Council Meetings Re: Burlingame
November 1996 through July 2008
109 meetings, 7 Councils, 18 Council members
(Text in Red = Money/Financial Discussions)

City Council: John Bennett, Max Marolt, Rachel Richards, Terry Paulson, Georgeanne Waggaman

11/25/1996: Res 67-96 contract approved to purchase Burlingame Ranch

City Council: John Bennett, Terry Paulson, Rachel Richards, Jim Markalunas, Jake Vickery

9/30/1997: Council work session on Burlingame Ranch

12/8/1997: Discussion on proceeding with Parcel B now, or after all of BG is master planned (city not yet owns all parcels).

12/15/1997: $100k approved from housing fund for pre-development expenses at Burlingame Ranch

1/20/1998: Council work session on Burlingame Ranch

2/9/1998: Council work session on Burlingame Ranch

5/18/1998: Council work session on Burlingame Ranch, design charette results and MAA/SkiCo Housing

4/27/1998: Called special election for 6/30 on sale of portion of Burlingame Ranch for affordable housing to MAA (3.0 acres)

7/27/1998: Res 58-98 - Burlingame Ranch annexation approved by City Council

9/28/1998: Res 71-98 - Burlingame Ranch annexation public hearing set for 11-9-98

11/9/1998: Res 71-98 approved - work session on 12-1-98

1/25/1999: Res 06-99 - BG Ranch annexation housing was withdrawn after deleting 37 acres on Owl Creek ridgeline. City intends to designate a bldg site & deed restrict rest of 37 acres for conservation/to sell a free market lot. Zoning discussion on rest of site

2/8/1999: Discussion on 37 acre sale ballot question & extending .45 cent sales tax for housing/daycare. Res 18-99 Burlingame annexation (less 35 acre parcel) PASSED

5/10/1999: Ord 16-99 Burlingame annexation final steps

City Council: Rachel Richards, Jim Markalunas, Tony Hershey, Terry Paulson, Tom McCabe

6/14/1999: Ord 25-99 Burlingame Ranch rezoning to conform to old county zoning (C&RR). Affordable housing PUD will require rezoning

6/21/1999: Ord 23-99 Subdivision and rezoning of Lot #2 (Burlingame seasonal housing) -- waived fees

6/28/1999: Ord 23-99 Burlingame PUD

6/29/1999: Ord 23-99 Burlingame/MAA Seasonal Housing

7/12/1999: Ord 25-99 Burlingame rezoning… Zoning for remainder of Burlingame Ranch -PASSED

8/9/1999: Res 66-99 Sales contract BG/MAA - PASSED. Res 68-99 Ballot language to sell 37 acre parcel of Burlingame Ranch

8/23/1999: Res 68-99 Ballot questions language finally ADOPTED

9/27/1999: MAA request of Burlingame funding, additional $169K (on top of earlier $675K) for MAA/BG Seasonal project development, PASSED

11/8/1999: Increase subsidy to MAA/BG seasonal project to ~$12,900/bedroom. Bridge loan for MAA/BG seasonal project

11/22/1999: Res 107-99 BG Housing Inc formation. Res 108-99 Bridge loan to BHI

4/17/2000: Executive session on Zoline purchase

7/26/2000: Res 90-00 BG Ranch. Discussion of pre-annexation agreement

7/10/2000: Partners in BG housing. Up to 25% of units to be bought/made available at cost to vital community service providers.

8/14/2000: 7th and Main project may cost $263-$324 Square foot. 99 units at Truscott will cost $336 square foot.

8/28/2000: Res 118-00 BG pre annexation agreement PASSED. (August election 60% favored)

9/11/2000: Res 120-00 Eligibility of BG/Bar X Ranch for COWOP PASSED

9/25/2000: Res 120-00 Eligibility of BG/Bar X Ranch for COWOP PASSED

10/23/2000: Council appointments to COWOP

11/13/2000: Contract BG COWOP DHM Design

2/12/2001: Res 17-01 Contract to sell BG Ranch free market lot

12/17/2001: Res 121-01 BG Ranch Pre-annexation Agreement Amendment. Units increased to 330 - PASSED

3/25/2002: EPS contract amendment. Additional $15K for Burlingame outcome measures. Housing office re-org and what makes a good affordable housing project. Executive Session - property acquisitions on AVLT.

5/13/2002: Supplemental budget requested for BG/MAA housing

City Council: Helen Klanderud, Tim Semrau, Tony Hershey, Terry Paulson, Tom McCabe

8/12/2002: Council comments - Semarau:"BG parcel D is moving forward, BG Ranch COWOP revitalized, delay was trying to work out land swap w/ AVLT"

9/9/2002: BG COWOP update: 25 acres/225 units, looked @ infrastructure, paved trails system, should COWOP continue @ 330 units? Klanderud: "EPS figured project @ $94 million w/ $25 million deficit", discussions on cost and subsidy. Parcel D: cost considerations

9/23/2002: Res 89-02 BG parcel D COWOP eligibility passed after deleting reference to typical design

10/15/2002: Council Comments: McCabe reported that "BGM (MAA joint venture) met to review budget - in good shape"

10/28/2002: Council Comments: Semarau reported on BG D COWOP -primary concern is load on infrastructure

11/11/2002: Council comments: Semarau reported final COWOP on BG D on 11/14

11/25/2002: Res 113-02: BG infrastructure cost analysis, rather than spend money getting estimates, have someone to DO it… get a price for drawings (TCB) & a bid to finish engineering: PASSED

12/9/2002: BG D, green bldg threshold, get from developer what "50 points" will cost, goal b. "130 points", what does it cost?

12/16/2002: Res 122-02: BG D design contract $60K for three design team contracts.

2/24/2003: Res 18-03: BG Ranch infrastructure: est $8 million to design & build off site infrastructure. Add'l 30 days to contract… PASSED contract w/ SGM

2/24/2003: BG D selection of a development team… no "hands down winner"

2/25/2003: Continued Meeting: discussion by 3 bidders… ASW

3/25/2003: Work session: BG housing project

4/14/2003: Discussion : AVLT land purchase & number of units on BG; Res 32-03: ASW contract BG D, $6.7 milion; discussion about $167K for solar hot water: PASSED; Res 30-03: add AVLT land to BG COWOP, added COWOP members. PASSED

5/12/2003: Res 30-03: add AVLT land to BG COWOP, reconsidered so public hearing could take place: PASSED

5/27/2003: Ord 36-03: Supplemental appropriation of $8 million capital project for BG infrastructure; money moved from 2004 to FY 2003

City Council: Helen Klanderud, Tim Semrau, Tony Hershey, Torre, Rachel Richards

6/9/2003: Res 49-03: Add AVLT to BG COWOP & council appointments to COWOP (Semarau & Klanderud) PASSED

7/14/2003: Ord 36-03: BG Lot 3 (Parcel D) PUD approval: PASSED

7/28/2003: Ord 36-03 BG Parcel D (Lot 3) FINAL PUD: Public hearing, McBride issues, continued

8/4/2003: Ord 36-03: BG Parcel D Affordable Housing; agreement w/ McBride to reduce height on old Qwest property to 30' and get ABC architectural review; Deed restrict BG Ranch parcel to preclude a road on backside of Deer Hill; pay McBride $35K for water line and $20K for ABC amenities; City to restore Ventor Rd to current condition after construction at Annie Mitchell; APPROVED per agreement outlined in City Attorney memo of 8/4/2003; Ordinance 36-03 continued to 8/5/2003

8/5/2003: Ord 36-03 BG Parcel D (Lot 3): Discussion in re: ABC Review Board decisions and whether to drop "Qwest Bldg" or try to work things out w/ McBride; Ord 36-03 ADOPTED (5-0)

8/25/2003: Res 77-03: BG Parcel D (Lot 3) - Pt. II; construction @ Annie Mitchell APPROVED w/ addendum

10/14/2003: Semarau notes subsidy for BG Parcel D is $70K per bedroom

10/27/2003: Res 98-03: COWOP recommendation BG Ranch PUD: continued to 12/9

11/10/2003: Res 103-03: amendment to Bar/X Pre-Annexation Agreement: APPROVED

12/9/2003: Res 98-03: BG Ranch COWOP recommendation much public comment; motion to direct staff to proceed w/ bid process for BG infrastructure PASSED; Res 98-03 continued to 12/15.

12/15/2003: Res 98-03 BG COWOP recommendation: presentation & public hearing PASSED

1/12/2004: Citizen comment: Stephanie Soldner in re: access road to BG village - extend entrance to BG Village east down Stage Rd to far east of Zoline's pastures, then north

3/8/2004: Comments: Tom McCabe re: BG Green building

3/23/2004: Res 23-04: BarX/Soldner Access Rd. Agreement: discussion on particulars, including mitigation/ arbitration -- PASSED

3/24/2004: BG Parcel D Design options: 16 options presented. Staff recommended total of $100K, Council agreed.

5/25/2004: BG Development Evaluation Committee recommendations: established the committee, and added Pam Cunningham & Peter Gluck

6/28/2004: Res 58-04: BG Design Competition contracts: APPROVED

6/28/2004: Res 60-04: BG Infrastructure Contract/Gould: Scope: extension of work started last year on Old Stage Rd connecting it to MAA Housing via new westerly alignment behind Soldners property, includes road, bike path, landscaping & rock wall, also water line from intersection of Harmony & Stage roads. Additional costs for electric & gas lines & other utility contracts ($300K/$77K) PASSED

7/26/2004: Res 74-04 Soldner/BG Annexation: PASSED

9/13/2004: BG Parcel D Lot 3 Change Order: $49K: 20K from water and $29K from housing

9/27/2004: Res 93-04 BG Infrastructure contract administration: PASSED; Ord 33-04: Solder/BG Annexation, 1st reading: PASSED

10/12/2004: Ord 34-04: Solder/BG disconnect Motion CARRIES

10/12/2004: Res 101-04: BG Parcel D Change Order Approvals: discussion about who is responsible for changes & intent of developer model; $17,700 approved, rest continued

10/25/2004: Short List of Design Teams for BG village, delay decision 2 weeks for questions to be answered, however majority indicated favor for Bald Mt, Fenton, and Shaw/POSS. Res 107-04: BG Lot 3 Name change: Annie Mitchell - female/homesteader in area that became BG Ranch

11/8/2004: BG Conceptual PUD: continued to 11/22. Final selection BG Design Team: presentation from each finalist. Staff recommendations: 1) Shaw/POS/DHM 2) Fenton Construction, 3) Bald Mountain. Final square foot costs - base costs only & affordable housing sq footage: Shaw $298.sq ft, Fenton $312 sq ft, Bald Mt $317 sq ft, Executive session

11/22/2004: Res 120-04: BG Affordable Housing Conceptual PUD elements detailed, changes @ final, ADU discussion, athletic field, process discussions, public hearing, PASSED

11/30/2004: Res 121-04: Phase One Construction Contract w/ Shaw for BG Housing: $2.2 million include extra geotechnical investigation, 14 Mos to CO after bldg. permit issued, Build America review, PASSED

12/13/2004: Res 127-04 BG Water line design contract: Line serves free market houses (Zoline) and provides a second loop to ABC: PASSED

1/24/2005: Ord 08-05 Soldner/BG Ranch Initial Zoning 1st reading: APPROVED

2/14/2005: Ord 39-04: Bar X annexation, Ord 40-04 AMCORD/ AVLT annexation, Ord 06-05 Stage Rd a/d/ Bar X Subdivision Final PUD & initial city zoning; Public Hearing on all 3, votes separate, financial analysis of the impact of the annexations, presentation of land use proposals, Public Hearing, comments on cultural use, Motions PASSED

2/28/2005: Ord 08-05 Soldner/BG Ranch Initial Zoning, parcel joining BG ranch as part of conservation easement, given to AVLT zoning for "conservation": PASSED

4/25/2005: Ord 24-05: BG Ranch Affordable Housing PUD: history of project, conceptual approval on 11/04, this is final PUD for Phase 1 only, project described, Transit system, public comments: PASSED;
Ord 23-05: AVLT/AMCORD Initial Zoning: city zoning for AVLT parcel annexed into city: PASSED

5/23/2005: Ord 30-05 Supplemental Appropriations: in response to question Paul Menter said BG Phase 1, total costs projected at $40 million including infrastructure

City Council: Helen Klanderud, Torre, Rachel Richards, J.E. DeVilbiss, Jack Johnson

6/13/2005: Res 43-05: BG Ranch change orders to Part 1 contract: consent PASSED, Res 44-05: BG Ranch Contact Part II: passed except for water tap fees and school impact fees, deferred to next meeting

6/14/2005: Res 44-05: BG Ranch Contact Part II: explanation for wrong estimate on school impact fee $157,517, not $22,000, discussion on water tap fee, Shaw estimate was $963,310 now $1,366,402 (down from $1,616,000) does not include RO lots, Increases APPROVED

7/11/2005: BG Ranch change orders: discussion of various options & change orders requested, J. Johnson asked what the proposal above grade square foot costs were, Sadler said "over $200", adding basements to some units / different site uses / site preparation / soil mgmt, continued to 7/12

7/12/2005: BG Ranch change orders: discussion of various change orders, many energy saving and livability changes approved at this meeting, unsuitable soil discussion - no decision, basements for D-2 & G-2, put off decisions

9/26/2005: Ord 41-05 Stage Road vacation after discussion on Harmony access, Motion PASSED

10/11/2005: Burlingame plats completed & building permits issued

11/14/2005: American Landscape Architects award to city for BG planning & analysis. Ord 45-05 Supplemental Appropriations: Electric Fund $99,000 for installation of BG Ranch electric distribution system, Capital budget amount of $36 million includes finishing BG Ranch among other projects listed

1/9/2006: Ord 55-05 Burlingame PUD amendment: replace 2 multi family bldgs with 2 SF lots and add a multi-family bldg on west side of project, no net change in units, design changes to allow side-loaded garages, pedestrian path on Harmony Road, Bldg height for SF homes of 34; APPROVED

3/24/2006: Ord 14-06: Supplemental Appropriations: carry forward of $9 million for BG Ranch

7/10/2006: Res 54-06: Electric Distribution Wheeling Agreement for BG Village: consent calendar & PASSED

7/24/2006: Ord 30-06: BG PUD amendment amendments sought by SF lot owners: 1) amend rear yard set backs (staff supports); 2) amend allowable FAR to 2500 sq.ft + 500 sq ft garage exemption; 3) increase height limit to 30 ft; 4) remove fire sprinkler for SF; Motion to keep fire sprinkler requirement; allow rear yard setback change; allow a height formula that lots that slope away towards the open space to be calculated as described by staff and maintain the current FAR; PASSED

9/11/2006: Ord 34-06 Supplemental Appropriations: $600,000 from Housing Fund to "green" BG project

11/27/06: Res 96-06: Adoption of 2007 Budget: includes $5,474,120 for BG Ranch, BG Ranch category buy downs.

City Council: Helen Klanderud, Torre, J.E. DeVilbiss, Jack Johnson, Jasmine Tygre

1/22/2007: Res 03-07: BG Trail Design for design and engineering for 2 trails: a) Deer Hill section from GB to ABC & b) Bar/X section from BG east toward town and a tie into HWY 82 trail system, PASSED

3/26/2007: Res 23-07 BG Trail Construction, PASSED

City Council: Mick Ireland, J.E. DeVilbiss, Jack Johnson, Steve Skadron, Dwayne Romero

7/23/2007: Res 60-07 BG Housing Subsidies: approved category mix for Phase 1 deliveries #2 & 3

10/9/2007: Ord 41-07 Supplemental Appropriation: $ 3.5 million of current appropriation for BG is being shifted to 2008 to match expected expenditures

3/10/2008: Ord 05-08: Adoption of Housing Guidelines: question from Johnson in re: "how much of the $318 sq ft at BG is bare bones construction & what was add-ons from Council?"; Partners for BMC Housing: discussion of a possible 45-50 units on BG "nub" as part of BMC development

4/28/2008: Ord 14-08: Supplemental Budget Appropriation: Carry forward from FY 2007, the re-appropriation of $1,486,000 to the Housing Development Fund for Burlingame AH, $47,310 for the Bar/X trail and $148,890 for Annie Mitchell Housing

5/20/2008: Council Worksession with Affordable Housing Subcommittee of the Citizen Budget Task Force: Presented 10 recommendations to council:
(1)Employer sponsored comprehensive study of supply/demand, goals, future needs;
(2) Post-completion financial/process review of BG Phase 1;
(3) Expert construction/design task force for BG Phases 2/3 review;
(4) Specialized task force on housing incentives;
(5) Establish independent compliance advisory board;
(6) Establish outsourced 24-hour help line for compliance;
(7) Outsource eligibility testing to specialized firm;
(8) Legal review of all contracts for maximizing city rights;
(9) Establish public policy review committee; and
(10) Update city procurement/RFP system.

**#2 Two audits: Performance Audit by Alvarez and Marsal, and a Financial Audit by the City's auditors were directed to be undertaken,
**#3 Construction Experts Group already in progress to meet with City Manager and advise about how to make improvements for BG Phase 2/3,
**Accepted #10,
**#4,5,6,7,8 to the APCHA for their input,
**Accepted #1 if they want to do it, some of it already part of work underway,
**#9 tabled by Task Force for time being

5/27/2008: Res 30-08: Property Acquisition of Lot C, Stage Road, Burlingame Ranch: a 2.65 acre parcel adjacent to BG Ranch for use as a park at a cost of $500,000 (property valued at $1.275 million), This use will preclude the use of the site for a cultural center as was contemplated in the annexation agreement. PASSED **6/9/2008:** Res 55-08: Burlingame Housing Inc, appointments, PASSED on consent. Contract Burlingame Performance Audit: a contract with Alvarez & Marsal to review the BG project to date, and to provide insight and improvement opportunities for the development process. They will interview stakeholders (city staff, public and task force members), look at the contract and make recommendations about how it might be improved, and the performance of the different teams. Council discussion, PASSED; Res 56-08: Finalizing Burlingame Single Family Lot Issue: in responding to challenges in developing the single family lots, the City has decided to offer additional subsidies to the lot owners and reconfig-ure the resale caps for each lot, discussion about re sale cap, how to release the subsidy and how to cal culate the subsidy for each lot, will bring back to	Council for conclusion, PASSED **6/30/2008:** Council Worksession with Affordable Housing Subcommittee of the Citizen Budget Task Force: Presented a series of recommendations to Council in two areas: **(1)Development Related:** - Study and incorporate BG development options by CEG as to construction methods, public/private partnerships that lessen public subsidies, density increases in terms of both sizing of units and number of units, more economical finishes that utilizes the City's buying power or allows for owner purchased upgrades - Preparation of a detailed plan and a comprehensive budget for BG 2/3 using recommendations from CEG; **(2)Financial and Management Control Systems:** - Financial and management systems review of BG Ranch to include validating the dollars in the city's reconciliation spreadsheet, testing a sample of payments to contractor, review of internal controls surrounding multi-year capital projects, and make recommendations for improvements in the processes used to prepare construction budgets and forecasts - Performance audit of processes and procedures used for overall construction management administration	- Direct Staff to recommend for immediate implementation the recommendations from those audits - Review of BG Phase 2/3 budget by independent industry professional prior to contract for value engineering options - City Manager to provide a plan and a timeline for implementation of all recommendations, Council to approve that plan and get regular updates on progress and report to Community at least quarterly - Assessment of projects needs, resources, skill sets to ensure staffing capability and experience for necessary oversight of all future AH projects - Council to direct staff to develop and implement a routine, semiannual reporting procedure for Council and the public on progress on large capital projects against the initial budget including revenues - implement process to ensure accuracy of voter information and reasonableness of financial projections - engage independent consultant for risk assessment and systems assessment of above prior to execution of BG 2/3 contracts - Analyze the bonding capacity proposals of the Director of Finance regarding: (1) Housing Fund's ability to absorb any	proposed subsidy for any AH project, (2) capacity of the City to service any debt for BG 2/3, BMC West and any other proposed AH project, and (3) Council to make final recommendations with full awareness of, and publicity to voters of, relationship to reasonably anticipated future funding needs and capacity for BG and other projects as well as other major capital improvements. - Council establish a written policy and guidelines for AH subsidies for current and future AH projects. This policy to acknowledge a connection between subsidy levels and financial capacity of a AH project and possible overall impact on City's financial condition. Council agreed to these recommendations, except that they want to see the independent auditor's recommendations before fully committing to the details. They are in agreement with the principles that drive the purpose of those audits and anticipate accepting the audit recommendations.		