



BRISBANE CITY COUNCIL

ACTION MINUTES

JOINT CITY COUNCIL, BRISBANE/GUADALUPE VALLEY MUNICIPAL

IMPROVEMENT DISTRICT FINANCING AUTHORITY AND BRISBANE

HOUSING AUTHORITY MEETING

THURSDAY, MARCH 3, 2022

VIRTUAL MEETING

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Mackin called the meeting to order at 7:34 P.M. and led the Pledge of Allegiance.

ROLL CALL

Councilmembers present: Councilmembers Cunningham, Davis, Lentz, O'Connell and Mayor Mackin

Councilmembers absent: None

Staff Present: City Manager Holstine, City Clerk Padilla, City Attorney McMorrow, Assistant City Manager Schillinger, Finance Director Yuen, Senior Planner Ayres, Community Development Director Swiecki, Sustainability Manager Etherton, Human Resources Administrator Partin, Deputy City Clerk Ibarra, Police Commander Garcia, and Police Chief Macias

ADOPTION OF AGENDA

Mayor Mackin requested to close the meeting with a Mayoral Proclamation Supporting Ukraine. CM O'Connell made a motion, seconded by CM Davis to adopt the agenda as amended. The motion passed unanimously by all present.

Ayes: Councilmembers Cunningham, Davis, Lentz, O'Connell and Mayor Mackin

Noes: None

Absent: None

Abstain: None

ORAL COMMUNICATIONS NO. 1

Dan Carter from Brisbane Lions asked the public to donate to the Lions to support the refugees from Ukraine.

Clerk Padilla read a question from Dana Dillworth asking the council if the City has a supply of potassium iodide for the town.

CONSENT CALENDAR

- A. Approve Minutes of Housing Authority Special Meeting of September 23, 2021**
- B. Approve Minutes of Joint City Council and Housing Authority Closed Session Meeting of August 5, 2021**
- C. Approve Minutes of Housing Authority Closed Session Meeting of July 15, 2021**
- D. Accept Investment Report as of January 2022**
- E. Introduce an Ordinance, Waiving First Reading, Adopting a Military Equipment Use Policy per California Assembly Bill 481**
- F. Introduce an Ordinance, Waiving First Reading, Repealing Chapter 8.19 of the Brisbane Municipal Code and Adopting a New Chapter 8.19 Regulating the Use of Disposable Food Service Ware by Food Facilities to Align with State Law**
- G. Adopt Resolutions to Update Hourly Pay Scale and Amend the Master Pay Schedule**
(The purpose of this item is to meet the new state minimum wage effective January 1, 2022)
- H. Adopt a Resolution Opposing Initiative 21-0042A1 State Ballot Measure Restricting Voters' Input and Local Taxing Authority**

City Clerk noted for the record correspondences received from Dana Dillworth regarding Consent Calendar Item E.

CM O'Connell made a motion, seconded by CM Cunningham to approve Consent Calendar Items A-H. The motion passed unanimously by all present.

Ayes: Councilmembers Cunningham, Davis, Lentz, O'Connell and Mayor Mackin

Noes: None

Absent: None

Abstain: None

WORKSHOP

- I. Affordable Housing Strategic Plan Goal Setting Workshop and Housing Element Update**

(The purpose of this item is to provide the following: 1) a status report regarding the ongoing Housing Element update; and 2) an update on the Affordable Housing Strategic Plan (AHSP) and solicit

feedback on affordable housing goals and objectives to further inform the development of the AHSP)

Community Development Director Swiecki reported that the purpose of this item is to provide the following: 1) a status report regarding the ongoing Housing Element update; and 2) an update on the Affordable Housing Strategic Plan (AHSP) and solicit feedback on affordable housing goals and objectives to further inform the development of the AHSP. He introduced Chris Blakney and Rod Hall from ECONorthwest, an independent economic consulting firm.

After the presentation from ECONorthwest and Council questions, City Clerk noted for the record that written correspondence was received from Dana Dillworth and Steven Goodale regarding this item. After Council discussion, Mayor Mackin thanked staff and consultants for the workshop and general conversation.

NEW BUSINESS

- J. Acquisition of the Building and land of the Former Bank of America Branch Located At 70 Old County Road in Brisbane**
 - i. Consider Adoption of City Council Resolution Approving the form and authorizing the execution of certain lease financing documents to finance the costs associated with acquisition of the building and land of the former Bank of America Branch located at 70 Old County Road in Brisbane and authorizing and directing certain actions thereto.**
 - ii. Consider Adoption of Brisbane/Guadalupe Valley Municipal Improvement District Financing Authority Resolution approving the form and authorizing the execution of certain lease financing documents in connection with the financing by the City of Brisbane of a portion of the costs associated with acquisition of the building and land of the former Bank of America Branch Located at 70 Old County Road in Brisbane and authorizing and directing certain actions thereto.**

Assistant City Manager Schillinger is recommending to adopt a Resolution for the City of Brisbane approving the form and authorizing the execution of certain lease financing documents to finance the costs associated with acquisition of the building and land of the former Bank of America Branch located at 70 Old County Road in Brisbane and authorizing and directing certain actions thereto and another resolution from the Brisbane/Guadalupe Valley Municipal Improvement District Financing Authority approving the form and authorizing the execution of certain lease financing documents in connection with the financing by the City of Brisbane of a portion of the costs associated with acquisition of the building and land of the former Bank of America Branch Located at 70 Old County Road in Brisbane and authorizing and directing certain actions thereto. On December 9, 2021 the City Council approved the purchase of the old Bank of America Building located at the corner of Old County Road and Bayshore Drive. The purchase price was \$4,250,000. The purchase closed February 22, 2022. The City Council directed staff to use bond financing to pay for the purchase of the property using the new Library for the collateral.

Assistant City Manager Schillinger added that the annual payment for the privately placed note will increase from \$213,000 in FY 2023 to \$368,000 in 2042. The note will be paid off after 20 years. The City will be able to call the loan in FY 2028 without penalty. The total amount of interest paid over the life of the loan will be \$1,848,800. The interest paid in the first 5 years will be \$681,651. A portion of this interest payment can be offset by the interest on the money the City will keep by using financing. The piece of property that will secure the loan is the new City Library located on

Visitation Avenue. The library's value exceeds the amount of the issue by over \$2,000,000 so there is enough value there to provide the note holders enough collateral for the loan. Additionally, having a facility or building that is of higher value to the community is better than one of less value to the community.

After Council questions, City Clerk Padilla noted for the record public comment received from Dana Dillworth on this item.

CM Lentz advocated to use Affordable Housing funds in order to save the City interest payments over the course of the loan.

After further Council discussion, CM O'Connell made a motion, seconded by CM Cunningham, adopt the resolution and the form and authorizing the execution of certain lease financing documents to finance the costs associated with acquisition of the building and land of the former Bank of America Branch located at 70 Old County Road in Brisbane and authorizing and directing certain actions thereto, the motion passes with a 4-1 vote.

Ayes: Councilmembers Cunningham, Davis, O'Connell and Mayor Mackin

Noes: Councilmember Lentz

Absent: None

Abstain: None

Authority Member O'Connell made a motion, seconded by Authority Member Cunningham to adopt the resolution approving the form and authorizing the execution of certain lease financing documents in connection with the financing by the City of Brisbane of a portion of the costs associated with acquisition of the building and land of the former Bank of America Branch Located at 70 Old County Road in Brisbane and authorizing and directing certain actions thereto, the motion passes with a 4-1 vote.

Ayes: Authority Members Cunningham, Davis, O'Connell and Chair Mackin

Noes: Authority Member Lentz

Absent: None

Abstain: None

STAFF REPORTS

K. City Manager's Report on Upcoming Activities

City Manager Holstine reported on upcoming City events and activities.

Community Development Swiecki provided an update on the Housing Element. The Housing Element must be accepted by the State Department of Housing and Community Development (HCD) and adopted by the City Council by January 31, 2023.

MAYOR/COUNCIL MATTERS

L. Countywide Assignments and Subcommittee Reports

Council members reported on their latest County assignment and Subcommittee activities.

M. Written Communications

Council received written communication from members of the public between February 18-March 3, 2022:

- Dana Dillworth, Item E (3/3/22)
- Dana Dillworth, Refinancing the BofA Property (3/3/22)
- Dana Dillworth, Housing Element WS (3/3/22)
- Dana Dillworth, Housing Element WS (2/24/22 and resent on 3/2/22)
- Dana Dillworth, Status on landfill height (2/28/22)
- Steven Goodale, Redeveloping the former Sierra Point landfill site for affordable housing (3/3/22)

ORAL COMMUNICATIONS NO. 2

No member of the public wished to speak.

ADJOURNMENT

Mayor Mackin adjourned the meeting at 9:52 p.m. with a Mayoral Proclamation proclaiming that the City of Brisbane wishes to express solidarity with Ukraine in the struggle to defend their nation against the unlawful and violent aggression of the Putin regime.



Ingrid Padilla, City Clerk