

COUNCIL MEMBERS
Rick Bonilla, Mayor
Diane Papan, Deputy Mayor
Maureen Freschet
Joe Goethals
Eric Rodriguez

CITY OF SAN MATEO

Regular Meeting Minutes

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

City Council

Monday, April 16, 2018
City Hall Council Chambers 7:00 PM
Regular Meeting

REGULAR MEETING OF THE CITY OF SAN MATEO JOINT POWERS FINANCING AUTHORITY

OPENING

Pledge of Allegiance: ELL City Government Academy Program

Roll Call

Present: 5 - Mayor Bonilla, Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

CEREMONIAL

1. [English Language Learners \(ELL\) City Government Academy Pilot Program - Presentation](#)

The first graduating class of the English Language Learners Adult School City Services Academy was presented to Council.

2. [G.E.M. Department Awards of Excellence: Operation Eagle Visit Employee Leadership Team](#)

The following employees were recognized for their contribution to the Operation Eagle Visit - Homecoming 50 Years events: Public Works: Dave Fink, Ryan Brunmeier, Vivian Ng. City Manager's Office: Donna Divodi, Samantha Weigel. Police Department: David Ehrlich, Shannon Hagan. Parks and Recreation Department: Gary Esch. Human Resources Department: Lorena Vargas. City Clerk's Office: Kris Perez, Casia Ravi, and Joan Diskin.

CONSENT CALENDAR – CITY COUNCIL

The following items 3 and 5 through 25, were considered to be routine by the City Council. After the titles of the items were read by the Deputy City Clerk, the public was invited to comment and there were no speakers. Motion by Rodriguez, second by Papan, to approve the CONSENT CALENDAR - CITY COUNCIL. The motion carried by the following vote:

Yes: 5 - Mayor Bonilla, Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

3. [City Council Meeting Minutes Approval](#)

Approve the minutes of the City Council Special and Regular meetings of January 16, 2018.

5. [4th and Fremont Green Infrastructure Improvements - Agreement](#)

Approve a grant agreement with the Association of Bay Area Governments for design and construction of the 4th and Fremont Green Infrastructure Improvements project for a total grant

amount of \$200,000; authorize the Public Works Director to execute the agreement; and adopt a Resolution to appropriate \$200,000 to the 4th and Fremont Green Infrastructure Improvements project.

Enactment No: RES No. 37 (2018)

6. [2016-2018 Street Rehabilitation Phase I - Agreement](#)

Approve an agreement with G. Bortolotto & Co. Inc. for the 2016-2018 Street Rehabilitation Phase I Project in an amount not to exceed \$1,084,673.50; establish a contingency reserve of \$100,000.00; and authorize the Public Works Director to execute this agreement in substantially the form presented and issue change orders within the contingency reserve.

7. [On-Call Surveying Services - Agreement](#)

Approve a professional services agreement with Sandis for on-call surveying services in an amount not to exceed \$200,000; and authorize the Public Works Director to execute the agreement in substantially the form presented.

8. [25th Avenue Grade Separation Gas Pipeline - Agreement](#)

Authorize the City Manager to negotiate and execute an agreement with Pacific Gas & Electric (PG&E) to convey an easement or license to install, operate, and maintain a high-pressure gas pipeline in the Delaware Street right-of-way.

9. [California Transportation Commission Local Streets and Roads Project List](#)

Adopt a Resolution to submit a list of projects proposed to be funded with the Road Repair and Rehabilitation Account to the California Transportation Commission.

Enactment No: RES No. 38 (2018)

10. [42nd Avenue Pump Station Rehabilitation Construction - Agreement](#)

Approve an agreement with Valentine Corporation for construction on the 42nd Avenue Pump Station Rehabilitation project in an amount not to exceed \$1,283,369; establish a contingency fund in an amount not to exceed \$130,000; and authorize the Public Works Director to execute the agreement in substantially the form presented and issue change orders within the contingency fund.

11. [42nd Avenue Pump Station Rehabilitation Professional Design Services - Amendment](#)

Approve Amendment No. 1 to the professional design services agreement with Schaaf & Wheeler for the 42nd Avenue Pump Station Rehabilitation in an amount not to exceed \$28,812 for design services during construction; establish a contingency fund in an amount not to exceed \$10,000; and authorize the Public Works Director to execute the amendment in substantially the form presented and issue task amendments within the contingency fund.

12. [Wastewater Treatment Plant Management Services - Amendment](#)

Adopt a Resolution to authorize an appropriation of \$72,000 from Fund 72 Reserves to the Wastewater Treatment Plant Operating Program; approve Amendment No. 1 with Kayuga Solution for Management Services in the amount of \$318,240, revise the total contract amount not to exceed \$462,240; and authorize the Public Works Director to execute the amendment in substantially the form presented.

Enactment No: RES No. 39 (2018)

13. [Investment Advisors Agreement - Amendment](#)

Approve an Amendment to the PFM Asset Management contract for investment advisory and consulting services for a period of one year.

14. [California Public Employees Retirement System - Additional Payment](#)

Approve an additional payment to California Public Employees Retirement System (CalPERS) of \$1.4 million; this amount is in excess of the annual required contribution to CalPERS for the City's pension obligations.

15. [School District "School Resource Officers" Agreement - Amendment](#)

Approve amendment No. 1 to the agreement with the San Mateo-Foster City School District and the San Mateo Union High School District to increase the cost sharing provided by the districts for School Resource Officers at public high schools and middle schools; and authorize the Police Chief to execute the amendment.

16. [Police Vehicle Computer Replacement - Purchase](#)

Adopt a Resolution to approve a Master Purchasing Agreement and Participating Addendum with CDW-G for the purchase of 50 Panasonic CF-33 table computers and keyboards per the City's computer replacement schedule in the amount of \$228,532, and authorize the Chief of Police to execute the agreement.

Enactment No: RES No. 40 (2018)

17. [Municipal Energy Efficiency Projects Grant - Agreement and Appropriation](#)

Approve a funding agreement with City/County Association of Governments for municipal energy retrofits; adopt a Resolution to appropriate up to \$50,000 in grant funding for light-emitting diode lighting fixture replacement project; and authorize the City Manager to execute the grant agreement.

Enactment No: RES No. 41 (2018)

18. [Arborist Consulting Services - Agreement](#)

Approve an agreement with Hortscience, Inc., for professional services, for a two-year term, in an amount not to exceed \$500,000; and authorize the Community Development Director to execute the agreement.

19. [Bike Share Program - Agreements](#)

Approve the termination of the Purchase Contract and Operation agreements with Social Bicycles; approve an agreement with LimeBike to operate a pilot dockless Bicycle Share Program; and authorize the City Manager to execute all agreements.

20. [Community Development Department Planner Positions - Reallocation](#)

Approve a reallocation of positions to provide for a full-time Senior Planner position and a three-year term limited Associate Planner for the Community Development Department.

21. [General Plan Update - Agreement](#)

Approve an agreement with PlaceWorks Inc. for the update of the General Plan in an amount not to

exceed \$1,254,733, authorize the Community Development Director to execute the agreement; and adopt a Resolution to appropriate \$500,000 from the the Advanced Planning Fund to initiate this project during the current fiscal year.

Enactment No: RES No. 42 (2018)

22. [Fire Services Joint Powers Authority Agreement - Amendment](#)

Adopt a Resolution to authorize the City of San Mateo City Manager to amend the Joint Powers Authority (JPA) Agreement between the cities of Foster City/Estero Municipal Improvement District, San Mateo, and the Belmont Fire Protection District to establish the San Mateo Consolidated Fire Department (SMC) to reflect that the JPA has sovereign powers, that the Board is comprised exclusively of elected officials, and to add "Pension Integrity" language.

Enactment No: RES No. 43 (2018)

23. [Statewide Ballot Measures and Legislation - Recommendations](#)

Approve the recommendation of the Legislative Committee to support Propositions 68, 69, 71 and 72 on the June 5, 2018 statewide ballot; withhold an opinion on Proposition 70 until further research can be completed; monitor the qualification of and actively oppose potential November proposition initiatives #1830 regarding "Eliminating Recently Enacted Road Repair and Transportation Funding by Repealing Revenues Dedicated for Those Purposes"; and Adopt a Resolution to oppose initiative #1846 which "Expands Requirement for Supermajority Approval to Enact New Revenue Measures."

Enactment No: RES No. 44 (2018)

24. [Challenge Citizenship Question on Census - Resolution of Support](#)

Adopt a Resolution to support the lawsuit filed by the State of California to challenge the decision of the United States Department of Commerce to add a question on citizenship to the census.

Enactment No: RES No. 45 (2018)

25. [Ban on Offshore Oil and Gas Drilling, Fracking, and Other Well Stimulation - Resolution of Support](#)

Adopt a Resolution of support on a ban on new offshore oil and gas drilling, fracking, and other well stimulation in Federal and State waters off the California coast, and to oppose any new federal oil and gas leasing in all United States waters, including off the coast of California.

Enactment No: RES No. 46 (2018)

End of Consent Calendar

Removed from Consent Calendar

4. [Ordinance Adoption - Zoning Code Amendments](#)

This item was pulled off of Consent to allow for public comment. Public Comment: Shawn Fahrenbruch cited difficulties with creating an accessory dwelling unit.

Ron Munekawa, Chief of Planning, addressed concerns raised and noted the program has been in place for a year. The ordinance in front of Council tonight is making some minor revisions to be in compliance with new state law. He further noted the parking requirement is creating some

obstacles and stated that staff would like to bring amendments to the Council for future conversations. He further noted the limitations the speaker brought up will still be in effect regardless of adopting or not adopting the ordinance. Council asked questions of staff and requested this item be brought forward at a study session.

Motion by Goethals, second by Papan, to Adopt an Ordinance for Zoning Code amendments to address Density Bonus San Mateo Municipal Code (SMMC 27.16.060), Accessory Dwelling Units (SMMC 27.19) and other associated code changes to SMMC 27.06.080 State Planning and Zoning Regulations. Ordinance Introduction date: March 19, 2018. File #2018-001. The motion carried by the following vote:

Yes: 5 - Mayor Bonilla, Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

Enactment No: ORD No. 2018 -3

PUBLIC COMMENT

Elaine Salinger commented on the need for safe lanes for bicycle riders and suggest dedicated bike lanes on San Mateo Avenue with a physical barrier for bikers.

PUBLIC HEARING

26. [Fiscal Year 2018-19 Proposed Fee Revisions](#)

Assistant City Manager/Finance Director Drew Corbett and Budget Analyst Grace Castaneda provided a presentation on proposed fees for fiscal year 2018-19. Council asked questions of staff about individual fees and it was noted that driveway permit fees needed to be addressed as they are out of alignment with the work required. Corbett stated that an amendment for this item will come back at the May 21, 2018 meeting in order to amend the fee schedule before its implementation July 1, 2018.

Motion by Goethals, second by Freschet, to Adopt a Resolution to approve the proposed fiscal year 2018-19 Comprehensive Fee Schedule to include new service fees and make adjustments to existing rental, service, and development impact fees, in accordance with Government Code sections 66000 through 66018. The motion carried by the following vote:

Yes: 5 - Mayor Bonilla, Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

Enactment No: RES No. 47 (2018)

OLD BUSINESS

27. [City Council Guidelines and Boards and Commissions Rules and Procedures - Updates](#)

City Manager Larry Patterson presented the proposed changes to the City Council Guidelines and the Boards and Commissions Rules and Procedures. Council asked questions of staff. Council Member Goethals proposed that a few years ago the Sustainability Commission was formed and they have successfully worked towards their goals. Now there is an overlap between the Public Works Commission and the Sustainability Commission and he proposed Council address this at a future meeting. Council by consensus agreed to agendize this discussion.

Motion by Freschet, second by Goethals, to accept the proposed revisions to the City Council Guidelines and the Boards and Commissions Rules and Procedures. The motion carried by the following vote:

Yes: 5 - Mayor Bonilla, Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

28. [Council Sponsored Ballot Measure to Revise Inclusionary Housing Program](#)

City Attorney Shawn Mason provided a presentation with options on text of a ballot measure to amend the inclusionary housing program established by San Mateo voters, and select an option for an environmental study. He noted this is the first of many steps needed if Council wants to sponsor a ballot measure. He noted that the initiative to extend Measure P, currently circulating for signatures by the San Mateans for Responsive Government (SMRG), is part of the decision as SMRG revised their initial initiative to address AB1505 issues that enables the City Council to enact a broad range of alternatives to on-site Below Market Rate (BMR) units however, it does not allow in-lieu fees as an alternative. Council was asked to weigh in on two options: Option 1 - no conflict with SMRG measure or Option 2 conflict with provision for in-lieu fees.

Council asked questions of staff.

Public Comment: Leora Ross, Housing Leadership Council of San Mateo County asked that language for displacement be included.

Council provided feedback. Council Member Goethals prefers Option 2 as it allows more flexibility for Council discretion noting now is the time to increase to 15% minimum with no expiration; and then bring it back to adopt 20% for affordable housing going forward at a future time.

Council Member Rodriguez stated sense of a strong sentiment against in lieu fees and has concerns regarding a competing measure. Council Member Freschet concurred and noted she likes the idea of increasing below market rate units. Deputy Mayor Papan and Mayor Bonilla commented on Goethal's proposal noting in-lieu fees should not go off the table.

Direction included that Council would like to see what an option would be with no sunset date, 15% minimum and include an option for inlieu fees.

CONCURRENT NEW BUSINESS - CITY OF SAN MATEO CITY COUNCIL AND THE CITY OF SAN MATEO JOINT POWERS FINANCING AUTHORITY

29. [Golf Revenue Bonds - Refunding Bonds and Financing Documents](#)

Assistant City Manager / Finance Director Drew Corbett presented on the need for refunding bonds. Council asked questions of staff. Public Comment was offered and there were no speakers.

Motion by Freschet, second by Goethals, to Adopt a Resolution of the City of San Mateo Joint Powers Financing Authority to approve the sale of golf course refunding bonds and associated documentation.

Motion by Freschet, second by Goethals, to Adopt a Resolution of the City Council to approve documents and actions relating to the issuance of refunding bonds by the Joint Powers Financing Authority. The motion carried by the following vote:

Yes: 5 - Mayor Bonilla, Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

Enactment No: City of San Mateo RES No. 48 (2018) and San Mateo Joint Powers Financing Authority JPFA No. 4 (2018)

NEW BUSINESS

30. [Library Space Modification Project - Update](#)

City Librarian Ben Ocon introduced the proposal and the architect team and noted that Wednesday, April 25, 2018 at 7pm a more in-depth presentation will be made for residents to hear more about the proposed changes. Public Comment was offered, there were no speakers.

Council was excited about the proposed changes, noting they were great improvements, keeps us with changing times, and noted the library is an excellent institution for study and exploration.

31. [Former Redevelopment Agency Properties - Development Team Selection](#)

Deputy City Manager Kathy Kleinbaum provided a presentation on the process and recommendations from staff with regard to developing the City's former Redevelopment Agency sites. Council asked questions of staff. The finalists were given 15 minutes each for a presentation on their project.

Matt Franklin, President of MidPen Housing provided a presentation on their proposal at 100% affordable.

Rick Price, Raintree, presented on their proposal for Raintree.

Mary Murtagh, Ecumenical Housing, presented on their proposal for Domicile I.

Council asked questions of staff and the presenters.

Public Comment - Leora Ross stated public resources should be allocated to families with low incomes; Tom Thompson stated support for Domicile I; Rick Raybin stated a committed program for housing employees is important; Dennis Thomas stated a city-owned property for use for city employees is important; Jordan Grimes stated support for MidPen support; Adam Loraine stated Domicile should have provided more of their plan; John Fyfe stated his experience working closely with MidPen on converting spaces into affordable housing noting they were good partners; Gloria Moreno stated 100% of the units for affordable housing is good use for public property; Karyl Eldridge stated maximum benefit is needed from these sites and number of bedrooms is important to recognize; Rev. Penny Nixon stated a socially conscious developer offering 100% affordable housing is the best choice; Justin Alley stated moderate to low and very low income brackets are not getting housing opportunities; Leslie Munoz stated families need support; Michael Weinbauer stated this project will bridge the Downtown to Central Neighborhood and needs a

project that will compliment the Central Neighborhood; Amourence Lee stated a preference for 100% of affordability on public land; Christopher Sturken stated Council should select the developer who addresses diverse housing options; Carey Gorgolinski commented; and Latonya Benson-Moon commented.

Council recessed at 9:59 pm and reconvened at 10:15 p.m.

Council Member Goethals noted it is a profound responsibility to get this right for this prime location and stated he has met with all three developers, visited projects from each of the developers and he believes this site must become a jewel for San Mateo capturing the 'missing middle'. Factors that helped separate the projects: beauty, walkability, parking, and experience gives the edge to MidPen, public benefit separates these projects. and MidPen comes out on top for most of these points.

Council Member Freschet thanked staff for bringing forward these proposals based on Council direction. She noted the priority was to provide affordable housing for workforce housing and it is Council's responsibility to select the project with the greatest impact. MidPen is the only one that presented 100% affordable option and MidPen offers a good variety of unit sizes to meet the variety of workforce needs. Council Member Rodriguez stated this property seems to be the last chance to develop something like this and MidPen offers the most value with different affordability levels and sizes. He noted for the record that he met with all three of the applicants and acknowledged the research by talented City staff who have experience with this type of project and he takes their recommendations seriously.

Deputy Mayor Papan expressed appreciation for all of the applicants and noted her focus was on who was being served noting the high impact on public employee workforce. She stated that the use of public land demands an obligation for this to go to affordable housing. Mayor Bonilla stated for the record he met with all three developers, noting affordable, workforce housing is very important and MidPen is accomplished and good at providing this. He was interested in the financing through the Domicile I model with private funding that would allow 100% workforce housing without restrictions.

Council decided if they were willing to proceed past 11 pm. Council agreed to continue with the items.

Motion by Freschet, second by Rodriguez, to Provide direction to staff on the selection of a development team for the former redevelopment sites and authorize the City Manager to negotiate and execute an Exclusive Negotiating Agreement with the selected team. The motion carried by the following vote:

Yes: 4 - Deputy Mayor Papan, Council Member Freschet, Council Member Goethals, and Council Member Rodriguez

No: 1 - Mayor Bonilla

32. [2018-20 Business Plan - Preliminary Review](#)

Assistant City Manager / Finance Director Drew Corbett, and Budget Analyst Grace Casteneda

provided a presentation for Council comments on the proposed 2018-20 Business Plan. Council asked questions, and public comment was offered, there were no speakers.

Council comments included a need to find new revenue sources, ideas to prevent accessing reserves, creative ideas are needed and it was noted we are in a very affluent area. No direction was given.

Review and provide direction on the informational report for the development of the 2018-20 business and corresponding long-term financial plan.

33. [North San Mateo Drive Sustainable Streets Project - Update](#)

Mario Ung, Senior Engineer, Public Works provided an update on the Sustainable Streets project. Council asked questions about timeline, commission input and outreach to the community. Public Comment - Ben Toy stated he was appreciative of the efforts made on this project; and Adam Loraine stated his support for this project.

REPORTS AND ANNOUNCEMENTS

City Manager, City Attorney and Council Members reported on their various assignments and liaison roles.

ADJOURNMENT

Following a moment of silence, the meeting adjourned at 11:59 in memory of Aron Hoffman, former City Council Member.

APPROVED BY:

SUBMITTED BY:

Rick Bonilla, Mayor

Patrice M. Olds, City Clerk