



**MILLBRAE CITY COUNCIL  
MINUTES  
February 14, 2017**

**CALL TO ORDER MILLBRAE CITY COUNCIL**

Mayor Holober called the meeting to order at 7:02 p.m.

ROLL CALL: Mayor Reuben D. Holober, Vice Mayor Gina Papan, Councilmembers Ann Schneider, Wayne J. Lee, and Anne Oliva.

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

1. **CEREMONIAL/PRESENTATION**

- California High Speed Rail Authority, SFO – Millbrae Station Presentation

Ben Tripousis, Northern California Regional Director, High Speed Rail, provided an update on the SFO-Millbrae Station. The presentation provided track and platform comparison, and proposed station concept and footprint.

Council received the report and requested that a letter be sent to the High Speed Rail Chair to ensure that Millbrae's concerns are addressed.

Begin public comment.

Wynn Grich, Hayward resident, inquired about security, safety, seats for everyone who buys tickets, and safety regarding rail suicides.

Ellen Smith, BART Intermodal Working Group, stated that she has been working on the planning aspects on this item, and there is a lot of work with joint agencies. They are working on access, and not oversupplying parking. She urged the City to take the next steps to work on bringing this project to Millbrae.

Elizabeth Scanlon, Caltrain Planning Manager, stated that she has been a part of intermodal working group and is excited to see the progress. We want to see good access and great customer experience.

Vince Muzzi, Millbrae Serra Station, he has worked three years on his project and is concerned with the timeline for HSR until 2025. There is an opportunity, to get to a meaningful conversation that would include the City's properties; this could be a win/win/win. He encouraged the Council to not delay the projects.

End of public comment.

2. **AGENDA OVERVIEW/STAFF BRIEFING**

- Report of Bills and Claim

City Manager Raines reviewed the agenda items and provided the Council with an update on the following items:

- Congratulated Denise Vennarucci on her 30 years of service;

- Staff is working to address issues regarding meeting scheduling. We are doing best practices where staff will work on Council meetings and sub-committee meetings;
  - Addressed concerns from the public regarding sewer rate comparison. Staff provided rate comparison in 2015 when sewer rates were discussed. The City has an aging infrastructure system. The Council held a meeting on January 24<sup>th</sup> and another meeting is scheduled for February 28<sup>th</sup> to discuss water infrastructure and rates. We need the public to attend the meetings and provide input;
  - Regarding the infrastructure at TOD 1 and 2, the developers will pay for the infrastructure directly related to the proposals;
  - Street paving, is in the CIP as part of budget;
  - The Community Center was insured as part of the AGAB pooled liability; Millbrae is a member as are other cities in the County.
- Report out from Closed Session of January 24, 2017

Assistant City Attorney Conneran stated that the Council had met in Closed Session to discuss a matter of anticipated litigation; there is no action to report.

### 3. APPROVAL OF MINUTES

- Regular Meeting of September 13, 2016
- Regular Meeting of September 27, 2016

Upon a motion/second by Lee/Papan, the Council unanimously approved the minutes.

### 4. ORAL REPORT FROM CITY COMMITTEE/COMMISSION CHAIRS

- NONE

## PUBLIC COMMUNICATION

Todd Repp, Millbrae resident, stated that at the January 24<sup>th</sup> meeting Lou Sandrini, requested an item on the next meeting requesting answers to his questions: 1) Explain all City Councilmembers are volunteers? 2) Pay increase is a COLA like everyone else – true or false? Is everyone else in the City getting a 2% increase? 3) The City Manager did not get what she asked for when hired. What happened and why, what promises were made? 4) Part time employee hired for Public Records Act requests. What desk are they serving and what is their scope of work? 5) What specific false information on Nextdoor and what corrections made? He also requested an agenda item at the next meeting regarding discussion with Caltrans and safety on El Camino Real. There is an increase in pedestrian versus automobile accidents. We need a town hall forum and need direct access to our City leadership. Council and the City Manager need to be available to answer questions of the public. He also thanked the Public Works Director and Sheriff's Department for their recent responses.

John Barrelier, Belmont resident, requested documents regarding the red light cameras: permits, encroachments, conduits at El Camino Real and Millbrae Avenue and US 101 and Millbrae Avenue.

Wynn Greich, Hayward resident, talked about “toilet to tap” recycled toilet water for drinking.

Richard Howse, Millbrae resident, heard that high speed rail will be above ground in Millbrae; there is only one Millbrae and we should figure out if this can make money for the City.

**CONSENT CALENDAR**

5. Ordinance Amendment to Prohibit Non-Electric Vehicles from Parking at any Publicly Owned Electric Vehicle Charging Stations and Prohibit Parking for Longer than Two Hours at any Publicly Owned Electric Vehicle Charging Station and Vehicle must be Plugged in While Parking in Such Space
  - Waive 2<sup>nd</sup> Reading
  - Adopt Ordinance

Upon a motion/second by Lee/Oliva, Ordinance No. 764 to prohibit Non-Electric Vehicles from parking at any publicly owned electric vehicle charging stations and prohibit parking for longer than two hours at any publicly owned electric vehicle charging station and Vehicle must be Plugged in While Parking in Such Space was unanimously approved.

Council took a short recess at 8:35 p.m. and reconvened at 8:43 p.m.

**PUBLIC HEARING**

6. Consider Revisions to Ordinance Amending the Millbrae Municipal Code, Article XVIII of Chapter 10.05, Millbrae Station Area Specific Plan (MSASP) Development Impact Fees

Community Development Director Ward presented the report. She introduced Jason Moody, Managing Partner, EPS, who presented the development impact fees. Mr. Moody stated that there were some changes made to the report since the January 10, 2017 Council meeting.

The fees being considered tonight are only for the Millbrae Station Area Specific Plan and not the entire City; those fees will be looked at during the General Plan process.

**Begin public comment.**

Kelly Erardi, Republic Family of Companies, impact fees can encourage or stop a development. The fees are before you, and you have the opportunity to reconsider a high park fee. What this does, is to put more pressure on the project. It is important to consider the reasonableness of the fee; if too high the project becomes unfeasible. Once a use comes in, you can consider or reconsider the fee.

Vince Muzzi, Serra Properties, it is frustrating to listen to this. The concerns expressed tonight are addressed in the study. The park fee is making me nuts, need to pay a school fee; being charged twice. I know you want to get as much as you want for the City, but cannot charge twice. You need to establish that the project causes an impact. I want an honest number, this project, if approved, will be income positive to the City. I have paid my fair share and I want to be treated fairly.

Milo Trapp, Bay Area YIMBY, spoke in support of housing. He encouraged Council to adjust fees for the affordable housing component. Imposing impact fees on affordable housing is not the right thing to do.

**End of public comment.**

Council inquired:

- Does the report include new employees, those who provide support services and additional City staff to serve the public;

- Where did the 2.65 number originally come from and how much park space is needed;
- Regarding the sewer fee, can this be changed to be per use of space and not the same across the board;
- Is there credit for what has been previously paid?

Staff responded:

- The cost of support is factored in. Would need to do a fiscal analysis, as we cannot use fees to correct current deficiencies;
- The 2.65 came from ABAG report that was used in the EIR. Staff looked at the current inventory of the City’s parks and it is based on what is being used today. With the new developments we will need new parks and the new developments will pay for park land;
- The sewer fee can be discussed during the development agreement negotiations; this can be a tenant improvement as uses change;
- The existing ordinance does not credit for demolishing buildings; staff can look at a fee waiver within the development agreements that come before the Council.

Upon a motion/second by Schneider/Lee, the public hearing was closed.

Upon a motion/second by Oliva/Schneider, Council unanimously approved the revisions to the Ordinance amending the Millbrae Municipal Code, Article XVIII of Chapter 10.05, Millbrae Station Area Specific Plan (MSASP) Development Impact Fees.

**EXISTING BUSINESS**

7. Strategic Planning Recap Oral Report from Facilitator

Facilitator Jensen presented an overview of the January 31, 2017 Council Leadership Training meeting. The 2017 goals will continue to focus on the current goals, track progress, and report out monthly and/or quarterly.

No public comment for this item.

Council received the report.

Councilmember Schneider left at 10:19 p.m.

**NEW BUSINESS**

NONE

**COUNCIL COMMENTS**

Mayor Holober:

- Announced that the Lookmobile was in Millbrae last week; it was in front of the Millbrae Library;
- Attended the Historical Society’s Carriage House groundbreaking;
- Expressed condolences to City Manager Raines on the loss of father George Murray. Tonight’s meeting will be adjourned in his memory.

Vice Mayor Papan:

- Announced that Central Park is open;

- Wished everyone a Happy Valentine’s Day.

Councilmember Schneider:

- None.

Councilmember Lee:

- Announced the March 11<sup>th</sup> Meadows Crab Feed;
- Announced the Lunar New Year Festival on Saturday, February 18<sup>th</sup>;
- Announced that the PCBA will hold their fundraiser in March;
- Requested that tonight’s meeting be adjourned in memory of John Bowers, Judy LaDuca and his uncle Wan Lee.

Councilmember Oliva:

- Wished everyone a Happy Lunar New Year;
- Announced that the Rotary Club had a well-attended Lunar New Year Dinner;
- Announced that the Community Center fundraiser at the Magnolia of Millbrae raised \$3,500.

**ADJOURN CITY COUNCIL**

There being no further business to discuss, the City Council adjourned at 10:33 p.m. in memory of George Murray, father of City Manager Marcia Raines; John Bowers; Judy LaDuca; and Wan Lee, uncle of Councilmember Wayne J. Lee.

/s/ Angela Louis  
City Clerk

/s/ Reuben D. Holober  
Mayor