similar situation in other areas of the California coast or country and didn't have "apples to apples" to compare. He stated that he knows the information being provided to the Council from the Ocean Discovery Center and there were examples of other aquarium types in science research centers along the coast, such as Monterey, etc. He asked if he missed one of her questions.

Councilmember Digre stated it was about whether they were locked into certain timing.

City Manager Woodhouse stated that the timing was going back to the point that the clearer the Council makes the RFQ, RFP process, the better and more competitive field of proposals they will receive. He stated that, if there were variables about phasing construction or development with potential future partners that may or may not be renting the space from the city, it makes it a more complex project that developers may pass over.

Mayor Keener stated that they would now hear from the Pacifica Ocean Discovery Center.

Steve Patton, executive director of the Ocean Discovery Center, stated that they have a slide show presentation. He stated that he would like to have Mitch Reid, the former executive director run the slide show.

Mitch Reid, Ocean Discovery Center, asked that PCT get another camera on the slide show if possible. He thanked the Council for the opportunity to make this presentation. He stated that they were requesting that the city allocate the same amount of space that was previously set aside for the library on this site and grant them one year to raise the funding to purchase the site. He then presented the slide show, explaining all the positive aspects of such a center.

Councilmember Digre referred to his comment that it was all about the pipes, and asked that he elaborate on what he means.

Mr. Reid stated that they have the pipe that goes out from the pump house, down the street, to the pier and to the ocean. He stated that it hasn't been checked in 20 years, but the pier

infrastructure that holds the pipe was already in place and they can utilize that expensive infrastructure. He stated that, if someone wanted to put in a new aquarium, they would have to build that, but in the past, they hired a professional company that did the Monterey Aquarium and others around the country to look at that pipe, and they thought it was an incredible asset. He felt it was a great thing that was built in but no other city has a pipe sticking in the ocean that can be utilized in this way.

Councilmember Digre asked what if they find out that the pipe is horrible and decrepit and will fall apart if they touch it.

Mr. Reid stated that, in the original proposal, they decided that they would take it as a known that the existing pipe wasn't in good shape, and it would cost \$1.5 million to put in a whole new pipe.

Councilmember Digre thought she was hearing that he was saying that the pier was still there. She asked, if they can't use the pipe, were they still in the game, and if so, the pier was going to be very valuable.

Mr. Reid stated that it would be very difficult to do it without the pier structure.

Councilmember Digre asked what if the pipe wasn't available.

Mr. Reid stated that, if the pipe wasn't there, they would put in a new pipe.

Councilmember O'Neill asked if they have any contingency funding for the pier as the pier continually has problems with storms. He asked about the pipe under the ocean.

Mr. Reid stated that their previous proposal included that.

Councilmember O'Neill understood about the pipe under the ocean and then asked about the pier.

Mr. Reid stated that, if the pier is gone, they no longer have access to that.

Councilmember O'Neill stated that they have had to close it over the years because of damage from waves, etc., and if it was permanently gone, he assumed the pipe underneath would not be working.

Mr. Reid agreed, adding that this was why they say that the only reason the pier was built was to put the waste into the ocean. They no longer do that and it makes it difficult for the city to go back to the state and keep asking for funds to keep that pier intact. He stated that, if they are utilizing it with this project, it gives them the opportunity to point out that it brings in the water for the aquarium and they would like to keep the pier alive.

Councilmember O'Neill asked if the public would be able to have access for fishing, walking, etc.

Mr. Reid stated that he didn't see any reason why they couldn't.

Mayor pro Tem Vaterlaus concluded that the proposal in the map with the yellow pump station building shows the whole entire street for the Ocean Discovery Center on the Montecito side.

Mr. Reid responded affirmatively.

Mayor pro Tem Vaterlaus asked if ocean front as well.

Mr. Reid responded affirmatively.

Mayor pro Tem Vaterlaus stated that it looked a lot larger than 20% of the entire site.

Mr. Reid stated that they subtract the pump house, adding that it was an approximate figure.

Councilmember Martin referred to his comment that they were looking for a year to raise the funds to purchase the property.

Mr. Reid responded affirmatively.

Councilmember Martin asked what happens after a year.

Mr. Reid stated that they could revisit it or just cancel it at that point. He added another comment regarding the information mentioned at this meeting that he wasn't aware of regarding partnering or any conjunction with a hotel. He would have thought it would be a good thing for the city to tell any hotel developer that they were thinking about an attraction next door to the hotel. He thought a hotel developer would love to have an attraction right next door to them.

Councilmember O'Neill stated that he didn't see the Planning Director but he didn't know what the parking requirements would be for a 30,000 square foot building. He thought parking would be an issue for cars as well as school or tourist buses coming. He asked where the buses park, drop people off, where would cars park, for the center.

Mr. Reid stated that the buses would be on Montecito and for parking, they included a portion of underground parking as part of the proposal. He stated that the library had set aside 57 parking spaces, and they were not at that level, but in their previous proposal they encouraged using the park and ride and having a shuttle to get as many people and the least amount of parking in the area.

Councilmember O'Neill asked what kind of business or marketing plan they had for ongoing operations of the discovery center.

Mr. Reid stated that they don't have anything at this point.

Councilmember O'Neill referred to his comment that people visiting the discovery center would use the restaurants, etc., but he thought if it was a lot of school buses, the kids would be going to a gift shop. He asked if they see their hours being at night for families to come.

Mr. Reid stated that, like the other aquariums, they are usually open 10-6 and they pick one or two evenings that they are open. He stated that the buses with students would not be a huge economic thing for the city, but the majority would be tourists who would come here. He stated that they wanted to have the size small enough that it doesn't impact the area, but large enough to bring in enough people to fill the hotel and other hotels in town. He stated that, when they met with the Steinhart Aquarium, he stated five, explaining that no matter what you do, you will draw 5% from the Monterey Aquarium, because it was three hours away and a lot of people

would like to come down here.

Mayor pro Tem Vaterlaus asked if they were really comparing themselves to the Monterey Aquarium.

Mr. Reid stated that they were not, adding that in his presentation he stated that it was a hands on marine education center.

Mayor pro Tem Vaterlaus stated that he answered her question as to what they see as the financial benefits for Pacifica other than people visiting restaurants.

Mr. Reid stated that they would be staying in the hotels and that was where the city makes the most money, as it would increase the occupancy.

Mayor Keener opened public comments.

Dave Plumb, Pacifica, stated that he was in agreement with the City Manager and the consultant about the simplicity of dedicating all the space for a hotel, commenting that they failed and wasted three years of revenue because they couldn't make it work. He asked that they keep it simple, and will have maximum revenue and lowest risk. He felt the city could not afford the risk. He felt that the services being offered by the Ocean Discovery Resource Center were already provided by a number of great institutions, such as Monterey Bay Aquarium, where people go to see all the sites, adding that visiting the Monterey Bay Aquarium Research Institute on their one public day was amazing, and mentioning Santa Cruz, etc. He mentioned the potential risks of including the center.

MaryAnn Edson Plumb, Pacifica, stated she spoke at the last meeting and was concerned about the financial information presented then and now, and she felt we could be in danger of losing police and fire services, etc. She felt the Ocean Discovery Center sounds wonderful but it was duplicative of services available close by, such as Santa Cruz. She felt we could not afford to do anything but what maximizes our revenue, adding that 20 extra hotel rooms will be more tax than 20 people having tacos. She thought waiting a year to see if funding can be obtained creates issues, adding that we have already been sitting for 20 years. She asked that they move ahead with the proposal.

Tom Thompson, Pacifica, stated he submitted a letter detailing these opportunities for Pacifica. He asked what if they could vote to get a newer city hall, new library, retire pension debt or annual income to fund city operations. He referred to the Council's priority strategy session and he heard them list problems with city owned facilities and properties, and he didn't think they were problems but one big opportunity. He mentioned that many of those properties were in prime locations, listing several of them. He asked to learn from history and instead of telling developers what must work, ask them what would work, including all the city properties considered for redevelopment, and other sources such as housing and work in partnership with developers regarding available land and getting redevelopment approved. He suggested putting redevelopment plans with benefits to a vote, etc., adding that it was time to put thinking caps on and get creative and solve problems. He offered his work experience in development of construction and real estate experience to make it happen. He acknowledged that they probably couldn't get it all done at this time, but he thought they could make great improvements for Pacifica.

Eileen Campbell, Pacifica, stated she is a science writer and has worked with aquariums, zoos

and museums as a consultant, including ten years with the Monterey Bay Aquarium and is a senior science writer at the Exploratorium in San Francisco, with her experience, she wants them to understand that this is a unique opportunity for an educational institution in Pacifica. She stated that the way people learn is to have direct experiences with real stuff. She stated that this location was incomparable because there are not that many places where they can walk across the street and get their hands in the sand and see sand crabs, walk on the pier and watch fisherman, watch whales go by, adding that their lives are impacted by the ocean. She thought, as ocean, climate and sea level rise changes, they are asked to give comments and people should have a place to learn more about that. She asked that they give the Pacifica Ocean Discovery Center a chance to put such a center in Pacifica. She acknowledged that hotels were necessary but they were not asking for the whole site but just a portion along with the hotel. She didn't think a hotel alone was sufficient to revitalize a part of the city. She stated that she moved to Pacifica and always thought this neighborhood had such potential to be a wonderful place for tourists and she felt we need an anchor to draw people and make it a place to go along with the restaurants, shops and hotels. She felt this was a chance to have a dynamic anchor and she urged Council to consider it.

Sheri Bookstaff, Pacifica, stated she has been a resident of Pacifica for 30 years and a professor of marine biology at Skyline College for about 25 years and involved with the Ocean Discovery Center for about 20 years, and she met Mitch Reid and started to support his vision of an Ocean Discovery Center at this site just prior to the shutdown of the sewage treatment plant. She thought it was rare that you find an idea from 20 years ago that is still a good idea today, and they still want to attract visitors, save the pier and attract local wildlife. She acknowledged that going with the hotel was easier and less complicated which any city can do, but Pacifica was different and thinking outside the box was how we thrive. She encouraged them to give them a chance to make this happen and, while they won't have dolphins, they will be able to see whales from the roof.

Cliff Lawrence, Pacifica, stated that he has concerns about the city depending on a hotel to bring in needed revenue. He acknowledged that he didn't know what money the current hotels are bringing in or what the occupancy rate was, but if they bring another hotel in, it will impact the five existing ones. He thought they have a unique opportunity to establish a precious image for our community. He was hoping we don't become known as a pot haven but rather that they establish the area as it was a coastal community and he was not associated with this group, but was impressed about how much work they've put into it and how long they have been waiting to make it happen. He stated that it was within Council's hands to make a new opportunity for Pacifica and the future.

Carolyn Jaramillo, Pacifica, stated she was present in support of the Ocean Discovery Center. She understood Council has a tremendous responsibility, looking at the finances. She stated that, when she was a teacher, they would put up a chart to make a decision with a list of advantages and disadvantages and the advantage column tonight is filling up easily, with a hotel having more rooms would bring more money to the city and it would be simpler to get the developers not dealing with a unique plan like the discovery center. She also thought it would be simpler, safer and more money. She then mentioned the other side of the chart, and the partnerships developed by the city with the wonderful institutions listed. She thought, if Silvia Earl wants it, she was for it. She asked how many students will be inspired, adding that we need more people thinking about the environment and being inspired to take care of it and learn more about it with more research. She stated that, in addition to school age children but students in the adult community would have many opportunities to become docents, and upgrade their education. She agreed that the city needs to be responsible fiscally but they also

need to keep a vision and use their imagination in making their decision. She urged them to give the Ocean Discovery Research Center that consideration.

Susan Herring, Pacifica, stated she was on the board of directors of the Pacifica Ocean Discovery and Research Center. She was hopeful that they approve their plans to make this center a reality and will help to put Pacifica on the map as a wonderful destination south of San Francisco. She stated that this location was perfect for the center because of the existing outflow pipe and its downtown location, which will attract people to the hotel and vice versa. She felt it was a worthwhile project for our seaside town and she urged Council to approve the center.

Mark Hubbell, Pacifica, stated he has been a Pacifican for over 30 years and been in the museum interactive environment for 35 years. He was advocating for the Pacifica Ocean Discovery and Research Center. He felt Pacifica needs and deserves a highly identifiable and relevant anchor destination to help define the city and put it at the top of minds for Bay Area residents planning family trips to the coast and schools planning field trips. He felt we didn't have that difference from other county coastal cities. He felt it would benefit all Pacifica businesses, not just one hotel. He felt it would be a great step in connecting Pacifica with the academic environmental communities and conference and lecture space in an adjacent hotel would provide a competitive destination for academic and activist organization conferences, even potentially on a national level. He mentioned that, when he was living in Pacific Grove, Cannery Row was not on the top of anyone's list when visiting the Monterey Peninsula and in 1981 he worked with architects representing the David and Lucille Packard Foundation on the Monterey Bay Aquarium and he knew they had a winner. He thought what they are discussing here was nowhere near the magnitude of that project, but he felt this type of activity destination was very successful in transforming the Cannery Row neighborhood into not only an attraction competitive with other areas in Monterey but a world class destination. He stated that he also just finished up on the project of the new Commonwealth Club headquarters at the historic Longshoreman's Union Hall at the Embarcadero and their donor recognition program was a major focus of the project to finance the project, with smaller contributions, memberships and admissions will finance their continuing operations. He stated that he would like to see a larger space than 20% but he felt this was a good start. He commented that since he has been in Pacifica, there have been many short-sighted proposals for Pacifica's future and he felt this was not one of them. He asked Council to look forward and think big when thinking about Pacifica's potential.

Bridget Duffy, Pacifica, supported Council in getting this marvelous idea to happen. She challenged the results of the survey. She thought she was a well connected citizen and she had no idea of what was going on. She wasn't big on the internet and there were many in Pacifica like her. She stated that the building still standing was the greenest. She thought the plan was to reuse some of the buildings. She felt it was incomprehensible that, for any profit, they would consider building anything so close to the ocean. She mentioned the Arctic temperatures are warmer than ever before in history. She stated that anyone can go to the walkway and look at the ocean and this land, and she thought building anything on this site was irresponsible, mentioning all the chemicals, plastics, etc., that will wind up in our ocean. She stated that, if they can reuse the building and make an Oceanic Discovery Center that would bring revenue, that would be a no-brainer. She referred to the Asst. City Manager stating that we were only getting 1% interest a year on a \$50 million investment given to US Bank every year. She stated that they own the property, and asked why the city isn't the investors. She asked if they knew how much revenue will come out of an Oceanic Discovery Center. She commented that people come to Pacifica for the ocean and anything having to do with the

ocean they will “suck up” even more. She felt giving the land to hotels to get taxes while letting Airbnb money fly out the window and she felt it made no sense to Pacifica but did for big developers.

Michael Vasey, Pacifica, stated he was associate director of Science Engagement at the Estuary and Ocean Science Center in Tiburon which is affiliated with S.F. State University. He stated that this idea was unique, extremely important and could be an important thing for the city. He stated that he has been a Pacifican for over 30 years and has seen how visionary moves by Council over time have created the opportunity for visitation to increase in Pacifica and our economy has become enhanced. He stated that it doesn't happen instantly but it was important, mentioning comments that a hotel doesn't draw people. He stated that the center would provide a destination for people to visit and enhance Pacifica's economy, but provide opportunities for those who can't get to Santa Cruz to come and contribute to Pacifica. He urged Council to go with vision and think about the potential possibilities with it serving a broader community. He would be encouraged to work with them and others who can make a contribution. He concluded that it can be a great thing for Pacifica.

Trista Barrontes, Pacifica, thought it was a big risk building a full scale hotel when the first hotel developer backed out. She thought an Ocean Discovery Center would be a perfect way for a hotel developer to meet full house consistently, mentioning that she worked at an airport hotel. She stated that, during the off season when they use the airport to fill the rooms, but being so far away from the airport, it was too big a risk for a full scale hotel. She thought a partnership between a hotel and the Ocean Discovery Center would be a great way to revitalize Pacifica and create a new Bay Area landmark. She stated that she was a student at Skyline College majoring in environmental studies, and she thought it was a great way to make Pacifica an even greener town and more pro education and environmental science in studies.

Harlan Worden, Pacifica, stated that he didn't know much about anything but was glad for all the information shared. He stated that the Ocean Discovery Center sounded like a great idea, but the hotel really caught his interest. He thought Council was faced with a big challenge of integrating the two. He stated that he sees people driving through all the time heading towards Half Moon Bay. He asked what the per visitor revenue was between the hotel and the Oceanic Discovery Center, and asked if they can combine both of them. He felt the question facing them was which will draw more.

Alejandra Worden, Pacifica, stated she wanted to talk about sustainability and was representing her family. She stated that Pacifica was one of the first cities in our nation to experience direct impacts of climate change. She thought we will be spending millions to adapt to the impact in the future. She stated that we were also well positioned to demonstrate that they were doing their part to mitigate climate change by reducing the carbon footprint and placing sustainability at the forefront of all future development within the city's limits. She thought it would be a sad irony and an injustice to future generations to do otherwise. She stated that 58 cities across our nation were committed to 100% renewable energy including San Francisco and San Jose. She stated that we need to do better and she encouraged Council to consider a formal commitment to renewable energy in the near future. She added that they had an opportunity to demonstrate shared value for a low carbon sustainable future. She stated that the Discovery Center's program would provide spaces for educational, scientific and cultural enrichment in addition to hotel services. She stated that the proposed program would celebrate a shared vision for a sustainable future in Pacifica and provide opportunities for Pacifica to demonstrate leadership on low carbon sustainable development and lead us into a sustainable future. She acknowledged that there will be problems, but to make a difference for the future,

we have to take risks, adding that California is famous for that and why not Pacifica.

Frank Delgado, Pacifica, stated he was present on behalf of the Pacifica Beach Coalition and is also active in other non-profit corporations. He was asking them to consider the Discovery Center. He stated that a lot of people think of Pacifica as a town that you pass through going south to Santa Cruz, and he thought this was what we need to make Pacifica a destination and he thought something like this truly embodies the spirit of Pacifica. He stated that he was a long time employee of the Boys and Girls Club in Pacifica and couldn't even count the number of children who would be into this. He encouraged them to take a risk and consider the legacy and gravity of the proposal. He believed that, if they go forward with this, it will be here long after all of us.

Jim Fithian, Pacifica, stated he was also with the Pacifica Beach Coalition but was speaking as a traveler. He thanked them for keeping up with this for 20 years. He stated that he does a lot of traveling because of being a teacher. He can't think of the last place he went where there was just a hotel. He stated that you are always looking for something else, attractions for them and their kids. He stated that they are not comparing this to the Monterey Bay Aquarium, but he suggested they take just 10% of the Monterey Bay Aquarium. He stated that he did some research on the Monterey Bay Aquarium, and some of the impacts such as the income from tourism, such as \$22 million in taxes, etc., concluding that the total was \$79 million in tourism. So he thought, even at 10%, it was a great opportunity for Pacifica. He referred to the parking problems, and stated that he liked those problems because it meant the place was thriving. He stated that Monterey was a small town feel, and when you get close to the aquarium, there are parking problems but you have somewhere to go. He stated that the aquarium on Pier 39 started as a tiny aquarium and now it was a huge place, and he thought the same may be true for Monterey, but hotels and restaurants came, then people including children. He stated that this was an incredible opportunity and they have to think outside the box as a traveler.

Lynn Adams, Pacifica, asked why they can't do it in Pacifica. She stated that they have saved our hills, bring people, clean our beaches, and she mentioned that people come here on the weekends and our beach parking lots are always full on the weekend. She stated that our youth has a place to train, learn how to work and help animals and develop a passion, as well as adults. She stated that she was not just talking about Pacifica or San Francisco but Marin, Oakland, etc. She suggested that they use the entire site instead of just a hotel. She stated that it was fine if they go with a hotel, but she asked that we give our youth a place to go to learn more about ecology that we teach every day in Pacifica. She stated that people love the beach, the ocean and the whales because we are singing about it, and we can do that with the Ocean Discovery Center. She hates to see this opportunity passed up. She stated that they are prepared with everything but the funding because they haven't been able to get the funding without a location and this was an ideal location. She stated that we can dream, adding that she admires how we saved Mori Point, Pedro Point and Sweeney Ridge and now we have hikers who would also love this Pacifica Ocean Discovery Center.

Tygarjas Bigstycck, Pacifica, stated that he didn't have a position statement but did have questions. He mentioned a saying "we aren't doing it because it's easy but because it's hard." He asked, if they clearly stated that 20% of the land was for the center and 80% was for the hotel, wouldn't that make it easier. He asked, if they rezoned the area for higher density so they could have another story to include the 20 hotel rooms, would that make it easier. He mentioned that he has nostalgic feeling about the Council Chamber building and he didn't want it to go away. He mentioned a scenario a year from now with the hotel being built and the Discovery Center having failed, and asked, if this building could still be on the part not being

used, could they extend this parcel to be in place of city services. He thought, if they have money from the hotel, it would make it easy to sign up for that land usage and asked if they could use this for the city to have a center of use.

Sue Beckmeyer, Pacifica, stated that Pacifica was full of dreamers and she was among them, dreaming of a new library. She stated that they worked hard on that and had support but it wasn't enough. She stated that her concern about this idea was not the vision which she loves, but the responsibility that the Council has to the citizens who live here and own property. She asked what they will do about the budget shortfalls. She was at goal setting, and she didn't hear plans. She stated that this site has been discussed for a hotel for a long time and they know from the experts that they could expect \$800,000 to \$900,000 a year. She stated that we don't have a revenue source for potholes, police, fire, pension obligations. She hears the vision and gets the magic but they also have to deal with the responsibilities of the Council for the city. She stated that, if they go with a plan to divide the parcel to set aside some space, they must put together a very clear requirement with contingencies and follow-up plans. She felt they can't afford to not address the boring, unvisionary, very dull potholes, pension obligations, police and fire and keep the city running.

Mayor Keener closed public comments.

Mayor Keener stated that they will take a five-minute break, then reconvened the meeting.

Mayor Keener stated that he had a proposal to add to the RFP criteria that would make it clear that the RFP is for a hotel development with all the features that are listed but they would consider a proposal for a hotel development that includes the Pacifica Ocean Discovery Center. He stated that his intention was not to divide the land but leave it to any possible developer. He stated that the city attorney has volunteered to help him with the language if she is ready.

City Attorney Kenyon stated that she can try to refine it a little bit if that is what the Council would like her to do or she can wait for more deliberation from the Council to see if they have ideas on how to refine it further or give her thoughts now.

Mayor Keener stated that he would like the thoughts now and maybe they will refine it.

City Attorney Kenyon thought the Council would want to refine it but she was hearing is that they would include in the RFP evaluation criteria an introductory bullet or sentence, that says the RFP was for a hotel development with associated features such as a restaurant and other items listed. She stated that it should also be noted that hotel proposals may also include a Pacifica Ocean Discovery Center but no obligation that any hotel proposals include a Pacifica Ocean Discovery Center.

Mayor Keener stated that was consistent with what he had in mind.

Councilmember Digre stated that it wasn't visionary enough and was too exclusive and too dependent on the hotel. She stated that, if they want to talk about risk, the same arguments were heard in 1999 and they were economically on the brink and the Ocean Discovery Center was not tenable because they were on the brink and a well-known hotel would save Pacifica in six months, but certainly by 18 months. She stated that 18 months later there was no hotel conference center and the Council extended it for four years and they finally called it until the economic downturn hit for everyone, and they didn't hear much from anyone. She stated that a lot of things the Council approved were seven different developments but none of them came

through until the eighth one, a Walgreens, and with the last hotel, the library was expected and there was an election coming up. She stated that in 2015, the last hotel developer who just pulled out, was on board and the election came in 2016. The library did not make its two-thirds, and then Council was working with that developer who had the option of going for the full site without the library and had up to March 2018 to determine if they could be ready for the full site, and they pulled out. She thought that was risk, and now they were going for a hotel again, totally putting it all on the hotel. She stated that the water summit and educational summit she attended today talked about being visionary and taking risks. She stated that the water summit stated they were no longer talking about 2021 but preparing for 2022. She stated that they were talking about being in the 21st century and talking about parking and buses. She stated that buses and shuttles are becoming passe and they were talking about driverless vehicles, apps to drive the vehicles to and from airports and hotels. She mentioned several experts who spoke and she didn't think they should dismiss their experience in the science field, and those who are not involved in science commented that this was unique and makes Pacifica different than other coastal cities nearby, allows for youth, employment, educational involvement. She stated that a hotel would make Pacifica like any other place. She thought they would want something where people will be here spending money in good times but also in bad times. She stated that this was the city's historical area, and they were talking about the history, culture and artist tourism. She thought this would be an anchor that would enable all the other things, including the trail systems we have to be woven into a fabric. She stated that, when you are a traveler and going somewhere or coming for the annual PARCA Ride, mentioning that we already have people coming from Europe for that. She stated that they were staying somewhere else, such as San Francisco but some stay in Pacifica. She stated that they want them to come midweek, staying in a hotel, go to the Ocean Discovery Center, do trails, go do historical stuff, do music, etc., and whatever big event comes into town. She thought this was their opportunity to be visionary, commenting that they were not visionary in 1999 and went for a hotel four times. She stated that the economy hit and then, in the most recent situation, they had the time to think about the whole site. They waited for an election and they knew in November that it wasn't going to be and she considered that risk. She urged them to be more open to this and not worry about a cycle but be visionary and work things out. She stated that she would not go back on the need for pro forma just as they expect of a hotel, and she felt they should not let it linger on. She urged that they be visionary.

Councilmember Martin thanked them for the presentation and everyone showing up. She felt that she knows what everyone thinks, as the mayor and Councilmember Digre talked and she thought she knew what Councilmember O'Neill thought because they had the discussion two weeks ago. She felt what she is going to say is like a plea. She stated that it was a public hearing and she asked them to keep an open mind as they had a lot of information at this time that they may not have had before. She stated that she got the chills when she heard from the speakers and she acknowledged that money was important and financial sustainability was also very important, but other things that are more important than financial sustainability were the children, and the inspiration and advantages to allow such a site to exist in Pacifica. She thought that the people involved having been together for 20 years was amazing, adding that if there was a town that can do it, it was Pacifica. She referred to mention of the environmental aspects and that the Pacifica Beach Coalition's website had teacher toolkits. She thought it was mind blowing to have this golden opportunity and throw it out the window. She referred to mention of duplicating what Santa Cruz and others do for tourism. She felt they had a unique opportunity because the pump station was there, mentioning that it was a turnoff for a hotel. She stated that this was the only proposal that will be able to use that existing infrastructure and thought it was awesome. She also stated that they can save a pier that some people don't think is worth saving. She acknowledged that a hotel was simpler and safer but she felt they should

think about the things in the advantage column. She referred to the survey, stating that she thought it was lame and the question was a compromise. She commended city staff for getting it out, but she felt that people who don't access the internet didn't see it. She stated that she also got messages asking her what it meant, and she explained to them that it didn't mean they were for or against a hotel. She thought they did a good job in trying to create a survey and get a sample of what they thought, but she thought it was also a sore data point. She referred to the comment that a place like this embodies the spirit of Pacifica. She felt like she was asking Council to think outside the box. She stated that she heard now and at the previous meeting from some members of Council the thought of "show me the money." She mentioned the library situation and the fact that when they check out money sources, they are told to get a site first, and that was what the Pacifica Ocean Discovery Center was trying to do. She asked, if it was all about money and financial sustainability, why aren't all the parcels up for sale. She understood their proximity to the ocean, but asked them to think about that question. She thought the mayor had a good intention, but she didn't think it was enough and thought the added language was placating some people. She stated her proposal would be to split out the parcel as they did with the library and let the rest of it go to bid with the existing RFP, RFQ and give the Pacifica Ocean Discovery Center a year to come up with the money. She referred to the comments about having waited 20 years already, and stated that nothing is going to happen between now and December and she asked that they give them a chance. She stated that there was no reward without risk and asked that they do something different.

Mayor pro Tem Vaterlaus thought it was a great idea, adding that she has said they need a destination and she didn't want people to drive by, but she asked where the backing was and there are no funds. She stated that she said "show me the money" and she meant that. She referred to mention of risk, and stated that they owe fiduciary duty to all the citizens in Pacifica to save them money and not risk the money. She stated that, if they had massive amounts of funds and give them part of the site and let them be a non-profit which they aren't at this time, that would be great, but they don't have the money. She questioned how they can support something that doesn't bring the city any income. She thought it was wonderful but the city does not have the money and it all comes back to money. She stated that, if they have a hotel, it was \$900,000 a year in income, but if they parcel off, will they have it. She asked if they are going to give away a portion of the oceanfront site which could be a huge restaurant, mentioning the Beach Chalet and the draw it is as an ocean front restaurant. She stated that they don't know what the developer will bring. She stated that they listened and were told that they wanted a survey which mentioned the Ocean Discovery Center and the survey results came back with 62% saying they wanted a hotel. She stated that they did the survey and waited an extra two weeks to give people more time. They got 600 filling out the survey and 62% said they wanted a hotel and she concluded that they were not listening to the people. She felt they owed a fiduciary duty to all the people, not just the 20 people who came to this meeting.

Councilmember Digre stated that she did not follow that at all, as she stated it was either a hotel or no hotel but did not mention an Ocean Discovery Center. She stated that they can say they want a hotel and an Ocean Discovery Center and they can show up, but it doesn't say how the survey fits with the showing up. She felt it was convoluted and prejudicial. She felt they were dissing a non-profit, cutting out an opportunity and talking about being fiscally careful when she agreed. She felt they were cutting out community by saying 600 people were the community on a survey. She stated that she didn't comprehend it, adding that the only reason she voted going forward with that was that the Pacifica Ocean Discovery Center got to speak at this meeting and they could get the word out that they can speak. She stated that it wasn't clear that speaking would carry weight to the yes or no survey. She felt it was prejudicial, dismissive and railroading one thing. She didn't anyone has said that a pro forma wasn't important and

they have to show the money, but she stated that they don't even know who the hotel people are and they were pitting them against a known entity in the city that was visionary. She thought that saying this will solve all the city's money problems and fix the potholes hasn't happened yet with the seven prior developments. They were not here and she questioned why that wasn't considered a risk. She stated that they were asking for one year to prove the pro forma that fits their mission and they were asking hotels to have a strict pro forma. She asked, if they wanted to build a hotel on this site, whether they would sit down with the hotel and discovery center and ask what they have, what they can do and how they make it work. She stated that, if the Pacifica Ocean Discovery Center can't do it, they say too bad. She stated that she didn't think they were wedded into that and she was ready to make a motion to push for the visionary as well as the hotel.

Councilmember O'Neill admitted that he liked the concept but it has been empty with no hotel being tried for ten years and during that ten years the Ocean Discovery Center could have come forward and asked if the city would give them a year option to have the land and apply for the grants and move forward. He stated that they have waited ten years and nothing happened, and the board dissolved and the non-profit disappeared and he asked what would happen after one year if they did buy it but didn't get the money to build it. He stated that they would have an empty corner on Palmetto. He was also concerned about the neighborhood impact for parking, buses, mentioning that they get complaints about RVs and he asked about buses parked on Montecito for 3-5 hours while the tourists enter the facility. He acknowledged that it would be a valuable asset for children and would probably be a draw to certain clientele but he also thought it was important to have a police on duty, mentioning the woman's life that was saved at the Rotary dinner, as it was their job to provide city services. He stated that his concern with the addition to the RFP made by the mayor was that he was talking about putting it in and give consideration but there was nothing about whether the city has to underwrite the operating expenses and build it as part of the hotel. He stated that he would like to hear from Patrick O'Keefe on what the clause does for marketing the property.

Mayor Keener stated that he did not intend that they would have to underwrite anything.

Councilmember O'Neill stated that he was talking about the hotel operator. He asked if they could reread the verbage by the City Attorney.

City Attorney Kenyon stated that the RFP was a hotel development with associated features, such as a restaurant and other items listed below. In addition it should be noted that hotel proposals may also include a Pacifica Ocean Discovery Center but there was no obligation that any hotel proposals include a Pacifica Ocean Discovery Center.

Councilmember O'Neill stated that it was uncertain as to who builds it or provides the operating funds, adding that the other part of the RFP said the project has a prevailing wage and will be given a preference and card checks. He thought those were issues that need to be addressed. He asked Patrick O'Keefe what the market ability would be.

Mr. O'Keefe stated that it goes back to his comments made at the beginning. They were creating a level of uncertainty in responding to the RFP. He stated that, if someone wants to be competitive in responding to it, they would be digging into all of the questions about the Discovery Center and the organization and whether they have any money, any track record, etc., and those questions will need to be answered if they want to try and incorporate some discovery center element into the project. He stated that, on listening and viewing the slide presentation, he thought it was a very conservative number. He stated that he saw on the slide

that there was a 30,000 square foot building proposed and, assuming \$200 a square foot to build it, it was \$6 million, and \$3 million, \$1.5 million for the pipe which adds up to \$10.5 million and developers will ask who is funding that and if there was income stream to pay for it if they are not funding the capital cost. He felt those were answers they need to put into the RFP or be prepared to answer them as that will be the first thing a respondent does when he picks it up.

Mayor Keener hoped that he made it clear that it was on the developer, not the city.

Councilmember O'Neill stated that he understands that, and he thought those were legitimate questions the developer would want to ask. He asked if they have a board of directors now.

Mr. Patton responded affirmatively.

Councilmember O'Neill asked if they had the names of the board or any endowment to fund the operations. He asked who would fund the operating costs.

Mayor Keener stated that it would be up to the developer to do his due diligence. He thought there was relatively little risk to the city with the additional language. He stated that he will stick with this for now.

Councilmember Martin stated that there was no risk because she didn't see it happening. She stated that they are trying to appease people with something that won't happen. She stated that every question Councilmember O'Neill just had was the exact reason why no hotel developer would be willing to become engaged with this complicated project on top of his complicated project. She stated that it didn't say that they would look at anything more favorably but it was no risk because it will never happen. She didn't think it was worth it. She stated that some of the things Councilmember O'Neill said were reminiscent of everything that was said for the marketing campaign for the library as positives and he was now saying those things as a negative for Pacifica Ocean Discovery Center. She thought that was a bummer because it was an educational facility, and she also heard that it was a revitalization of the area. She stated that there was potentially a new library across the street. She felt these were great problems to have. She stated that they historically tell people what they can't do, and she asked why they don't turn it upside down and figure out what they can do. She asserted that they can do this. She asked the City Manager what it would take for them to open the requirements for the RFQ to allow the Pacifica Ocean Discovery Center to throw their name in a hat in addition to hotel developers and the cost to the city. She also asked about opening the requirements to allow any type of development. She acknowledged that it was wide and sweeping but she wanted to get an idea for the general public. She asked what they were talking about since the decision at this meeting was whether they accept the RFP, RFQ as is or do they make an amendment to it. She referred to the mayor's amendment, and stated she was not a fan of that and was trying to explore other options.

City Manager Woodhouse referred to the first question and asked if she was talking about whether they carve out the 20% of land before releasing the RFQ, RFP and treat it separately. He stated that the staff time and cost depends on how she was talking about including them.

Councilmember Martin asked if he had those costs.

City Manager Woodhouse stated that the staff time cost for Mayor Keener's proposal was very little.

Councilmember Martin understood that as it would never happen, adding that in addition to very little in front, on the back end there will probably be very little discussion back and forth as it won't be looked on favorably.

City Manager Woodhouse stated that the staff time cost would be all the potential developers will inquire about all those details about the Ocean Discovery Center and they will have to respond to them and refer them to the Ocean Discovery Center. He stated that he would add that they will get questions from potential hotel developers, as Mr. O'Keefe mentioned, about all the questions of the Ocean Discovery Center and he will get the question of what was going on, and he will have to respond to that in some form. He stated that, in carving out the land, they would have to figure out the footprint requested for RFQ, RFP process, and he imagined that they would want to know the precise area of the land that would be available and would it be as represented as a rectangle or would they want to allow the hotel to have all the ocean front land. He mentioned that the library footprint was on the corner of Palmetto and Montecito, and there would be additional conversations about what piece needed to be carved out. He didn't know if they would need a survey, or site planning by an architect to carve that out, but they didn't have a cost estimate for that, but thought it might be \$10,000 or \$20,000.

City Attorney Kenyon stated that it would require more than just one step. If it was Council's desire, they would direct staff to revise the RFQ to address the collective consensus of Council and they would need to bring it back to the Council to assure that they have described what the Council was desiring. Staff would hire consultants to figure out what space might work there for the PODC and once staff figures it out, they would bring it back to Council to present a plan they think would work with the RFP evaluation criteria and the Council would go through this exercise with that potential plan for discussion.

Councilmember Martin thought she was hearing that, if the question was what would it take the city to carve out a piece of land and propose a new RFP, RFQ for the hotel, it would take a rough estimate of \$10,000 to \$20,000. She asked, if they take a step back and try to retrain their brain to say what can they do and how can they make it easier on everyone, what that would look like. She asked if they can add verbage in the RFP, RFQ that says the same thing for a hotel and in addition they will also accept proposals. She asked their help, adding that they have done things like this in the past and she thought there has to be a way to get them to be able to throw their name in a hat without having to spend \$20,000 to revise site maps. She understood that they don't have the funding but they were asking them to show money. She stated that the library showed them some money, but if they ask anyone outside of Pacifica to get them money, they need a site.

Councilmember O'Neill thought the library was an entirely different matter.

Councilmember Martin thought it was very comparable.

Councilmember O'Neill stated that it was clear that there was an election. He didn't think the PODC was on the election ballot. He stated that the library had a facility study and a base of customers which were a few items more than the PODC has. He stated that it was very clear of whether it passed or didn't pass. He asked what other areas he used that were specific to the library.

Councilmember Martin asked if they wanted to have that discussion now or could she get someone to answer her question.

City Manager Woodhouse thought they were trying to express that what they see as options are they allow the Pacifica Ocean Discovery Center to go and partner with hotel developers or they carve out part of the site, which was not part of the hotel development RFQ, RFP process, and what the City Attorney was saying was that, in order to carve that out, they have to go through a planning process and come back to Council to determine what piece is going to be carved out to have certainty about that. He stated that the developers will ask those questions. He added that, if they are carving out a piece, they would want to enter into some kind of fundraising timeline agreement with the Ocean Discovery Center after which something else happens with the property and the planning process with the Council and what would happen if that didn't come through after a year. He thought they were trying to express that there was an uncertain amount of staff time and architectural costs that they would have to undertake. He agreed that it was possible to do, but it was a matter of time. He stated that the other side that they have expressed was that the longer they wait to get the RFQ, RFP out, the market was uncertain and they wanted to move that as quickly as they can with as much certainty and definition as possible on the hotel side. He added that, in between those options, the only other thing to say, which was not dissimilar to Mayor Keener's suggestion was that the hotel development could create a commercial space on the corner of Palmetto and Montecito that, if it weren't filled with PODC, could be filled with a restaurant or some other use. He stated that was on the hotel developer to propose to the city. He referred to her second part of the question, which was to open up the site to any uses, and he stated that was a long process and would require study sessions to define what uses are going to be considered at the site. He stated that you cannot open it up to any uses because some could be permitted and the Coastal Commission would be involved about what they would prefer. He stated that there would be a significant amount of additional consultant and legal costs related to going back to the drawing board.

Councilmember Martin thought there was something else out there that they were not thinking about. She stated that she felt very limited and very disappointed that they can't come up with something a little more creative and disappointed that they never got a hotel built in 20 years and they aren't going to try to do something different up here because they can.

Mayor pro Tem Vaterlaus referred to her comment of no risk, and she asked how many hotels won't apply because of this. She stated that they could have some large hotel apply, look at it and say they don't want to get involved in this as he will want to build his hotel, restaurant, etc. She asked why they were limiting it by opening it up to just the Ocean Discovery Center because they are people from Pacifica. She thought that was great, but maybe the Monterey Aquarium wants to have a little site or someone else. She asked why they were limiting themselves. She thought that to offer it to just the Ocean Discover Center was very shortsighted.

Mayor Keener asked Councilmember O'Neill and Mayor pro Tem Vaterlaus if they would potentially support his additional language.

Mayor pro Tem Vaterlaus stated that she does not.

Councilmember O'Neill thought it has too many questions that the developers won't be able to sink their teeth into.

Councilmember Digre thought it was prejudicial towards the hotel. She stated that, to say that in the last ten years the Ocean Discover Center didn't do anything, she asked where all those wonderful hotels that they still don't know.

Councilmember O'Neill stated that they didn't send out an RFQ or RFP.

Councilmember Digre stated that the Ocean Discovery Center was supposed to be all together and hanging out there constantly being told that they can't get funding because they don't have a site, but she again asked where all the hotels were. She stated that they talk about risk and history and she didn't see that. She stated what they talked about before that the library had to deal with was sea level rise.

Councilmember O'Neill stated that the library site was 26 feet higher than any of the other sites.

Councilmember Digre stated that she was talking about what the talk in town was about building anything on this site during that period. She stated that it was only sea level rise, regardless of talk about hotels or houses or anything else. She asked about talk about the conference center, referring to all the comments about not liking going over to South San Francisco to celebrate Pacifica events. She asked if they have a hotel conference center in the RFP, RFQ, adding that based on what she has heard from hotel people in Pacifica, they don't want a conference center because it takes rooms. She stated that the Councilmembers are the only people in town who have the discretionary power to say they want to be visionary and stick to this one thing because it has at least some history, and they want to be tough on them to pro forma. She stated that they are okay with hotels, but they want to be tough on the pro forma based on what they experienced with the last hotel. She reiterated that the five Councilmembers can pick and choose and carve and listen to the public and listening to 600 people on a survey was embarrassing. She was not in favor of opening it all up and going on forever. She stated that they were talking about two things. She stated that they want to go with the hotel and take that risk of an unknown entity but not talk about being visionary and a risk that would bring in foot traffic. She stated that they have one more part of a woven fabric to come to trails, events, history and they don't come to it and stay now because they don't come to a hotel and do it because the city and chamber have done a miserable job of marketing all those things. She stated that, when you travel, those are the things you go to see, activities, and stay in a hotel for those reasons. She referred to comment that there will be competition between the hotels. She mentioned talk about parking, cars and buses but not about driverless cars which is in the news constantly and talking about it coming by 2019 or 2020 and the apps are already here. She stated that she feels a prejudicial thing and they are coming with their minds closed. She stated that they say they are taking a bigger risk, but she felt they are taking the same or worse risk and throwing the community money away with a puny opportunity for public input, which was why she complains that they do not use public forums. She believed they can work it out. She asked why they were worrying about staff determining what area and how they are going to do it. She stated that it was their job, and they said they would do it or crash. She also stated that they can check their pro forma just as they will check the pro forma of a hotel. She concluded that they weren't playing fair.

Mayor Keener stated that he appreciated Councilmember O'Neill's and Mayor pro Tem Vaterlaus' position with respect to the fiduciary responsibility, but he felt that some effort should be made to make it possible for the Pacifica Ocean Discovery Center to talk to developers and possibly work out a deal and they then evaluate according to the criteria. He stated that he will vote for them with the addition of that language.

Mayor pro Tem Vaterlaus stated that multiple hotel developers wanted this site and a previous Council chose to work with one of them and that was what happened. She stated that there were multiple people who wanted the site and probably still want the site. She stated that they don't know that the city is not negotiating with the last developer. She stated that she wasn't

involved in any negotiations with the hotel and she didn't know. She thought, if there were multiple people then, and the economy was now better, there would be multiple people again. But not taking the risk of adding the Ocean Discovery Center into it.

Councilmember Digre asked her if a one year wait was intolerable. She stated that, more than once, those multiples came to them and asked them to take them but they weren't here at this time.

Councilmember Martin thought one reason there is no hotel now was that the Council was very difficult to work with.

Councilmember O'Neill agreed.

Councilmember Martin asked that they do something different and not be difficult to work with. She agreed with Councilmember Digre that one year was nothing. She proposed that they stop rushing to do everything when they have the time. She stated that they don't have to make a decision at this time on an RFP, RFQ, and were just doing it because Mayor Keener wanted it to get done in two weeks. She stated that they weren't up against a timeline but did acknowledge that they weren't collecting TOT taxes. She proposed an outside the box proposal of giving the Pacifica Ocean Discovery Center a year to come up with some money and they revisit this in a year.

Mayor Keener stated that he won't vote for that either.

Councilmember Martin asked if the City Manager or City Attorney came up with any other ideas while they were talking.

City Attorney Kenyon stated that the only other option that might be available in a more rapid fashion would be to go back to what the City Manager had alluded to, which was to section off a portion of the site and leave it without being addressed at all and say that the hotel developer is limited to a certain portion of the site and the remainder of the site would be left for another operation or activity which would give someone the opportunity to see what they could do with the remaining site.

Councilmember Martin asked if that would take \$10,000 to \$20, 000 to do.

City Attorney Kenyon responded that it would not, adding that it was akin to what the existing proposal was for the library site but instead of a library there would be nothing.

Councilmember Martin thought that was a great idea.

City Attorney Kenyon added that staff's recommendation was initially not to do that because the idea was with the whole site, there would be a larger pool of potential proposers.

Councilmember Martin stated that she understood that completely.

City Manager Woodhouse added that the uncertainties of what would go in that site if not designated as Ocean Discovery Center would add to the uncertainty.

Councilmember Martin understood, adding that they did the same thing with the library.

City Manager Woodhouse stated that it was a significant concern to the developer.

Councilmember Martin stated that they waited a year. She then stated that the developers before that would have had the same problem.

Councilmember Digre stated that there were multiple people before, at least six, and she thought it was under the situation where the library was involved.

Councilmember O'Neill responded affirmatively.

Councilmember Digre stated that those multiples came forward when there was the library footprint there.

Mayor Keener thought they should have a motion to increase their time as it was now 10:45 p.m.

Councilmember O'Neill moved to increase the time to 12:00 midnight; Councilmember Martin seconded the motion.

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Mayor Keener asked Councilmember O'Neill and Mayor pro Tem Vaterlaus what they saw as the downside of his language.

Councilmember Digre thought it was too wishy-washy.

Mayor Keener stated that he was asking Councilmember O'Neill and Mayor pro Tem Vaterlaus.

Councilmember O'Neill asked him to reread it again to be sure.

City Attorney Kenyon stated that the RFP was for a hotel development with associated features, such as a restaurant and others listed below. In addition, it should be noted that hotel proposals may also include a Pacifica Ocean Discovery Center but no obligation that any hotel proposals include such a Pacifica Ocean Discovery Center.

Councilmember Digre asked why she couldn't change it to work more favorably, like she did the other way.

Mayor pro Tem Vaterlaus thought they will lose a lot of people who want to build because they will think they will have to build the Ocean Discovery Center and put out their money to build it, staff it, maintain it, and do everything for the Ocean Discovery Center and they will lose a lot of people.

Mayor Keener stated that it says exactly the opposite. He asked the City Attorney to read the last part.

City Attorney Kenyon stated that it may also include a Pacifica Ocean Discovery Center but there is no obligation that any hotel proposals include any such Pacifica Ocean Discovery Center.

Councilmember O'Neill asked if he would be willing to change that to at the option of the

developer.

City Attorney Kenyon stated it should be noted that, at the option of the developer.

Mayor Keener asked her to read the rest after that.

City Attorney Kenyon stated it should be noted that, at the opinion of the hotel developer, a hotel proposal may also include a Pacifica Ocean Discovery Center, but there is no obligation that any hotel proposals include such a Pacifica Ocean Discovery Center.

Mayor Keener asked if he liked that.

Councilmember O'Neill stated that he liked it better than the other way, but he stated that, looking at their site plan and footprint, the corner of Montecito and Beach should be for the hotel, not for the Ocean Discovery Center as that would be where a restaurant would naturally go.

Mayor Keener stated that they were not telling them where they have got to put anything.

Councilmember O'Neill stated that there was a certain part where the Ocean Discovery Center will have to be because of the pump station and the pipe and it has to be on Montecito.

Mayor Keener stated that it was next to the pump station.

Councilmember O'Neill agreed that it has to be on Montecito. He added that the hotel would get the entire Beach Boulevard side.

Mayor Keener stated that they can insist on that as they get to look at the proposals and say okay or not okay.

Councilmember O'Neill stated that, if they send out a site plan, what would be customary. He asked if they would let them design the Ocean Discovery Center or does the city set the footprints.

City Manager Woodhouse stated that, in order to be able to evaluate apples to apples in proposals, they would want to set a footprint for the center.

Councilmember O'Neill concluded that they should put out the site map in the RFQ.

Mayor Keener asked if Mr. O'Keefe agreed with that.

Mr. O'Keefe stated that there were two things going on, one, as the City Manager said, they want to be able to evaluate the different proposals and, if they were proposing different site areas for the various uses, it gets hard to evaluate between them. He stated that, if you set it to begin with, you have everyone proposing on a fairly equal basis. He stated that the reason it was worth spending a little time and money if they feel strongly about having the Ocean Discovery Center as part of this, they were talking about carving out a portion of the site area without having sat down with them to talk about what works and what the current vision is. He stated that all of that could be assisted by doing a bit of site planning to begin with and then they go into the RFP process with a greater degree of certainty. He stated that the more certainty you get in a development community, the better response you will get.

Mayor Keener concluded that they will have to compare the proposals with just a hotel with potentially proposals that have an Ocean Discovery Center and if the proposals come forward, he didn't see how to avoid that with his language or modified by Councilmember O'Neill.

City Manager Woodhouse agreed, adding that type of proposals was going to be very difficult and goes back to staff's recommendation about the entire site being a hotel.

Mayor Keener stated that some of the proposals they get back will presumably be of that sort where the entire site is a hotel.

City Manager Woodhouse stated that they could get proposals where the entire site is a hotel and one proposal where the Ocean Discovery Center is part of the proposal and it creates a very difficult evaluation situation where they have to analyze or they have provided the pro forma and get to all the root stuff about the financial and economic impact as well as the attraction which becomes a complex evaluation situation.

Mayor Keener stated that they were requesting that they do provide a pro forma. He stated that he didn't see what the difficulty was in evaluating that. He acknowledged that some proposals will just be a hotel and some may include an Ocean Discovery Center with all the aspects of the evaluation criteria which they can use to evaluate them.

Councilmember O'Neill thought that would be very hard to evaluate because any land owned by the Ocean Discovery Center would not pay any property taxes or bring in any transit occupancy tax.

Mayor Keener stated that he was not proposing that the Ocean Discovery Center own land but saying the developer will own the land and it would be up to him to portion out some of that and allow the Ocean Discovery Center to build on it. He added that the developer takes the risk, not the city,

Councilmember O'Neill stated that they usually allow 90 days for an RFQ after they send it out or he asked what the typical length was.

Mr. O'Keefe stated that they leave it out for people to respond to for about 30 days but they need to have a couple of weeks to draft it and get it out. They then have a period of time when they are evaluating the proposals and it was probably 60 days rather than 90 days.

Councilmember O'Neill stated that they will send out a proposal for a developer to buy the land and give it to a non-profit, possibly build a non-profit and he asked if they expect people to bid on this.

Mayor Keener stated that they are not required to give that to the non-profit but only if they want to and they would let the market place decide.

Councilmember Martin stated that Councilmember O'Neill was making her point dead on with the mayor. She asked the mayor if he was saying that it was okay for them to have to look at a proposal with a hotel and an Ocean Discovery Center, and if so, why not put that verbage into the RFQ, RFP that says special consideration will be given to a hotel developer. She asked what his opposition was to that.

Mayor Keener didn't believe that they should give special consideration.

Councilmember Martin asked why you wouldn't give special consideration or why they would give it at all.

Mayor Keener stated that he would like to have time to answer the question. He explained that it came down to fiduciary responsibility. If the developer feels that the Ocean Discovery Center is worthwhile as it will fill more rooms, then they can incorporate that into the proposal but if not, there was no penalty.

Councilmember Martin concluded that he would leave it up to the developer to make the decision on whether or not an Ocean Discovery Center would be right for Pacifica.

Mayor Keener stated that he was leaving it to the market forces.

Councilmember Martin stated that she was disappointed in that decision and she stated that, whatever he is ready to propose, she was ready to vote. She stated that she gave her proposal and wasn't getting a buy in.

Councilmember Digre stated that she was not clear. She asked if in the RFP, RFQ, regarding a hotel, she asked if there was a conference center or restaurant in that or are they leaving it up to whether the developer might want to do that.

Mayor Keener stated that the RFP says restaurant, meeting space and retail space on Palmetto Avenue.

Councilmember Digre asked if they were not determining what meeting space size it needs to be.

Mayor Keener stated that she was correct, adding that he wasn't in favor of a large conference space but they will let the market decide.

Councilmember Digre stated that she was still not clear, and asked if they were saying the entire land was going to be bought by a developer who will determine whether or not they want to allow an Ocean Discovery Center on a certain site.

City Attorney Kenyon stated that was how she reads the amendment to the RFP. Mayor Keener stated that was his intent.

Councilmember Digre concluded that it would be an option for a developer to do that.

City Attorney Kenyon stated that, according to the mayor, his proposal was that there not be any special consideration given to a proposal that includes a Pacifica Discovery Center and the hotel developer may, at its option, include a Pacifica Ocean Discovery Center, but no obligation to include it and additionally no special consideration provided to a developer for including a Pacifica Ocean Discover Center.

Councilmember Digre referred to the conference center, she asked where the rest of Council were on the conference center for possibly 200 people.

Councilmember O'Neill stated that he has originally asked that they specify 200 people because

the majority of the Council said they didn't want that in there.

Councilmember Digre stated that she was asking at this time.

Councilmember Martin stated that she wasn't included in the original spec on that one. She stated that she would be in favor of a conference center.

Councilmember Digre stated that she was talking about a conference center of about 200.

Councilmember O'Neill stated that, from what they presented, the Ocean Discovery Center has their "specs" and the conference center would be covered through them if a developer chooses to put it in there.

Councilmember Digre asked them to forget about the Ocean Discovery Center now. She stated that they have several things to think about, and she asked them how important it was in specifying a 200-seat conference center for the hotel or another.

Councilmember O'Neill thought Mr. O'Keefe was not keen on that because hotels make their money on room rentals, not conference rentals. When he mentioned it, it was dismissed.

Mayor Keener stated that he supports Mr. O'Keefe's point of view, and he didn't think it should be mentioned in the specifications.

Councilmember Digre asked about the other members.

Councilmember Martin stated she was for the 200-person conference center, adding that it was a bummer going to the Sports Hall of Fame in South San Francisco and it would have been nice to be in Pacifica.

Councilmember Digre asked Mayor pro Tem Vaterlaus where she was.

Mayor pro Tem Vaterlaus believed they should attract the most number of people applying for this space and the more qualifications they put in, the less people who are going to apply. She didn't think they should put it in.

Councilmember Digre referred to Mr. O'Keefe stating they should talk to them, and she asked who "them" referred to, hotel or Ocean Discovery people.

Mr. O'Keefe stated that it was the Ocean Discovery people.

Councilmember Digre thought, if she was following the conversation, the question was why staff would have to worry so much about the specs for the Ocean Discovery Center when they are the ones that would have to provide all the pro forma just like the hotel would have to do for whatever they have. She asked if that was what he meant when he said they need to talk to them.

Mr. O'Keefe stated that he was answering with that information to a different question in a different context. He explained that to get the greatest number of responses to this, they need to make the RFP as simple and straightforward as possible and that answers as many questions as possible. He stated that once they put the Discovery Center into the RFP and they don't have everything well defined for the developers, there are going to be a bunch of

questions and why he said it would make sense to talk with the Discovery Center people and see if their past plans are still current. He stated if there was a difference in what they are trying to achieve and how much space they need or the ocean frontage so there are a lot of details to work out.

Councilmember Digre stated that they were settled on what proposal they are going to give.

Mayor Keener responded affirmatively.

Councilmember Digre understood that he was going forward with a proposal to deal with what the market place will take which was a hotel, but he was willing to let the hotel choose if they want to allow the Ocean Discovery Center, but the hotel would buy the whole property.

Mayor Keener responded affirmatively.

Councilmember Digre stated that the packet says they are going to provide the land for low cost for the hotel, and she asked when they determined that.

City Manager Woodhouse asked where it said low cost.

Councilmember Digre stated that she was looking for Item 8.

Councilmember Martin stated it was Packet page 87, 2a. She stated that it states compete for the site at a low cost.

City Manager Woodhouse explained that refers to the whole purpose of releasing an RFQ which was that they can do initial submittal at a low cost to them, because it doesn't involve architectural designs.

City Attorney Kenyon stated that their proposal costs and bidding costs are lower.

City Manager Woodhouse stated that it was the RFP process and they take the qualified applicants and staff brings to the Council a short list recommendation to invite that short list to reply to the RFP which was a higher cost submittal from the developers.

Councilmember Digre asked how much out of the ordinary was that offering.

City Manager Woodhouse stated that it was a totally normal process for this kind of development.

Councilmember O'Neill stated that they put out the RFQ and they have developers hamstrung by what they were asking in different categories. He asked, if they have no responses or they get responses with no Ocean Discovery Center, what was the position of the Councilmembers.

Councilmember Digre asked him to repeat what he said.

Councilmember O'Neill stated that, if they put out an RFQ as suggested, which says the Ocean Discovery Center was at the option of the developer, and they get no responses or responses with no Ocean Discovery Center, what was Council's response.

Mayor Keener stated that there were two questions.

Councilmember O'Neill agreed there were two questions, but he didn't have another 60 days with another RFQ waiting.

Mayor Keener stated that his hope was that at least they will get some of the second type which are proposals for a hotel at least and if they get some that have the Ocean Discovery Center associated with it, he thought that was good and then they evaluate, but if they get none they go back to square one.

Councilmember O'Neill stated that he didn't want to spend a year, 60 days at a time, and he asked at what point the clock needs to start ticking. He thought the Ocean Discovery Center people should step up and say they have an option or if they can get funding, there might be something they can do.

Councilmember Martin stated that she didn't understand that scenario.

Councilmember O'Neill stated that the scenario was how much longer before the Ocean Discovery Center people can start stepping up and checking out possible fundraising to build.

Councilmember Martin stated that they would have to find a hotel that would partner with them. She stated that she hoped she was dead wrong, but she found it nearly impossible that it will happen. She stated that they already have to look for funders and they will also have to sell themselves to a hotel developer, and if this was the only vote on the table, she thought they know which way she will be going, but she would like to see something more realistic and not just something saying like the survey.

Councilmember Digre stated that she was glad it was in there as she was the eternal optimist, but she thought it would cancel them out. If she had her choice and was in charge of the PODC, she would run out tomorrow and get everything possible and have it fully loaded and ready to go and splattered all over the public and dare any hotel developer not to do it. She stated that, going back to the RFQ, they haven't said anything about unions of any strength.

Councilmember O'Neill stated that it was already in there.

Councilmember Digre stated that they haven't made a final vote and she was bringing all these things up. She thought this one was more willy-nilly than before.

Councilmember Martin asked if she could make a point while they looked that up.

City Attorney Kenyon stated it was page 88.

Councilmember Martin stated that it would be hard for the PODC to go out and market themselves without a piece of land and that was why the motivation was lost last time and why it was reinvigorated when the library vote lost.

Councilmember Digre thought it was not motivation but the possibilities. She stated that a few months ago there was \$10 million.

Councilmember O'Neill stated that the library got 55% of the vote.

Councilmember Digre stated that she was not talking about the library. She stated that they were talking about getting funding and a few months ago when they were tied up with the hotel

there were funders who liked the idea, had the money and gave it to another entity because this one was locked out.

City Manager Woodhouse stated that the eighth bullet down on page 88, under Section B, RFP evaluation criteria, says prevailing wage for union work for construction of the hotel, although not required, will be looked upon favorably. The next bullet deals with the check card organizing process.

Councilmember Digre asked if that was the only one.

Mayor Keener responded affirmatively.

Mayor pro Tem Vaterlaus thought it was odd that people think that the hotel won't have anything to do with the Ocean Discovery Center. She asked why they would give them the option because they would then have no hotel. She stated that, if they won't work together, the city has nothing.

Councilmember Martin thought the restaurant was an easier sell.

Mayor pro Tem Vaterlaus asked three acres for one restaurant.

Councilmember Martin stated that she would love to be wrong.

Councilmember Digre stated that if the notion that losing 20 rooms is the big elephant in the room, she asked why they would think of anything else but a room. She would like the developer to think that the community likes it and it could be an asset and they decide to give it a chance and do it. She would love to find that developer.

Councilmember O'Neill asked if anyone wants to make a motion.

Mayor Keener asked him to do it.

Councilmember Digre stated if they don't want to make a motion, she will make one they don't like.

Councilmember O'Neill stated that at least they get to vote on something.

Councilmember Digre moved that the City of Pacifica go forward with an Ocean Discovery Center, they come up with a pro forma of ability within one year and that Pacifica produce the RFQs pro forma for a hotel and make an announcement that those requirements are available and the Ocean Discovery Center has one year to come up with this and, if not, the entire site is done. The losing case may be that a hotel developer may want to wait for a year before they do anything.

City Attorney Kenyon thought they were going to say that the motion was to put this current hotel RFQ, RFP process on hold for a year to allow the Pacifica Discovery Center to explore its funding options, however, the exploration will only be for a year at which time staff is to bring back this hotel RFP, RFQ for Council to consider and during that time ideally the Pacifica Ocean Discovery Center will have brought back what success they have had in funding opportunities.

Councilmember Digre stated that was nice and she would go with that one, but her question

was that she was not trying to shut down the notice getting out there that the site was available. They could decide if they wanted to work within that one year with the PODC or decide that we do our thing and they do their thing. She didn't want to hold it up but she didn't want to give up the dream.

City Attorney Kenyon stated that she would defer to City Manager Woodhouse and Mr. O'Keefe but her experience was that it would be more difficult to explain to the developers what they were asking them to do, which was to put together a proposal and then wait for the Pacific Ocean Discovery Center to work with them.

Councilmember Digre stated it would be their choice and they could hang around and wait.

City Attorney Kenyon asked what they were offering, was it asking staff to create a different proposal and bring it back to Council. She stated that hotel developers and other proposers will generally only respond to a formal RFQ or RFP.

Councilmember Digre stated that she was trying to be generous in marketing but she will go with that. She asked if she could have a second.

Councilmember Martin asked if she can repeat it.

City Attorney Kenyon thought this was where Councilmember Digre was going, which was to suspend the current hotel RFQ, RFP for a year which would allow the Pacifica Ocean Discovery Center to explore their efforts at fundraising, at which time at the end of the year, they will ideally have come back to Council with an update on their efforts and at that year period staff would bring back the whole item with regard to the hotel RFQ, RFP.

Councilmember Martin stated that she would second that, but she thought there was a way they can try to do what they originally said which was to parse out this piece of land and continue on with the RFP, RFQ as it is as they did for the library. She stated it was still happening and if they get to a point where, in a year, the PODC does not raise the money, then whomever the developer is, if they have picked the developer, will have the option to take the whole piece of land.

Councilmember Digre asked if she could put it in her words as it sounded good to her.

City Attorney Kenyon concluded that Councilmember Digre was withdrawing her motion.

Councilmember Digre stated that she withdrew her motion in favor of what it sounds like she is willing to do.

Councilmember Martin moved to amend the RFP, RFQ similar to what they did with the library site to parse out the land that is in the diagram for the PODC and, if in a year' time, PODC does not come up with the funding, then whoever is throwing their name in the hat for the hotel site will be able to have the option to have the whole site; seconded by Councilmember Digre.

City Attorney Kenyon stated that they need clarification on whether they want staff to bring back that revised RFQ, RFP to the Council before they send it out, which is her suggestion to make sure they are citing it in a manner that the Council appreciates.

Councilmember Martin stated she would go with her recommendation; seconded by

Councilmember Digre.

Councilmember O'Neill stated he would like to add an amendment to the motion if it is accepted which was to put a date definite rather than a year which is ambiguous.

Councilmember Martin stated that he said February.

Councilmember O'Neill stated that he said February 28.

Councilmember Martin asked if they could say a year from tomorrow.

Councilmember O'Neill stated that he wants a date definite.

Councilmember Martin stated that they say the next day's date.

Councilmember Digre stated March 13.

Councilmember O'Neill agreed to March 13. He asked if two weeks would make that big a difference. He stated that it can be March 13, 2019. He would also like to have a report in six months regarding the progress of the Ocean Discovery Center in their efforts as that was only fair to a hotel if they choose a hotel and they know whether it was an option or not an option.

Councilmember Digre stated that they aren't choosing any hotel, but she thought that was okay.

Councilmember O'Neill asked if they were sending out an RFQ.

City Attorney Woodhouse stated that he heard that staff will work up a site plan that designates the area that the PODC wants and they will revise the RFQ, RFP, bring it back to Council to approve the carve off for the PODC before releasing the RFQ and there would be in the RFQ, RFP a statement that this area is carved off until March 13 to check the viability of the PODC using that otherwise it would be available to the hotel developer.

Councilmember O'Neill stated that a six-month check in would be a list of to whom they have applied for funding.

Mayor pro Tem Vaterlaus asked if he was talking about this side of the property including the ocean front and the entire street of Montecito.

Councilmember O'Neill stated no.

Mayor pro Tem Vaterlaus said that was what she said.

Councilmember O'Neill stated that Beach Boulevard was all hotel, no Ocean Discovery.

City Manager Woodhouse stated that Councilmember Martin said as shown on the PODC diagram.

Councilmember O'Neill stated that he didn't know.

Councilmember Martin asked if she can make an amendment to his amendment.

Councilmember Digre stated that they didn't accept his amendment.

Councilmember Martin asked if they can at least say it has to include the pump station, but maybe not the ocean front.

Councilmember O'Neill agreed because they need the pump station to have a PODC. He stated that this corner would be where the restaurant would probably be and it was looking over an ocean, but the entire face of Beach Boulevard would be reserved for the hotel, but not for the discovery center.

Councilmember Martin stated he would never agree with having the Pacifica Ocean Discovery Center as shown on the map.

Councilmember O'Neill stated that this corner would be a critical part of the hotel.

Councilmember Martin stated that she just wanted to be sure it included the pump station.

City Manager Woodhouse wanted to clarify the motion. He stated that they were going back to the option of carving a space and setting it aside for the PODC to have a time period to raise the money. He stated staff will go back and figure that out and they might need to spend money on consultants to designate that, but it was the pump station back towards the corner of Montecito and Palmetto and the RFQ and RFP would be carved out and they would come back to Council for approval of releasing the RFQ, release it and then tell hotel developers they can propose the hotel and they would give them the criteria and explain that they can't include the part for the PODC but they could come up with a contingency because by March of 2019 they will know if it was released, which the RFQ, RFP would say. He stated that the complication that staff would have to talk to the Council about between now and March on how they evaluate all the proposals they might receive with the carve out.

Councilmember Martin thought they were making a decision on the design unfairly.

Councilmember Digre stated they were compensating for the footage taken away.

City Attorney Kenyon stated that the problem was that it was going to be difficult for staff to adequately pick and design the sight for a PODC that will be sufficient for PODC and satisfy all the Councilmembers in terms of the location of the site. She thought the easiest motion that Councilmember Digre started with was to stay the RFP for six months to get a status update from the PODC on where they are on fundraising and bring it back and they can decide at that point how to deal with a future RFQ, RFP. She stated that she, the City Manager and Mr. O'Keefe don't know what they will come back with at this point.

Councilmember Martin stated that she agreed and would favor that motion.

City Attorney Kenyon stated that motion was withdrawn and asked if someone would like to make the motion and get it seconded. She stated that they can say "as stated by the City Attorney."

Councilmember Martin stated that she will withdraw her motion.

Councilmember Digre moved as stated by the City Attorney.

City Attorney Kenyon stated they will extend the current RFQ, RFP process and advise PODC that they are to immediately commence their fundraising efforts for that site, to bring back to Counsel a status update in six months to review their efforts and, at that time, staff and Council will revisit the hotel RFQ, RFP.

Councilmember Digre stated that she would like to ask them if they thought six months was reasonable or if they would rather go with giving them the front end.

City Attorney Kenyon stated that they could say at six months that they need more time and Council can decide to give them more time. She asked when Council would like to see it back.

Councilmember O'Neill liked that concept but he thought they needed some sort of benchmarks set for six months with information on what they have done. He didn't say they weren't going to do this, but if they come back and they haven't sent out any letters at all, he asked why they would give them another six months. He also thought they should have an unbiased independent person evaluate the report as to the viability to whom they are applying. He thought it was only fair to them that they know the standards by which they will be judged in six months.

Councilmember Martin asked, if they are going to be held to a certain standard, if there was some verbage they can use that would say they would at least be considered for an option to present to potential funders.

Councilmember O'Neill asked if she was saying an option for the land.

Councilmember Martin responded affirmatively.

Councilmember O'Neill stated that they wouldn't know that until an RFQ is devised.

Councilmember Martin understood, but she asked if there was something they could give them that said what was happening so funders can see that, if they can get their money together, they have a site they can buy and can be considered for it.

City Manager Woodhouse stated that this idea raises the fact that the city will need to enter into some kind of memorandum of agreement with the PODC to be very specific about the requirements and benchmarks. He stated that negotiating that agreement will take time and Council will have to approve that as part of the process. He stated that, without entering into an agreement, he would turn to the City Attorney as they will be expending resources during that time and need to know what kind of liabilities the city may have. He stated that the Mid-Pen open space district did the same thing related to the Mt. Umunhum Tower Conservancy with a timeline and an agreement.

City Attorney Kenyon stated that Mr. O'Keefe discussed, and she agreed with him, that it sounded like they were looking into entering into an exclusive negotiating agreement with PODC, similar to what they would do with another developer and they would include benchmarks and other obligations which would give them something to provide to potential fundraising entities. She referred to the City Manager's point, and stated that they know the lengths required to enter into exclusive negotiating agreements and she assumed that this was something that was a cost the city would bear and different from what they put into the proposal, that the developer would bear the cost of drafting agreements and entering into an exclusive negotiating agreement. She stated that, if they are looking for a document that will help PODC to begin fundraising, she sees that as the document they will need. She stated that Mr. O'Keefe

agrees. She stated that was something for the Council to think about.

Councilmember Digre asked what she said in practical terms.

City Attorney Kenyon stated that, if the Council was just looking for a six-month period to allow PODC to do what they can do in that six-month period without any involvement from the city, that was the easiest thing to do, but if the Council was interested in assisting them in any way with moving forward with fundraising efforts and trying to give them an option on the property or some commitment that they will be entitled to a portion of the property, that will require more extensive staff work for legal review, legal drafting of a formal exclusive negotiating agreement which they generally contemplate in these types of transactions as is contemplated in the RFQ and RFP, adding that it will cost the city money to do that and is normally borne by a third party developer but she didn't think the city would ask the PODC to bear those costs.

Councilmember Digre stated she didn't want to vote on something that was useless and she didn't want to turn everything over to the city to do because they know what they want to do and where they can go, but as with the Historical Society, they needed a lease from the city for \$2.00 and they were able to get a letter and they started getting funding and look where they have come. She didn't want to tie anyone's hands or force the city into paying more things when not necessary.

City Manager Woodhouse stated that even if it wasn't for an option on property, six months from now the Council will need some criteria from which to measure their progress. He stated that, in order to be fair and clear, they will need some sort of agreement with them so when they come back to Council in six months they are specific about the evaluation criteria is and what their progress has been. He stated that otherwise it will be a value judgment.

Councilmember Digre stated she didn't have a problem, but she asked what they are talking about and how long will it take to get to that point and at what cost.

Councilmember Martin asked if there was something in between in an exclusive negotiating agreement and what they are asking.

City Attorney Kenyon stated that there is something in between if Council was not looking to provide them with any commitment from the city in terms of an option on the land or an exclusive negotiating agreement. She stated that, if that is taken off the table, then are a myriad of things the city can do to create benchmarks.

Councilmember Martin asked if they could do a memo.

City Attorney Kenyon stated it could be simple with staff input for the Council to provide goals or concrete benchmarks of what the Council would like to see from PODC in six months.

Councilmember Digre assumed that would be simple and wouldn't be open to saying they changed their minds.

City Attorney Kenyon responded affirmatively.

Councilmember Digre stated that it would be substantial enough that they would know what they had to do and whoever was interested in funding, would not say it was wishy-washy and go away.

Mayor pro Tem Vaterlaus stated that, if you did an option, you would have to have an amount and the area and be very specific as well as a survey to carve out a piece of the property.

City Attorney Kenyon agreed that, if they are considering any option or commitment from the city to assist them in fundraising, it was a much more complicated and lengthy process that would cost the city thousands of dollars.

Councilmember Digre stated that it was just so they are not setting them up for failure from hour one.

City Attorney Kenyon stated that would be the simpler step of having the Council, after input from staff, have another Council item that would be called benchmarks for consideration of PODC fundraising efforts and the Council would move to approve the benchmark items they would like PODC to come back with on their progress in six months.

Councilmember Digre stated she would make a motion to that effect.

Councilmember Martin asked if they could add some verbage that gives the reason, such as there was a site for which they may be considered.

Councilmember Digre thought it would be to dangerous to put it that way.

City Attorney Kenyon stated that there will be a staff report that will include what the purpose of the benchmarks are.

Councilmember Digre asked if it was clear as mud and does everyone understand what they are voting on.

Councilmember O'Neill asked confirmation that they are talking about no more than 20% of the land. He wanted to be sure it was not the entire site.

City Attorney Kenyon stated that they are putting the RFP, RFQ on hold and there will not be a design associated with this. She stated that they could include it as a benchmark, stating that they want to know what their fundraising efforts have produced for a site that was no larger than 20% of the site, adding that she didn't think it would be more detailed than that.

Councilmember O'Neill stated that they set a price of \$3 million to buy it, and he thought they would need to get an appraisal before they could sell it to them.

City Attorney Kenyon agreed.

Councilmember Digre asked how soon they would get the appraisal for the whole site.

City Attorney Kenyon stated that she didn't think that was part of the process they will do in the next six months. She stated that they didn't intend to get an appraisal prior to sending out the RFQ RFP. She stated that there was a whole process involved in terms of timing when they get the appraisal which would not be until they enter into an exclusive negotiating agreement and they are in the midst of negotiating their disposition and development agreement.

Councilmember O'Neill asked if she was calling this instrument a memorandum of

understanding.

City Attorney Kenyon stated that it was not an agreement, just benchmarks that the Council is giving notice to the PODC about what they will be looking for when they come back in six months and give them a status update, but it is not a binding contract but notice for the PODC membership to understand that, if they haven't met the benchmarks, the city was likely to go back to what they had originally anticipated, an original hotel RFQ, RFP.

Councilmember O'Neill assumed for the entire site.

City Attorney Kenyon agreed for the entire site.

Councilmember Digre stated that was her motion; seconded by Councilmember Martin.

3-2

City Attorney Kenyon stated that it passed with Vaterlaus and Keener voting no.

RESULT:	ADOPTED AS AMENDED [3 TO 2]
MOVER:	Sue Digre, Councilmember
SECONDER:	Deirdre Martin, Councilmember
AYES:	Digre, O'Neill, Martin
NAYS:	Keener, Vaterlaus

ADJOURN

Mayor Keener adjourned the meeting at 11:44 p.m., in the memory of Dave Barry.

Mayor Keener stated that Dave was a long time PB&R employee, starting as a coordinator and retiring as a director in 1997 with 30 years of service. He stated that Mike Perez said he was the one who hired him for his first job with the city. He stated that services will be held at St. Peter's church on Tuesday with visitation and vigil from 5:00-9:00 p.m. and the funeral on Wednesday at 11:00 a.m.

Councilmember Digre stated they would also adjourn in memory of the victims of the Parkland School in Florida and the Yountville veteran's site.

Transcribed by Barbara Medina, Public Meeting Stenographer.

Respectfully submitted,

Kathy O'Connell, City Clerk

APPROVED: 5-0; 3/26/18

John Keener, Mayor