

COUNCIL MEMBERS
Eric Rodriguez, Mayor
Rick Bonilla, Deputy Mayor
Diane Papan
Amourance Lee
Joe Goethals

CITY OF SAN MATEO

Regular Meeting Minutes

City Council

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

Monday, January 4, 2021
Remote 5:30 PM
Regular Meeting

CALL TO ORDER This meeting is being held under the provisions of State of California Governor Gavin Newsom's Executive Order N-29-20; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

Roll Call

Remote: Mayor Rodriguez, Council Members: Papan, Lee and Goethals
Absent: Deputy Mayor Bonilla due to illness

CEREMONIAL

1. Detective Joshua Brown, Police Department – Retirement Commendatory Resolution
2. Carol Conroy – Proclamation of Remembrance

CONSENT CALENDAR

The following items, 3 through 10 were considered to be routine by the City Council. After the titles of the items were read by the City Clerk, the public was invited to comment and there were no speakers. Motion passed 4-0.

Moved: Goethals, Seconded: Lee
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

3. City Council Meeting Minutes – Approval
Approve the minutes of the City Council Regular meeting of December 7, 2021.
4. Board and Commission – Establish Three Appointment Subcommittees
Appoint the following subcommittees: Mayor Rodriguez and Council Member Goethals to Personnel Board; Mayor Rodriguez and Deputy Mayor Bonilla to the Community Relations Commission; and Mayor Rodriguez and Council Member Papan to the Library Board.
5. General Plan Subcommittee – Appointment Recommendation
Appoint Commissioner Heather Wolnick to the Park & Recreation seat on the General Plan Subcommittee.
6. Community Development Block Grant – Amendments and Appropriation of Grant Funds
Approve amendments to the Community Development Block Grant 2019-2020 Action Plan and the 2018-2022 Consolidated Plan; and adopt a Resolution to appropriate \$820,745 of new grant funds.

Enactment: Resolution No. 1 (2021)

7. Child Care Provider Relief Program – Agreement

Approve an agreement with Child Care Coordinating Council of San Mateo County to provide assistance to child care providers in the amount of \$300,000 and authorize City Manager to execute the agreement in substantially the form presented.

8. Enterprise Resource Planning Software Licensing, Maintenance and Support Services – Agreement

Adopt a Resolution to approve an alternative purchasing procedure and approve a contract with Tyler Technologies, Inc. for Eden financial, human resources, and payroll annual maintenance and support in the amount of \$106,170.35; and authorize Information Technology Director to execute the contract in substantially the form presented.

Enactment: Resolution No. 2 (2021)

9. Deed of Reconveyance for Security Interest – Approval

Approve a Deed of Reconveyance for security interest for a repaid 1980 loan in the amount of \$73,957.14 and authorize the Mayor to execute the deed in substantially the form as presented.

10. 480 E. 4th Avenue and 400 E. 5th Avenue – Compensation Agreement

Approve entering into a compensation agreement with San Mateo County, San Mateo-Foster City School District, San Mateo Union High School District, San Mateo County Office of Education, San Mateo County College District, Bay Area Air Quality Management District, Peninsula Health Care District, San Mateo Harbor District, and San Mateo County Mosquito & Vector Control District regarding the disposition of the former City of San Mateo Redevelopment Agency properties at 480 E. 4th Avenue and 400 E. 5th Avenue.

PUBLIC COMMENT - There were no speakers.

PUBLIC HEARING

11. Consideration of Request for Continuation of Appeal Hearing for 1, 2, 3 Waters Park Drive Residential Project – Appeal of Planning Commission Decision PA-2020-043 (Modification of PA-2018-013)

Staff announced a request from the Appellant to continue this item to a date certain, the next Regular meeting date of January 19, 2021 due to a family emergency. Item #16 on this agenda, which is the final map approval for the same project, needs to be heard after the appeal so it would automatically also need to be continued to a date certain of January 19, 2021. Public Comment - Greg Powers, attorney for the Applicant, objected as he saw the Appellant on the call. Staff noted that she was advised to be on the call to hear Council's decision.

Motion to grant the request to continue Item 11 and Item 16 to a date certain of the next Regular City Council meeting of January 19, 2021. Motion passed 4-0.

Moved: Rodriguez, Seconded: Goethals

Ayes: Goethals, Rodriguez, Papan and Lee

Noes: None

12. Surplus Land Declaration

Deputy City Manager Kathy Kleinbaum provided a presentation on the requirements of declaring certain properties surplus. Council asked questions of staff.

Public comment – Adam Loraine spoke in support of the declaration; Maxine Turner and Vince Garibaldi spoke with concern for the declaration.

Council provided comments noting this is a great once in a lifetime opportunity to see how much affordable housing we can get there and increase parking; a preference to keep the land if at all possible and lease it; and affordable housing in perpetuity with deed restrictions.

It was clarified that there is no proposal on the table right now for these sites but rather this is the first step to open the door to examine what the potential is for this site. All proposals would be vetted with public input in a public process.

Further discussion ensued with Council noting they were okay with mixed use, and noted non-profits have the first right of refusal and interest expressed to see what pencils out to get the most housing as there is a strong need to chip away at jobs housing imbalance.

Motion to Adopt a Resolution to declare the Talbot's parking lot (4th Avenue and Railroad) and the Ravioli parking lot (308 5th Avenue) properties as "Surplus Land" pursuant to the Government Code and provide guidance on parameters for the redevelopment of the properties.

Moved: Papan, Seconded: Goethals
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

OLD BUSINESS

13. 25th Avenue Grade Separation – Funding Appropriation and Project Update

Acting Public Works Director Azalea Mitch and Gary Fleming, Deputy Chief Rail Development, Peninsula Corridor Joint Powers Board (JPB) presented information on the cost overruns for the grade separation project of \$25.9 million and the request for the City to provide some funding before it's ask of the Transit Authority to fund the cost overruns at \$23.8 million. It was noted that Transit Authority board was taking up the issue. Council asked questions of staff and the JPB board. Public Comment – Adam Loraine spoke in support.

Council discussion ensued noting that this project has regional implications, need to complete the project, council should send a letter to the Transit Authority Board and the Mayor and a Councilmember to the meeting on Thursday. A joint letter with Caltrain was proposed to show that this is mutually beneficial and underscore the regional implications. Council Member Papan and Mayor Rodriguez will attend the meeting. It was delegated to staff to prepare a letter for the Mayor's signature.

Motion to Adopt a Resolution to appropriate \$1,000,000 to the Railroad Corridor Grade Separation Project for construction and receive an update from Caltrain on the 25th Avenue Grade Separation project. Motion Passed 4-0.

Moved: Papan, Seconded: Goethals
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

14. COVID-19 Update #22

City Manager Drew Corbett provided an update on the operational impacts and other City efforts related to COVID-19. Council was asked to confirm the rules and regulations issued by the City Manager acting as the Director of Emergency Services in response to declared emergency. Public Comment – there were no speakers.

Motion to continue funding LEAP through March 2021; allow employees to utilize COVID-19 leave through March 2021; maintain amended lease agreements for City-owned properties; waive business tax penalties and interest for expired certificates and continue the local emergency proclamation. Motion passed 4-0.

Moved: Papan, Seconded: Goethals
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

NEW BUSINESS

15. 1409 Beacon Ave – Property Owner Appeal of Temporary Relocation Costs

Code Enforcement Officer Sani Kolokihakaufisi, Code Enforcement Manager Christine Civiletti and Legal Counsel Lance Bayer presented information on the unsafe conditions and process of discovery at 1409 Beacon Avenue. Mike Dawoud, Appellant and property owner, provided information. Public comment – Emad Alshaer tenant refuted the property owner's statements noting the communication he has provided. Council asked questions of staff and the attorney. The City Attorney was directed to bring back a decision document for next meeting on the Consent Calendar.

Motion to Deny the appeal and uphold the notice to pay temporary relocation benefits to the tenants who reside at 1409 Beacon Ave, due to substandard living conditions pursuant to San Mateo Municipal Code Chapter 7.50 "Property Owner Obligations with Respect to Tenants Displaced from Unsafe or Substandard Units". Motion passed 4-0.

Moved: Lee, Seconded: Goethals
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

16. 1,2, and 3 Waters Park Subdivision – Final Map Approval - CONTINUED TO REGULAR MEETING OF JANUARY 19, 2021 – NO ACTION WAS TAKEN ON THIS ITEM.

Adopt a Resolution to approve the final map and approve the subdivision improvement agreement for Waters Park Development, creating 27 single family residential units and 163 residential condominium units, and authorize the Public Works Director to sign the agreement in substantially the form presented.

17. Housing Rehabilitation Loan Committee Municipal Code Chapter Deletion – Ordinance Introduction

Housing Program Manager Sandy Council presented on the need to delete this municipal code chapter as it is no longer in use. There were no questions from Council. Public Comment – There were no speakers.

Motion to Introduce an Ordinance to delete San Mateo Municipal Code Chapter 2.25 "Housing Rehabilitation Loan Committee". Motion passed 4-0.

Moved: Papan, Seconded: Goethals
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

18. Transient Occupancy Tax Municipal Code Amendment – Ordinance Introduction

Finance Director Rich Lee provided a presentation on the need for the Transient Occupancy Tax code amendment. Council had no questions. Public Comment – there were no speakers.

Motion to Introduce an Ordinance to amend the San Mateo Municipal Code Chapter 3.56 "Transient Occupancy Tax" to allow the City to take various actions to collect unpaid and delinquent transient occupancy tax. Motion passed 4-0.

Moved: Goethals, Seconded: Papan
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

19. City Council Appointments to External Agencies and Liaison Roles

Mayor Eric Rodriguez explained the ranking process and reviewed the results of the 2021 appointments to external agencies, organizations and liaison roles. There were no question. Public comment – there were no speakers.

Motion to approve the final appointments and liaisons list. Motion passed 4-0.

Moved: Papan, Seconded: Lee
Ayes: Goethals, Rodriguez, Papan and Lee
Noes: None

REPORTS AND ANNOUNCEMENTS

The City Manager, City Attorney and Council Members reported on their various assignments and liaison roles. Mayor Rodriguez proposed that Council hear an item at the next meeting related to a Housing Leadership Council meeting that was held on December 9, 2020 and concern expressed about Brown Act violations by Council's attendance. Council by consensus agreed to hear the item.

ADJOURNMENT – Following a moment of silence in honor of the passing of George Cory, Rita Caldwell, and Carol Conway; the meeting adjourned at 9:30 p.m.

APPROVED BY:

SUBMITTED BY:

Eric Rodriguez, Mayor

Patrice M. Olds, City Clerk