



Minutes of the Regular Meeting of the San Pablo City Council

Monday, September 21, 2020

ROLL CALL

The video/teleconferenced meeting convened at 5:03 pm. Present were Mayor Cruz, Vice Mayor Elizabeth Pabon-Alvarado and Councilmembers Rita Xavier and Rich Kinney. Councilmember Abel Pineda arrived shortly after roll call. Also present were City Manager Matt Rodriguez, City Attorney Lynn Tracy Nerland, Assistant City Manager Reina Schwartz, Community & Economic Development Director Charles Ching, and Acting Deputy City Clerk LaTanya Fisher.

Acting Deputy City Clerk Fisher announced that the meeting was being held via video/teleconference in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19 and the Governor's Executive Orders N-25-20 and N-29-20 that allow members of the City Council, City staff and the public to participate and conduct a meeting by teleconference, videoconference or both. Ms. Fisher further announced ways in which members of the public may watch or listen to the meeting during livestream on the City website. Instructions were also announced that the public may provide public comments via email which would be read before Council consideration of the item.

City Attorney Nerland announced the nature of the Closed Session item (which also responded to the public comment) and indicated that Mayor Cruz has determined that he does not have a conflict of interest under the Political Reform Act regulations for real property related to rentals. Mayor Cruz indicated that was accurate. City Attorney Nerland also indicated that Councilmember Xavier has a financial interest as an uncompensated board member of the nonprofit Lao Family, one of the negotiating parties regarding the former City Hall Property. City Attorney Nerland indicated that this conflict does not prevent the City Council from considering a contract with the nonprofit Lao Family, but does require Councilmember Xavier to recuse herself from the discussion about closed session item. Council Member Xavier indicated that was accurate.

Comments emailed by Jim McCarty regarding the property at 13831 San Pablo Avenue was read for the record.

Councilmember Xavier turned off her microphone and camera as instructed by City Attorney Nerland during public comments.

Daniel Dokhanian of The Mulholland Drive Company spoke regarding their proposal for the subject property. He also stated his pleasure in working with Community & Economic Development Director Ching on the proposed project.

Glenn Wood of SGPA Architecture and Planning presented the design and layout of the proposed Alvarado Plaza at the subject property.

Chris Dart, President of Danco Group, introduced himself and provided background, experience and projects developed by Danco Group throughout California.

The meeting recessed at 5:20 pm.

CLOSED SESSION

1. CLOSED SESSION (#20-350)
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Gov't Code Section 54956.8)
PROPERTY: 13831 San Pablo Avenue. The former San Pablo City Hall, approximately 4.46 acres and is further identified by Assessor's Parcel Nos. 411-330-037, 411-330-038 and 411-330-039
AGENCY NEGOTIATORS: Matt Rodriguez, Reina Schwartz, Lynn Tracy Nerland, Charles Ching
NEGOTIATING PARTIES: 1) Lao Family Community Development Inc. and Bridge Meadows; and 2) The Danco Group and The Mulholland Drive Company
UNDER NEGOTIATION: Price and Terms of Payment for Disposition of Property

PLEDGE OF ALLEGIANCE

ROLL CALL

The video/teleconferenced meeting reconvened at 6:13 pm. Present were Mayor Cruz, Vice Mayor Elizabeth Pabon-Alvarado and Councilmembers Rita Xavier, Abel Pineda and Rich Kinney. Also present were City Manager Matt Rodriguez, City Attorney Lynn Tracy Nerland, Assistant City Manager Reina Schwartz, Community & Economic Development Director Charles Ching, Acting Deputy City Clerk LaTanya Fisher.

Acting Deputy City Clerk Fisher announced that the meeting was being held via video/teleconference in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19 and the Governor's Executive Orders N-25-20 and N-29-20 that allow members of the City Council, City staff and the public to participate and conduct a meeting by teleconference, videoconference or both. Ms. Fisher further announced ways in which members of the public may watch or listen to the meeting during livestream on the City website. Instructions were also announced that the public may provide public comments via email which would be read before Council consideration of the item.

City Attorney Nerland reported staff was given direction to the real property negotiators on the closed session item regarding the former City Hall site on San Pablo Avenue.

ORAL COMMUNICATIONS

Acting Deputy City Clerk Fisher read the emailed comments from Cordell Hindler who requested that Andy Katz come provide an update on the needs for a hospital in West County, and that Bob Powers come and provide an update regarding the Del Norte BART project.

Ingrid Gonzalez commented on how the San Pablo Police Department is involved with the community and continues to use resources to train in order to conduct their jobs properly.

PRESENTATIONS

2. Presentation by Dr. Gary Manross of Strategy Research Institute of Public Safety Survey Results (August 2020) (#20-336)

City Manager Rodriguez provided background information on the Special City Council workshop held on June 22, 2020 as well as the Public Safety Standing Committee meeting held on September 2, 2020, attended by Mayor Cruz and Councilmember Xavier.

Dr. Gary Manross gave a PowerPoint presentation of the Public Safety Survey conducted by Strategy Research Institute in August 2020. The presentation included a description of the Research Design of the survey, and reported on survey responses to questions related to crime in San Pablo, defunding of the Police Department, trust in the Police Department, the knowledge of Chief Raman's statement denouncing any form of police brutality, the importance of a public statement on police brutality, race-based discrimination, support of citywide Diversity Policy, financial impact on resources due to COVID-19, the provided through the City's general fund, optimism about the future, and addressing public outreach and community awareness. Dr. Manross also presented the Demographics of Survey Respondents.

City Manager spoke of ongoing communication to the community.

Chief Raman expressed the Police Department's commitment to the community, continuous training, outreach, civic engagement, and the ongoing goal for improvement.

Public comments were made by the following:

Tim Manley, a pastor at Davis Chapel Church in Richmond, spoke regarding diversity in the Police Department. He commended Chief Raman for his leadership and the diversity in the Police Department, as well as recalling his interaction with him while a Police Captain in the City of Pittsburg.

Mack Robinson, a San Pablo Rotarian, stated his appreciation for the Police Department in their community involvement and the diversity in the Department.

Vicente Mancia, a San Pablo resident, expressed his appreciation for the GREAT Program and how it helped him personally as well as helping the youth in the community grow.

Jim McCarty had a public comment and questioned how the margin of error was applied to the survey, to which Dr. Manross responded about the statistical margin of error and use of core values. City Manager Rodriguez also indicated the report will be available on the city website.

Jennifer Arouzet, a business owner, expressed her thanks for the Police Department and their involvement in the community.

Orelia Martinez stated in Spanish (translated by Viviana Toledo) her appreciation for the Police Department and how the police have been helpful to the community.

Assistant City Manager Schwartz read the comment from the Q&A box submitted by City Clerk Patricia Ponce about the City having a great police force.

The City Council each expressed thanks to Dr. Manross for the report and presentation. Dr. Manross addressed their concerns and questions regarding responses gathered through the survey. The City Council also thanked Chief Raman for his leadership.

Acting City Manager Schwartz read Nelson Molina's comments, who stated that the Police Department has amazing programs and suggested that the residents attend Community Academy class.

The meeting went into recess at 7:36 pm.

The meeting reconvened at 7:44 pm. Roll call was taken and all five members of the City Council were present.

Assistant City Manager Schwartz read comments by Mack Robinson who thanked the Police Department as they strive to make San Pablo a better place.

Vicente Mancía's comments were also read that he would like to see more kids get into the GREAT program to get more social interaction and see the people behind the badge.

CITY MANAGER REMARKS

City Manager Rodriguez announced the forthcoming fall edition of *El Portal News* with focus on public safety and the City's Measure S sales tax measure on the November ballot.

He further announced the addition of two more temporary hand wash and restroom stations installed that were provided by the County CORE Services. The City now has a total of three stations located at Wanlass Park, Luna Lane (side street between the Library and Walgreens), and behind the Raley's Shopping Center on San Pablo Dam Road.

CONSENT CALENDAR

Council Member Kinney asked that item #7 be pulled from the Consent Calendar. It was moved by Councilmember Kinney, seconded by Councilmember Xavier, and unanimously passed to adopt all items in the Consent Calendar, with the exception if item #7 (J.E.W.L. Program).

PERIODIC REPORTS

3. By adoption of the Consent Calendar, the Investment Report/Treasurer's Report for the month of August 2020 was received and filed. (#20-348)

MINUTES

4. By adoption of the Consent Calendar, the Minutes of the Meeting of September 8, 2020 were approved by Minute Order. (#20-349)

MISCELLANEOUS

5. By adoption of the Consent Calendar, **Resolution 2020-118** was adopted, a Resolution of the City Council of the City of San Pablo Authorizing (1) appropriation of \$179,592 in funds previously approved to fund Drone Program; (2) purchase of equipment, training, and infrastructure for the Nightingale Drone System for enhanced Public Safety Drone Response at a cost of \$146,225 and execution of an agreement with Nightingale; and (3) a waiver of formal bid requirements and approval to enter into a customer agreement with Nightingale for the purchase (#20-321)
6. By adoption of the Consent Calendar, **Resolution 2020-119** was adopted, a Resolution of the City Council of the City of San Pablo authorizing the City Manager to enter into an agreement with the Watershed Project at a total cost of \$34,500 to provide Community Outreach and Educational Services, as part of the California Natural Resources(#20-347) Agency Wildcat Creek Restoration and Greenway Trail Grant (#20-333)
7. This item regarding the J.E.W.L. Program was pulled from the Consent Calendar and discussed separately. City Manager Rodriguez provided some background information regarding the former SRO program and the use of Measure Q revenues for funding. Chief Raman expressed the need for student engagement. Lt. Shawn Ray gave PowerPoint presentation which included the history of the School Resource Officer Program, formerly in partnership with the West Contra Costa Unified School District; the J.E.W.L. Program (Juvenile Education Welfare Liaison); and the services the J.E.W.L. Officers make available to students and schools. Chief Raman explained that the assigned J.E.W.L. officers would be in the Community Center and would respond to what school they are needed. Chief Raman further indicated that the officers have received training regarding mental health.

It was moved by Councilmember Kinney, seconded by Councilmember Xavier, and unanimously passed, to adopt **Resolution 2020-120**, a Resolution of the City Council of the City of San Pablo authorizing the San Pablo Police Department to Implement the Juvenile Education Welfare Liaison (J.E.W.L.) Program to further support Youth Engagement at an annual cost to the city of approximately \$362,000 plus equipment and training. (#20-344)

8. By adoption of the Consent Calendar, **Resolution 2020-121** was adopted, a Resolution of the City Council of the City of San Pablo to ratify the City of San Pablo's grant application for \$1.56 million in funds from the California State Water Resources Control Board Proposition 1 funding. (#20-345)
9. By adoption of the Consent Calendar, **Resolution 2020-122** was adopted, a Resolution of the City Council of the City of San Pablo authorizing an event sponsorship in the amount of \$2,500 for the 2020 West Contra Costa Salesian Boys & Girls Club Charity Golf Tournament Fundraiser on Monday, September 21, 2020. (#20-347)

****END OF CONSENT CALENDAR****

ORDINANCES (and Local Emergency Resolution) (#20-323)

10. City Attorney Nerland gave a PowerPoint presentation which included the previously adopted resolutions, the new Order by the Contra Costa Health Services Officer on September 14, 2020, the current economic impacts, COVID-19 current health statistics as of September 13, 2020, including age group data and deaths by age data as of September 13, 2020.

Ms. Nerland also reported on the proposed repeal of Urgency Ordinance 2020-006 regarding automatic approval deadlines for land use subdivision and zoning applications.

There were no speakers from the public on either of the items.

It was moved by Councilmember Pineda, seconded by Mayor Cruz, and unanimously passed to adopt **Resolution 2020-123**, a Resolution of the City Council of the City of San Pablo, California extending the existence of a Local Emergency due to Novel Coronavirus (COVID-19) and confirming the actions taken by the Director of Emergency Services.

It was further moved by Councilmember Pineda, seconded by Councilmember Xavier, and unanimously passed to waive the reading and adopt **Ordinance 2020-010**, an Ordinance of the City Council of the City of San Pablo, California Repealing the Urgency Ordinance 2020-006, which suspended automatic approval deadlines for Land Use, Subdivision and Zoning Applications.

RESOLUTIONS

11. Community and Economic Department Director Ching gave an update of the Housing Grant Program with a PowerPoint presentation which reported on the number of applications received (51), 27 applications approved for funding (\$20,100); and 19 applications pending documentation (approximately \$20,000).

The City Council commented on a possible second round of contributions and further efforts to reach out to the community.

City Manager Rodriguez commented that any remaining funds may be needed to address the homeless.

A request was also made to bring forth more frequent updates to the City Council on the status of the Grant Program and remaining funds. City Manager Rodriguez indicated such updates would be included as part of the COVID-19 local emergency extension.

It was moved by Councilmember Pineda, seconded by Vice Mayor Pabon-Alvarado, and unanimously passed to adopt **Resolution 2020-124**, a Resolution of the City Council of the City of San Pablo extending the City's Fiscal Year 2020/21 COVID-19 Housing Assistance Grant Program to December 31, 2020 or until grant funds run out. (#20-334)

12. City Manager Rodriguez introduced the item and stated the need to form an ad-hoc subcommittee to address COVID-19-related issues. It was moved by Mayor Cruz, seconded by Councilmember Xavier, and unanimously passed to adopt **Resolution 2020-125**, a Resolution of the City Council of the City of San Pablo creating a temporary Ad Hoc Committee on COVID-19 pandemic related operational and policy activities and affirming revised recommended appointments by Mayor Arturo Cruz of individual City Council Committee and Regional/Local Assignments for Calendar Year 2020. (#20-353)

SUPPLEMENTAL MATERIAL (IF ANY)

13. All materials submitted after publication of the agenda and after the September 21, 2020 meeting were appended and made part of the official records. (#20-338)

MAYOR AND CITY COUNCIL ASSIGNMENTS REPORTS

Council reported on their recent activities.

Council Member Kinney asked about the solar program "Grid Alternatives." City Manager Rodriguez indicated that he would report back to the City Council.

ADJOURNMENT

The meeting adjourned at 8:56 pm to Monday, October 5, 2020 at 6:00 pm in Memory of Hermelinda Perez Gonzalez, grandmother of Erick Guzman, Maintenance Worker II, and in memory of Supreme Court Justice Ruth Bader Ginsburg.

Respectfully submitted,

LaTanya Fisher, Acting Deputy City Clerk

Arturo M. Cruz, Mayor