



City of East Palo Alto MINUTES

TUESDAY, JUNE 4, 2019

CITY COUNCIL REGULAR MEETING - 6:30 P.M.

1. CALL TO ORDER AND ROLL CALL

Mayor Gauthier called the meeting to order at 6:37 p.m.

PRESENT: Wallace-Jones, Romero, Gauthier, Moody

ABSENT: Abrica

2. APPROVAL OF THE AGENDA

Action: Upon motion by Vice Mayor, Wallace-Jones and seconded by Council member Romero, the City Council **voted 4-0-1-0** to approve the Agenda.

AYES: Wallace-Jones, Romero, Gauthier, Moody

NOES: None

ABSENT: Abrica

ABSTAIN: None

3. PUBLIC COMMENT ON CONSENT CALENDAR ITEMS

There were no comments from the public.

4. APPROVAL OF CONSENT CALENDAR

City Council Ordinances, Resolutions/ Informal Reports/ Approval of Actions and Motions

Recommendation: That the City Council adopts the Consent Calendar as indicated below.

Action: Upon motion by Council member Romero and seconded by Vice Mayor Wallace-Jones, the City Council **voted 4-0-1-0** to approve the Consent Calendar.

AYES: Romero, Wallace-Jones, Gauthier, Moody

NOES: None

ABSENT: Abrica

ABSTAIN: None

A. By motion, adopt a Proclamation To Designate June 2019 As Immigrant Heritage Month

(Lisa Gauthier, Mayor)

B. By motion, adopt a Proclamation Declaring June 19, 2019 As Juneteenth National Freedom Day
(Lisa Gauthier, Mayor)

C. By motion, approve the City Council regular meeting minutes of January 29, February 5, May 5, and May 21, and May 28, 2019.
(María Buell, City Clerk)

D. Adopt a resolution authorizing the City Manager to issue a purchase order to Municipal Maintenance Equipment for service of 1994 Ford- L8000 Sewer Vacuum Truck for an amount not to exceed \$20,000.00; and to dispense with formal bid procedures pursuant to East Palo Alto Municipal Code section 2.84.070(D) due to the special circumstance that Municipal Maintenance Equipment offers specialized services.

(Sean Charpentier, Assistant City Manager, Kamal Fallaha, Director of Public Works, Jay Farr, Maintenance Services Manager)

The City Council approved Resolution No. 5126

E. Adopt a resolution:

- 1. Ratifying the purchase of equipment and licenses with GovConnection Inc., totaling \$54,546;**
- 2. Authorizing the purchase of additional licenses and equipment in the amount of \$10,454; and**
- 3. Waiving the formal bid procedures pursuant to section 2.84.070(D) of the Municipal Code for these purchases due to the special circumstances that Connection has provided equipment and licenses at a competitive price.**

(Marie McKenzie, Administrative Services Director, Greg Henry, Senior Finance Project Manager)

The City Council approved Resolution No. 5127

F. Adopt a resolution authorizing:

- 1. The City Manager to submit a letter of intent to apply for technical assistance support for the Challenge Grant application;**
- 2. The City Manager to submit a full Challenge Grant application in the amount of \$400,000 for a Challenge Grant;**
- 3. The Mayor and other council members to submit letters of support as part of the Challenge Grant application process; and**
- 4. The City Manager to execute all necessary agreements and ancillary documents required to participate in the Challenge Grant program if the City is selected to participate.**

(Sean Charpentier, Assistant City Manager, Patrick Heisinger, Community Development Director; Victor Ramirez, Rent Stabilization Program Administrator; Rachel Horst, Housing Projects Manager)

The City Council approved Resolution No. 5128

5. ORAL REPORTS

A. Staff Reports

- Chief of Police, Albert Pardini, reported 5/28/19 Police Department went “live” with body worn cameras and the automated external defibrillators received from Racing Hearts are in all patrol cars equipped with these devices. He updated the Council on a 17-year female who was kidnapped and assaulted and an investigation revealed the crime never occurred – it was a false report.
- Sean Charpentier, Assistant City Manager, reported that City and MidPen had a Resource Fair at parking lot for interested parties on Accessory Dwelling Units and 2 staff were present and was well attended by 85-100 people. He added that a Second Unit Task Force meeting will be held in July. A community meeting will be held Weds 6/5 at YMCA in Bell Street to discuss needs.
- Jaime M. Fontes, City Manager, was at Facebook headquarters and discussed projects of mutual concern; tomorrow he will meet with Sobrato Collective to discuss projects of mutual concern.

B. City Council Reports

- Council member Moody thanked Jackie Speier for appointing him as Delegate to the Democratic Convention last week to identify the candidate for election next year. He worked with African American Caucus, the Latino Caucus Group and Veterans Group and getting a sense for issues; added that Mayor Gauthier attended as well. June is month of local graduations and requested fellow council members to calendar these dates and support the graduates. He commended the Greyhounds for participating in Track & Field and receipt of medals and need to celebrate them. Street Code Academy was a featured speaker and that they make Tech available to everyone.
- Council member Abrica was absent.
- Council member Romero reported that peninsula Clean Energy is offering up to \$4,000 in rebates for purchase of used plug-in cars for low income families; contact PCE or Peninsula Family services, Drive Forward. And, City of San Jose issued a memo citing East Palo Alto Measure HH and are attempting to put together a similar Measure in San Jose. He said it was interesting that City’s legislation is on the cutting edge in the State and potentially being adopted by other Cities.

- Vice Mayor Wallace-Jones stated she spoke as a representative of East Palo Alto at the Stanford Draft Review EIR; she heard comments from Santa Clara County and other communities; additional dollars for housing and transportation mitigations for bike routes, etc. are available. She added an opportunity to engage with local AAU team by Demetrius Paxton on potential commitment to recreation and summer activities as children are out of school.
- Mayor Gauthier congratulated all the graduates in East Palo Alto; Wednesday June 5 3:30 p.m. will be the first MBK meeting and invited organizations working with youth to participate; announced that she and Assistant City Manager attended a meeting with Santa Clara Supervisors and restated Supervisor Chavez’s statement, “*that she considers EPA part of Santa Clara*” and understand our pressures. She announced that after June 23, she will be a proud Working Scholars graduate and asked for support and patience. City in partnership with SFCJPA were granted a \$17MM CAL FEMA to build a levy from Friendship Bridge to north of Bay Rd– after last year council approving a \$5M match last year. She added that a Press Release on June 5th will announce the \$ grant City received. She added that as Mayor, she applied for a seat in this San Francisquito Creek JPA Board to continue the discussions on the rise of sea levels.
- Council member Moody joined in the celebration of this advancement for the safety of the Community for years to come.

6. COMMUNITY FORUM

There was 1 comment from public. The topic mentioned was 2020 Bay Road.

7. INFORMATIONAL REPORT

A. Update of the RV Safe Parking Pilot Program and Oversized Vehicle Parking Restriction Enforcement

(Sean Charpentier, Assistant City Manager, Albert Pardini, Chief of Police, Patrick Heisinger, Community and Economic Development Director, Kamal Fallaha, Public Works Director, Michelle Daher, Management Analyst)

Recommendation:

Receive report including update of the RV Safe Parking Pilot Program and Oversized Vehicle Parking Restrictions.

Michelle Daher, Management Analyst, provided a presentation and update to City Council. She stated that no vehicles were towed to-date and that 1-month courtesy notice was given to those owners and was posted on streets (Bay Rd to Pulgas to Cooley Landing; end of Weeks to Bay and all of Demeter) and selection was based by prioritizing the Oversized vehicles (OV); and hopes no vehicles will need to be towed.

She also gave an update on the RV Safe parking program: of the 8 RVs will receive Tow Notices; 15 as of tonight were accepted; 1 family declined; 30 are wait-listed for the site. Mostly everyone is being compliant. 10 have declined contact and others that rejected these services. Job training is being provided to 6 families participating with ProjectWeHope. There are 4 families who received permanent stable housing and are now off the Roads.

Mayor Gauthier thanked staff and partners working on this project and asked who City should highlight for their participation.

Michelle responded that Renaissance, Live Moves (for providing housing services); Samaritan House and most of the churches that gave food, and La Casuela for their tremendous support.

City Manager suggested that a fire extinguisher be provided to each of these RV dwellers and an electric generator as they abandoned their gas ones. City will look to see if this is economical to support them.

There were no comments from public.

8. PUBLIC HEARINGS

A. Fiscal Year 2019-20 Proposed Operating Budget

(Brenda Olwin, Finance Director)

Recommendation

Receive budget overview information, staff presentations, community input, and provide staff direction regarding the proposed Fiscal Year 2019-20 budget.

At approximately 7:25 p.m. Council opened the item for public hearing.

Brenda Olwin, Finance Director, opened this item by introducing Patrick Heisinger, Community Development Director. He introduced members of CEDD providing presentations tonight: Environmental Services, Planning, City Building Official; Victor Ramirez, Housing Division; Public Works (Engineering, Maintenance) and answered questions.

The Budget presentation concluded at 9:47 p.m.

There was 1 comment from the public.

9. POLICY & ACTION

A. Exclusive Negotiation Agreement and \$1 million Catalyst Fund Predevelopment Loan to MidPen Housing and EPACANDO for the Future Development of 965 Weeks Street

(Sean Charpentier, Assistant City Manager, Patrick Heisinger, Community Development Director, Victor Ramirez, Rent Stabilization Program Administrator, Rachel Horst, Housing Project Manager)

Recommendation

Adopt two resolutions to facilitate the development of affordable housing at 965 Weeks Street: One for an Exclusive Negotiating Agreement with MidPen Housing and EPACANDO; and one for a \$1 million Catalyst Fund predevelopment loan for predevelopment costs associated with 965 Weeks St.

Resolution 1:

1. Approves an Exclusive Negotiation Agreement, attached as Exhibit A to the Resolution, between the City and MidPen Housing and EPACANDO for the development of an affordable housing community located on the City-owned property located at 965 Weeks Street; and
2. Authorizes the City Manager to execute the Exclusive Negotiation Agreement, subject to minor modifications approved by the City Attorney, on behalf of the City of East Palo Alto.

Resolution 2:

1. Finds that the proposed funding is consistent with the terms and conditions of the Hibiscus Properties LLC Agreement.
2. Authorizes LISC to appropriate \$1,000,000 in Catalyst Funds in the form of a loan to MP 965 Weeks Street Associates, L.P. to implement the Project with the loan terms set forth in Exhibit A to the Resolution and the terms and conditions of the Hibiscus Properties LLC Agreement.
3. Authorizes the City Manager to work closely with LISC to execute, and deliver all documents associated with the Catalyst Fund, and all amendments thereto to close the Catalyst Fund loan.

Patrick Heisinger, Community Services Director and Victor Ramirez, Rent Stabilization Program Administrator, made a presentation along with a project timeline and answered Council's questions.

Council asked clarifying questions to staff and gave direction.

Council member Romero was in agreement with % interest staff proposed.

Carlos Castellanos from MidPen Housing provided information to Council on the type of mix the project will offer.

There was 1 comment from the public.

Action: Upon motion by Council member Romero and seconded by Vice Mayor Wallace-Jones, the City Council **voted 4-0-1-0.**

AYES: Romero, Wallace-Jones, Gauthier, Moody
NOES: None
ABSENT: Abrica
ABSTAIN: None

The City Council approved Resolutions Nos. 5129 and 5130 respectively.

B. FUSE Executive Fellow project: Strengthening Civic Identity Through Developing a New City Hall, Facilities Master Plan, and City Hall Tenant Improvements Update

(Sean Charpentier, Interim City Manager; Kamal Fallaha, Public Works Director; Jerry Chang, FUSE Executive Fellow; Humza Javed, City Engineer)

Recommendation

Receive update on process for FUSE Executive Fellow, Facilities Master Plan, and City Hall Tenant Improvements. Provide guidance on Design Schemes on Council Chambers and Community Room.

Jerry Chang, FUSE Executive Fellow, gave a presentation and answered Council questions.

After deliberation, City Council provided direction to staff on the selection of Council chambers designs for Option 2A.

Action: Upon motion by Council member Moody and seconded by Mayor Gauthier, the City Council **voted 3-1-1-0**.

AYES: Moody, Gauthier, Wallace-Jones
NOES: Romero
ABSENT: Abrica
ABSTAIN: None

8. ADJOURNMENT

The City Council regular meeting adjourned at 10:34 p.m.

Respectfully submitted,

Maria Buell, City Clerk