

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

**Tuesday, February 16, 2021**  
**Remote 7:00 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.

### **CONCURRENT REGULAR MEETING OF THE CITY COUNCIL AND SPECIAL MEETING OF THE JOINT POWERS FINANCING AUTHORITY**

Roll Call

Remote: Mayor Rodriguez, Deputy Mayor Bonilla, Council Members: Papan, Lee and Goethals

### **CONSENT CALENDAR**

The following items, 1 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 5-0.

Moved: Goethals, Seconded: Bonilla

Ayes: Rodriguez, Bonilla, Lee, Papan and Goethals

Noes: None

**1. City Council Meeting Minutes – Approval**

Approve the minutes of the City Council Special meeting of January 30, 2021 and the Special and Regular meetings of February 1, 2021.

**2. Ordinance Adoption – Temporary Storage Containers in the Public Right-of-Way and Comprehensive Fee Schedule Amendment**

Adopt an Ordinance to amend Municipal Code Chapter 17.08.020 "Placing Certain Objects in the Public Right-of-Way" to permit temporary storage containers in the public right-of-way and adopt a Resolution to amend the Comprehensive Fee Schedule for the Temporary Storage Container Encroachment Permit Fee.

Enactment: Ordinance No. 2021-05

**3. Ordinance Adoption – Short-Term Rental Regulations**

Adopt an Ordinance to amend the San Mateo Municipal Code Chapter 5 "Business Licenses and Regulations," to regulate the usage of Short-Term rentals.

Enactment: Ordinance No. 2021-06

**4. Emergency Rental Assistance – Agreement**

Approve an agreement with Samaritan House to provide rental assistance payments to income eligible residents in the amount of \$521,000 and authorize City Manager to execute the agreement in substantially the form presented.

**5. Bay Meadows Tenant Services – Agreement**

Approve an agreement with Bay Meadows Affordable Associates, LLC to provide operational subsidies for tenant services at the Montara affordable housing development in the amount of \$245,704 and authorize City Manager to execute the agreement in substantially the form presented.

**6. 232 South Humboldt Street Affordable Housing Loan Terms – Extension**

Approve an amendment to the Regulatory Agreement and two Promissory Notes with Mateo Lodge, Inc. for Humboldt House at 232 South Humboldt Street and authorize City Manager to execute the amendment in substantially the form presented.

**7. Police Department – Classification Changes and Budget Amendment**

Adopt a Resolution to eliminate one filled position of Traffic Enforcement Coordinator; abolish the classification of Traffic Enforcement Coordinator; and amend the fiscal year 2020-21 budget to account for the eliminated position.

Enactment: Resolution No. 21 (2021)

**8. Merit Employees Salary Schedules – Approval**

Adopt a Resolution to authorize and approve the City of San Mateo merit employee current pay rates and ranges (salary schedule).

Enactment: Resolution No. 22 (2021)

**9. Community Relations Commission and Library Board - Appointment Subcommittee Recommendations**

Approve the recommendations from the Community Relations Commission Appointment Subcommittee to appoint Seema Patel to an unexpired term through June 10, 2022 from a seat vacated by Chris Hsiung; and from the Library Board Appointment Subcommittee to appoint Rod Linhares to an unexpired term through June 10, 2024 to a seat vacated by Kathy Shields.

**10. COVID-19 Update**

Receive an update on operational impacts and other City efforts related to COVID-19 in response to the declared emergency.

**PUBLIC COMMENT** - There were no speakers.

**NEW BUSINESS**

**11. Grocery Store Workers – Hazard Pay Consideration**

City Attorney Shawn Mason provided a presentation on the consideration of implementing hazard pay for grocery workers in certain grocery stores who work during the pandemic. Staff sought direction on interest in adopting an ordinance; the amount of hazard pay; if credit should be included for voluntary pay already provided; should it apply to only large employers and how is that defined; should the ordinance apply to other businesses; and should there be a waiver for collective bargaining agreement shops. Council asked questions of staff.

Public Comment – Rich Hedges supported the need for hazard pay and recommended extending it to drug stores; Julie Lind, San Mateo Labor Council, spoke in support of grocery and drug store worker hazard pay at an additional \$5 per hours; Leon Wong, UFCW5, stated support for the proposal noting it is well deserved; and Adam Loraine stated support for the Labor Council’s suggestions.

Council asked additional questions and provided their comments with consensus that \$5 per hour for stores with 10% of total square footage dedicated to groceries; should only affect employees that have to do public interface; it should be an emergency ordinance to get it operating; take into account the collective bargaining waiver; however, a desire for more information from the City’s grocery stores is needed to move forward, such as what is the square footage of the store; how much of the space is dedicated to groceries; and what policies are our current stores following and how many have already implemented extra pay. There was a clear desire for more information expressed. Staff noted that we are dependent on the stores cooperating in the data requests to return with this additional information. Council directed to keep track of the pending preliminary injunction that other cities are facing for implementing this type of policy.

**12. Development-Related User Fee Study – Report Review**

Senior Management Analyst Brian Alexander, Senior Manager Khushoo Hussain and Vice President Courtney Ramos of Matrix Consulting Group provided a presentation on the findings of development-related user fee study report. Council asked questions of staff. Public Comment – There were no speakers. Council provided feedback on the proposed changes to the fee schedule for 2021-22 and noted the thorough presentation and agreement with the staff recommendations.

**NEW BUSINESS - CITY OF SAN MATEO AND JOINT POWERS FINANCING AUTHORITY**

**13. City of San Mateo Joint Powers Financing Authority Variable Rate Demand Revenue Bonds (Public Safety Project) Series 2007A – Letter of Credit Renewal**

Finance Director Rich Lee provided a presentation on the need to renew the letter of credit and provided an overview of the various debt service costs associated with the renewal. Council asked questions of staff. Public Comment – There were no speakers.

Motion to Adopt a Resolution as the San Mateo City Council and a Resolution as the Governing Board of the City of San Mateo Joint Powers Financing Authority, each authorizing the Finance Director to approve the Fourth Amendment to Reimbursement Agreement for the renewal of an irrevocable letter of credit with Wells Fargo Bank according to the terms specified in the agreement, for a five-year term from 4/5/21 to 4/5/26. Motion passed 5-0.

Moved: Papan, Seconded: Goethals

Ayes: Rodriguez, Bonilla, Lee, Papan and Goethals

Noes: None

Enactment: Resolution No. 23 (2021) – City of San Mateo

Enactment: Resolution No. 1 (2021) – City of San Mateo Joint Powers Financing Authority

**REPORTS AND ANNOUNCEMENTS**

The City Manager, City Attorney and Council Members reported on their various assignments and liaison roles. Council Member Goethals asked for interest in calling a special meeting to discuss how to vote for the upcoming appointment to the San Mateo County Transportation Authority through the County’s City Selection Committee. Council concurred in the need and directed staff to add it to the Monday February 22, 2021 special meeting agenda as the first item.

**ADJOURNMENT** – The meeting adjourned at 8:47 p.m.

APPROVED BY:

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Eric Rodriguez, Mayor

SUBMITTED BY:

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Patrice M. Olds, City Clerk