



## MINUTES

### SAN RAFAEL CITY COUNCIL – MONDAY, OCTOBER 5, 2020

#### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

In response to Executive Order N-29-20, the City of San Rafael will no longer offer an in-person meeting location for the public to attend. This meeting will be streamed through YouTube Live at [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael). Comments submitted via YouTube Live must be submitted according to the directions located on the YouTube video description. The City is not responsible for any interrupted service. To ensure the City Council receives your comments, submit written comments to the City Clerk prior to the meeting. For more information regarding real-time public comments, please visit our Live Commenting Pilot page at <https://www.cityofsanrafael.org/live-commenting-pilot/>.

Want to listen to the meeting and comment in real-time over the phone? Call the telephone number listed on this agenda and dial the Meeting ID when prompted. Feel free to contact the City Clerk's office at 415-485-3066 or by email to [lindsay.lara@cityofsanrafael.org](mailto:lindsay.lara@cityofsanrafael.org) if you have any questions.

Any member of the public who needs accommodations should contact the City Clerk (email [lindsay.lara@cityofsanrafael.org](mailto:lindsay.lara@cityofsanrafael.org) or phone at 415-485-3066) who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Present: Mayor Phillips  
Vice Mayor Colin  
Councilmember Bushey  
Councilmember Gamblin  
Councilmember McCullough

Absent: None

Also Present: City Manager Jim Schutz  
City Attorney Rob Epstein  
City Clerk Lindsay Lara

#### **REGULAR MEETING AT 7:00 P.M.**

**Telephone: (669) 900-9128,**

**ID: 817-3692-0337#**

Mayor Phillips called the meeting to order at 7:11 p.m. and invited City Clerk Lindsay Lara to call the roll. All members of the City Council were present.

City Clerk Lindsay Lara informed the community the meeting would be streamed live to YouTube and members of the public would provide public comment either on the telephone or through YouTube live chat. She explained the process for community participation through the telephone and on YouTube.

#### **OPEN SESSION**

1. None.

### **CLOSED SESSION**

2. Closed Session: - None.

### **CITY MANAGER'S REPORT:**

3. City Manager's Report:

City Manager Jim Schutz provided updates on the City budget, COVID-19 and the City's response, and Dia De Los Muertos online, month-long celebration.

### **OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM**

Mayor Phillips invited public comment; however, there was none. City Clerk Lindsay Lara informed the City Council and community of a comment received by letter and published to the website with the agenda.

### **CONSENT CALENDAR:**

Mayor Phillips invited public comment on the Consent Calendar; however, there was none

Councilmember McCullough moved and Councilmember Colin seconded to approve the Consent Calendar

4. Consent Calendar Items:

- a. **Approval of Minutes**

**Approve Minutes of City Council / Successor Agency Regular Meeting of Monday, September 21, 2020 (CC)**

*Approved minutes as submitted*

- b. **Downtown Precise Plan Consultant Agreement Amendment**

**Resolution Authorizing the City Manager to Execute the First Amendment to the Agreement for Professional Planning Services with Opticos Design, Inc. for Preparation of the Downtown Precise Plan to Provide for Additional Services and Compensation Not to Exceed \$35,000 (CD)**

*Resolution 14859 - Resolution Authorizing the City Manager to Execute the First Amendment to the Agreement for Professional Planning Services with Opticos Design, Inc. for Preparation of the Downtown Precise Plan to Provide for Additional Services and Compensation Not to Exceed \$35,000*

- c. **Information Technology Services Agreement Renewal**

**Resolution Authorizing the City Manager to Execute a General Service Agreement with Addendum with Xantrion, Inc., for Information Technology Services from November 1, 2020 Through October 31, 2021 In an Amount Not to Exceed \$995,000 (DS)**

*Resolution 14860 - Resolution Authorizing the City Manager to Execute a General Service Agreement with Addendum with Xantrion, Inc., for Information Technology Services from November 1, 2020 Through October 31, 2021 In an Amount Not to Exceed \$995,000*

- d. **Proclamation Appreciating Josh Libresco**  
**Accept Proclamation of Appreciation to Josh Libresco for His Service to the Board of Library Trustees (LR)**  
*Received and Filed Proclamation*
  
- e. **Essential Facilities Construction Project – Public Safety Center**  
**Accept Completion of the Essential Facilities Construction Project – Public Safety Center (City Project No. 11291), and Authorize the City Clerk to File the Notice of Completion (PW)**  
*Accepted Completion and Authorized the City Clerk to File*

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
 NOES: Councilmembers: None  
 ABSENT: Councilmembers: None

**SPECIAL PRESENTATION:**

5. Special Presentation:

- a. Presentation by Canal Policy Working Group

Omar Carrera, Canal Alliance, Chandra Alexandre, Community Action Marin and Stephanie Haffner, Legal Aid Marin shared their thoughts, perspectives and recommendations on the Canal community, current economy and equity issues

Presenters responded to comments and questions from councilmembers

Mayor Phillips invited public comment; however, there was none

Presenters responded to comments and questions from councilmembers

**OTHER AGENDA ITEMS**

6. Other Agenda Items:

- a. **Affordable Housing Trust Fund Allocations**  
**Resolutions Approving the Use of Housing Trust Funds for Affordable Housing Developments in an Amount Not to Exceed \$1,550,000, and Authorizing the City Manager to Execute Appropriate Funding Agreements and Related Documents (CD)**
  - i. **Resolution Approving a Housing Trust Grant to Homeward Bound of Marin for the Affordable Housing Development at 190 Mill Street in an Amount Not to Exceed \$750,000, and Authorizing the City Manager to Execute a Grant Agreement and All Related Documents that May Be Required By Other Sources of Financing for the Project**

**ii. Resolution Approving a Housing Trust Loan to Eden Housing for the Affordable Housing Development at 999 Third Street in an Amount Not to Exceed \$800,000, and Authorizing the City Manager to Execute Loan Documents and All Related Documents that May Be Required by Other Sources of Financing for the Project**

Ethan Guy, Principal Analyst presented the Staff Report

Staff responded to questions from Councilmembers

Mayor Phillips invited public comment; however, there was none

Councilmembers provided comments

Councilmember Gamblin moved and Councilmember Colin seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14861 - Resolution Approving a Housing Trust Grant to Homeward Bound of Marin for the Affordable Housing Development at 190 Mill Street in an Amount Not to Exceed \$750,000, and Authorizing the City Manager to Execute a Grant Agreement and All Related Documents that May Be Required by Other Sources of Financing for the Project*

Councilmember Gamblin moved and Councilmember Colin seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14862 - Resolution Approving a Housing Trust Loan to Eden Housing for the Affordable Housing Development at 999 Third Street in an Amount Not to Exceed \$800,000, and Authorizing the City Manager to Execute Loan Documents and All Related Documents that May Be Required by Other Sources of Financing for the Project*

**b. [Southern Heights Bridge Replacement](#)**

**Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Southern Heights Bridge Replacement Project, City Project No. 11282, to Disney Construction, Inc., In the Amount of \$2,733,333, and Authorizing Contingency Funds In the Amount of \$466,667, for a Total Appropriated Amount of \$3,200,000. Reimbursable Bridge-related Work will be Funded Utilizing \$3,110,000 of Caltrans Highway Bridge Program Grant Funds with \$90,000 of other Funds for the Remaining Balance (PW)**

Bill Guerin, Public Works Director introduced Hunter Young, Assistant Public Works Director who presented the staff report

Councilmembers provided comments

Mayor Phillips invited public comment; however, there was none

Councilmember Colin moved and Councilmember McCullough seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14863 - Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Southern Heights Bridge Replacement Project, City Project No. 11282, to Disney Construction, Inc., In the Amount of \$2,733,333, and Authorizing Contingency Funds In the Amount of \$466,667, for a Total Appropriated Amount of \$3,200,000. Reimbursable Bridge-related Work will be Funded Utilizing \$3,110,000 of Caltrans Highway Bridge Program Grant Funds with \$90,000 of other Funds for the Remaining Balance*

**COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:**

**(including AB 1234 Reports on Meetings and Conferences Attended at City Expense)**

7. Councilmember Reports:

- Councilmember Gamblin reported on a meeting with Senator McGuire regarding concerns with the State properties and potential fire risks with encampments growing during COVID-19
- Mayor Phillips provided updates on the opening ceremony of the Public Safety Center, the State of the City and Measure R

**SAN RAFAEL SUCCESSOR AGENCY:**

1. Consent Calendar: - None.

**ADJOURNMENT:**

Mayor Phillips adjourned the meeting at 8:15 p.m.

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor

**AGENDA**



**SAN RAFAEL CITY COUNCIL SPECIAL STUDY SESSION  
MONDAY, OCTOBER 5, 2020 AT 6:00 P.M.**

**Link:** <https://tinyurl.com/study-session-2020-10-05>

**Telephone:** (669) 900-9128,

**ID:** 947-6310-7188#

**Present:** Mayor Phillips  
Vice Mayor Colin  
Councilmember Bushey  
Councilmember Gamblin  
Councilmember McCullough

**Absent:** None

**Also Present:** City Manager Jim Schutz  
City Attorney Rob Epstein  
City Clerk Lindsay Lara

Mayor Phillips called the meeting to order at 6:04 p.m.

**1. Discussion Regarding Opportunity Zones and Eviction Assistance (CD)**

Ethan Guy, Principal Analyst, presented the staff report and staff responded to questions from the City Council

Mayor Phillips invited public comment

**Speakers:** Judith, Grace, Omar Carrera, Canal Alliance

Staff responded to questions from the public and councilmembers provided feedback and directed staff to prioritize work on potential renter relocation assistance for renters with the Opportunity Zone and return with a report detailing potential preemption of the Opportunity Zone designation as well as the impact of potential renter assistance for the Opportunity Zone on project feasibility including a description of the properties that may be affected by these proposed changes.

**ADJOURNMENT:**

Mayor Phillips adjourned the meeting at 7:02

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor