



**MILLBRAE CITY COUNCIL
MINUTES
January 8, 2019**

CALL TO ORDER MILLBRAE CITY COUNCIL

Mayor Lee called the meeting to order at 7:01 p.m.

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

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

1. CEREMONIAL/PRESENTATION

- Update on Bay Area Water Supply and Conservation Agency (BAWSCA)

Daniel Quigg, BAWSCA representative for the City of Millbrae, presented an oral report.

- Presentation by San Mateo County Mosquito and Vector Control District

Trustee Muhammad Baluom, and Public Health Education and Outreach Officer Megan Sebay presented the report.

Mayor Lee said that we had a Special City Council Meeting at 6:00 pm tonight which was a Study Session on the Gateway at Millbrae Station Project. We will resume that presentation now and take questions from the City Council.

The City Council commented that white is not the best choice of color for the monument signage because it will look dirty fairly quickly. Council expressed a desire to continue with the re-design of the monument sign which is the gateway to the City. The monument needs to be something more significant. Council requested symmetry on both sides of the street. Council also requested to see something more iconic for the building architecture. Council felt that the artwork needs improvement.

The Developer responded that the choice of the color white for the monument signage means that it needs to be maintained, cleaned, and would need to be washed. This is one of the reasons they looked at alternatives as well. They will continue to study options for the monument sign. The new design is for legibility and visibility as people are passing by. The dramatic feature of the hotel is a glass bridge that spans over the public street that goes underneath it. They will examine the color scheme in response to Council's comments.

Mayor Lee adjourned the Special City Council Meeting at 9:09 p.m. and said the regular City Council meeting would resume after a five minute break. The regular meeting was back in session at 9:17 p.m.

2. AGENDA OVERVIEW/STAFF BRIEFING

- Calendar of Events
- Report of Bills and Claims
- Report out from Closed Session on November 27, 2018

City Manager Williams presented the agenda overview. He said that we would like to pull the minutes from the regular meeting of December 11, 2018 off the agenda and bring them back to Council at a later date because of changes.

City Manager Williams said that the City Council will find a purple folder in front of them on the dais which contains changes or additions to the agenda items.

City Clerk Suazo reviewed the items in the purple folder. The first item is minor revisions to the minutes of the regular meeting of November 27, 2018. The second item is a revised Powerpoint presentation for Item No. 10 regarding 320 East Millbrae Avenue. The third item is a revised attachment for Item No. 12 regarding re-planting by PG&E on the Richmond median.

Mayor Lee requested that staff look into adding community events to the City calendar. City Manager Williams said staff will look into that.

Assistant City Attorney Conneran said there is no report from the closed session.

3. **APPROVAL OF MINUTES**

- Regular Meeting of October 23, 2018
- Regular Meeting of November 27, 2018
- Regular Meeting of December 11, 2018

The minutes from the December 11, 2018 meeting were pulled off the agenda.

Upon a motion/second by Schneider/Holober the minutes from the regular meetings of October 23, 2018 and November 27, 2018, with minor revisions to the November 27, 2018 minutes, passed unanimously.

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

NONE

PUBLIC COMMUNICATION

Rafael Lopez, Millbrae resident, spoke on meeting minutes, the cost of the carpet replacement at City Hall, and the Bay Area Rapid Transit (BART) Station design.

Ron Raquel, Millbrae resident, spoke on egress into BART and only one lane from West to East.

CONSENT CALENDAR

The City Council pulled Items 5 and 9 off the consent calendar for discussion.

6. Resolution No. 19-02 Accepting the 2017 Sewer Modernization Program, Madrone Sub-basin 3, Sanitary Sewer Capital Improvement Project as Complete and Filing of Notice of Completion
7. Resolution No. 19-03 Accepting the 2018 Sanitary Sewer Mains Cleaning and Inspection as Complete and Filing of Notice of Completion
8. Resolution No. 19-04 Accepting the 2017 Sanitary Sewer at Various Locations Project as Complete and Filing of Notice of Completion

Upon a motion/second by Oliva/Schneider Items 6, 7 and 8 on the consent calendar passed unanimously.

5. Resolution No. 19-01 Awarding a Contract to Century Carpet in the Amount of \$86,800 for the Replacement of Existing Carpet at Millbrae City Hall, Establishing a Project Contingency Fund of \$13,000, and Authorizing the City Manager, or his Designee, to Execute the Contract and All Contract Change Orders Up to the Project Contingency Fund

Deputy City Manager Lim presented the report. Council asked how old is the existing carpet, why is it so expensive to replace, and has staff looked into alternatives to types of flooring?

Deputy City Manager Lim said the existing carpet is twenty years old. It really needs to be replaced because there are some tripping hazards and it is a safety issue. The cost of the carpet itself is \$33,000. The total cost of \$86,800 includes the cost to move all the furniture and work on the carpet after hours while staff is not in the building. Carpet is a better option than hardwood or cork floors.

Upon a motion/second by Schneider/Holober Item No. 5 passed unanimously.

9. Resolution No. 19-06 Declaring a Shelter Crisis Required for Participation in the Homeless Emergency Aid Program (HEAP) and Grant Funding Eligibility Required by SB 850

The staff report says that the latest census reported seven homeless people in Millbrae. Council thinks this number is too low since people being forced off the BART trains in the evenings should be counted as well. Staff said that we are using the number of homeless from the Point-In-Time Count that was conducted the night of January 25, 2017 to be eligible for funding.

Upon a motion/second by Oliva/Schneider Item No. 9 passed unanimously.

PUBLIC HEARING

10. City Council Review of a Planning Commission Decision to Approve the Design Review and Conditional Use Permit to Allow the Demolition and New Construction of a Service Station and Convenience Store with New Signage on Property Zoned Transit-Oriented Development ("TOD") within the Millbrae Station Area Specific Plan ("MSASP") at 320 East Millbrae Avenue

Mayor Lee said his concern was that the Electric Vehicle (EV) charging stations would not be installed. City Manager Williams said that under the conditions and under the Building Code the applicant was only required to hard wire for the EV charging stations. The applicant was not required to actually install the EV charging station. They were only required to put the infrastructure in. Based on the feedback received from Council, the Planning staff approached the applicant and the applicant has agreed to install 2 EV charging stations.

Council asked the applicant why they are keeping the one section of oleanders, if there is flexibility in their design to add hydrogen, if they are installing solar panels, if they are looking into enlarging their garbage enclosure, if they will provide containers for recyclables by the pumps, if they will have air tanks for bicyclists, and if they are putting lattice and plants on the right side of the elevation.

The applicant responded that he thought this meeting was only about the EV charging stations and he only came prepared to speak about the EV charging stations. As far as being able to make all the other changes

that Council has brought up, they will look into this. They cannot make hydrogen part of this project. They cannot add solar because they don't have the footprint for a functional solar system at the site. They do have air and water at the site. They will work with staff to make sure they satisfy all requirements for recycling and trash dispensers.

Upon a motion/second by Oliva/Papan the motion to approve the EV charging stations passed unanimously. Resolution No. 19-05 approving design review and a conditional use permit to allow the demolition and new construction of a service station and convenience store with new signage on property zoned Transit-Oriented Development ("TOD") with the Millbrae Station Area Specific Plan ("MSASP") at 320 East Millbrae Avenue was approved.

Councilmember Oliva said that the Mayor did not open or close the public hearing. Mayor Lee said that he is opening the public hearing and he asked if anyone has a comment.

No public comment for this item.

Upon a motion/second by Papan/Holober the motion to close the public hearing passed unanimously.

EXISTING BUSINESS

NONE

NEW BUSINESS

11. Council Discussion and Appointments to Council Sub-Committees for 2019

Mayor Lee said that he has not completed his analysis yet. Councilmember Oliva has agreed to switch with Councilmember Schneider on the Airport Noise Roundtable.

Mayor Lee said that he would like to add two more Council sub-committees. The school district has asked to do a joint international day. He asked Councilmember Schneider to be on that committee with him. Also he and Councilmember Schneider have been working on building a community garden in Millbrae.

Councilmember Papan said she is seeking the appointment to the Metropolitan Transportation Commission (MTC) seat which will be coming up at the Council of Cities meeting on January 25, 2019. Council is in support of her seeking appointment. Councilmember Papan thanked Council for their support.

No public comment for this item.

Mayor Lee will provide a list of Council sub-committee assignments.

12. Informational Report on Richmond Median Re-Planting by PG&E

Deputy City Manager Lim and Parks Superintendent Crosetti presented the report. Nine months ago Pacific Gas and Electric Company (PG&E) removed four mature California pepper trees without the City's permission.

Bill Chiang, PG&E Government Relations representative, said that PG&E staff is working with City staff to iron out the details on this.

City Manager Williams asked PG&E staff if they agree with the plan this evening so we can move forward. Bill Chiang replied that he needs to bring this up to his senior person.

Frank Salguero, PG&E Senior Manager for the Peninsula Division, said they have been working with City staff and they offered to have the City plant the trees. PG&E identified one median with pepper trees that they removed. They will replace landscaping and acceptable trees for two medians only. They will not replace them on the third median.

City Manager Williams said the plan to landscape two medians was unacceptable and PG&E previously agreed to landscape three medians. He commented that the City has had four meetings with PG&E. PG&E suggested that the City review the letter from their attorney.

Mayor Lee said we are looking for written assurance. PG&E responded that, once we reach an agreement, they are willing to put it in writing.

No public comment for this item.

COUNCIL COMMENTS

In the interest of time, the Council decided to forgo their comments. Councilmember Schneider stated: I would like to state for the record that I am declining to attend tonight's Closed Session as I am concerned about the propriety of procedures being followed and I do not wish to have my presence bar me from formally communicating with the proper authorities. This has to do with Better Millbrae. My attorney wrote it out for me.

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Subdivision (a) of Section 54956.9)

Name of case: Better Millbrae, et al. v. City of Millbrae, et al., San Mateo Superior Court, Case No. 18CIV04393

ADJOURN CITY COUNCIL MEETING

There being no further business to discuss, the City Council adjourned at 10:39 p.m.

The video recording of the meeting is available on the Millbrae Community Television Youtube website. You can click on the link below to view the recording of the entire meeting.

<https://www.youtube.com/watch?v=vGRBPfdw7dE>

/s/
Elena Suazo
City Clerk

/s/
Wayne J. Lee
Mayor