

Christopher R. Clark, Councilmember
John M. Inks, Councilmember
R. Michael Kasperzak, Jr., Councilmember



Ken S. Rosenberg, Councilmember
Patricia Showalter, Vice Mayor
Leonard M. Siegel, Councilmember

Daniel H. Rich, City Manager
Lorrie Brewer, City Clerk

John McAlister, Mayor

Jannie L. Quinn, City Attorney

March 31, 2015

Plaza & Council Chambers - 500 Castro St.

5:30 P.M.-STUDY SESSION (HELD IN THE PLAZA CONFERENCE ROOM)

1. CALL TO ORDER

Mayor McAlister called the meeting to order at 5:31 p.m.

2. ROLL CALL

Present: 7 - Councilmember Clark, Councilmember Inks, Councilmember Kasperzak, Councilmember Rosenberg, Councilmember Siegel, Vice Mayor Showalter, and Mayor McAlister

3. STUDY SESSION

3.1 Municipal Operations Climate Action Plan.

Environmental Sustainability Coordinator Attinger presented an oral staff report and he, City Manager Rich and Public Works Director Fuller, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Bruce Karney
John Scarboro

6:30 P.M.-SPECIAL SESSION (HELD IN THE COUNCIL CHAMBERS)

1. CALL TO ORDER

Mayor McAlister called the meeting to order at 6:43 p.m. in memory of Officer Michael Johnson, who lost his life in the line of duty last week.

2. PLEDGE OF ALLEGIANCE

Police Chief Bosel led the Pledge of Allegiance.

3. ROLL CALL

Present: 7 - Councilmember Clark, Councilmember Inks, Councilmember Kasperzak, Councilmember Rosenberg, Councilmember Siegel, Vice Mayor Showalter, and Mayor McAlister

4. CONSENT CALENDAR

Councilmember Siegel requested that item 4.3 be pulled from the Consent Calendar.

MOTION - MS Kasperzak/Inks - To approve the Consent Calendar, with Item 4.3 removed. The motion carried unanimously.

4.1 Approval of Minutes.

That City Council approve the minutes of the March 3, 2015 meeting.

4.2 Increase Appropriations for Reimbursement of Silicon Valley Regional Interoperability Authority Computer-Aided Dispatch Interface Costs.

Increase appropriations \$116,786 in the General Operating Fund - Police Department for reimbursement from the County of Santa Clara for the implementation of a Computer-Aided Interface to the Silicon Valley Regional Interoperability Authority CAD Data Exchange project. (Five votes required).

4.3 Mountain View Chamber of Commerce Ground Lease.

City Attorney Quinn, City Manager Rich and Chamber of Commerce Executive Director Oscar Garcia responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS:

Don Letcher

MOTION - M/S Inks/Showalter - To:

Authorize the City Manager to execute a new ground lease with the Mountain View Chamber of Commerce (Chamber) with the following terms and conditions:

- 1. Basic lease term of 10 years, with two 5-year renewal options, subject to approval by the City Council;**
- 2. Maintain a nominal rent of \$1.00 per year in exchange for the Chamber providing those services and benefits to the City each year as listed in Attachment 1 to the Council report;**
- 3. On or before September 1 of each year of the lease term, the Chamber submit an annual report to the City detailing its activities and accomplishments in support of business advocacy, economic development, and visitor services; and**
- 4. That the Chamber will provide the following tickets to the City: 10 tickets to the Celebration of Leaders, 8 tickets for the State of the City, and 8 tickets to the Athena Award events.**

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Inks, Councilmember Kasperzak, Councilmember Rosenberg, Councilmember Siegel, Vice Mayor Showalter, and Mayor McAlister

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

Don Letcher expressed concerns with a trend towards gentrification in the City, as well as the City's spending, more specifically for the remodel of Rengstorff Park.

Artura, translated by Elena Pacheco, expressed concerns for the lack of affordable housing in the City of Mountain View for the Latin Community.

Elena Pacheco asked for dignity and respect, and informed Council that after twenty-five years in the City of Mountain View, today is her last day to live in the community. Ms. Pacheco also requested information on the status of her application for the below-market housing program.

6. PUBLIC HEARING

6.1 Introduce an Ordinance Amending a Development Agreement Between the City of Mountain View and EMBP 455, L.L.C., Located at 575 East Middlefield Road.

Mayor McAlister opened the Public Hearing at 7:12 p.m.

Senior Planner Plambaeck presented an oral staff report and he, City Manager Rich, Zoning Administrator Beaudin, City Attorney Quinn, Community Development Director Tsuda and Symantec Global Space Planning and Projects Director Karminder Singh, responded to Council's questions.

Seeing no one wishing to speak, Mayor McAlister closed the Public Hearing at 7:27 p.m.

MOTION - M/S Kasperzak/Showalter - To continue the item to May 19th and require a good faith deposit to fund the costs of the trail within sixty days, with flexibility at Staff's discretion, to file a performance guaranty, bond, and dedication of the easement, and require that they join the Transportation Management Association (TMA) and participate in the shuttle cost in order to receive the extension.

MOTION - M/S Siegel/McAlister - To amend the main motion to include a requirement that staff negotiate with Symantec to provide \$500,000 for additional community benefits. The amendment to the motion failed by the following vote:

Yes: 3 - Councilmembers Siegel, Vice Mayor Showalter and Mayor McAlister.

No: 4 - Councilmembers Clark, Inks, Kasperzak and Rosenberg.

The main motion carried by the following vote:

Yes: 4 - Councilmember Clark, Councilmember Kasperzak, Councilmember Rosenberg, and Vice Mayor Showalter

No: 3 - Councilmember Inks, Councilmember Siegel, and Mayor McAlister

Mayor McAlister recessed the meeting at 8:17 p.m. and reconvened at 8:29 p.m.

7. NEW BUSINESS

7.1 Minimum Wage Ordinance - Regional Update and Potential Work Plan.

Senior Assistant City Attorney Chopra and Deputy City Manager McCarthy presented oral staff reports and they, and City Manager Rich, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Meghan Fraley, Raise the Wage Coalition

Randy Jones

Andrew Heaton, Peninsula Young Democrats

Sally Lieber

Thomas Atwood, Fool's Mission

Josh Wolf

Scott Myes-Lipton. Mr. Lipton also responded to Council's questions.

Brian O'Neill, Raise the Wage Coalition and SEIU 521 Political Organizer

Paul Gilbert

Daniel DeBolt

Nohemi Sanchez Reyes

Elena Pacheco

Gail Nyhan

Jessica LaMaack, California Restaurant Association. Ms. LaMaack also responded to Council's questions.

Margaret Abe-Koga

Don Bahl

MOTION - M/S Clark/Kasperzak - To direct staff to proceed with the proposed work plan to achieve Council's adopted goal of reaching a minimum wage of \$15.00 per hour by 2018, with a tentative schedule for discussion with the community and other Santa Clara County cities of \$12 by July, 2016, \$13.50 by July, 2017, and \$15 by July, 2018, include a Consumer Price Index percentage annual thereafter and provide the proposed ordinance and update to Council in the fall.

The motion carried by the following vote:

Yes: 5 - Councilmember Clark, Councilmember Kasperzak, Councilmember Rosenberg, Councilmember Siegel, and Mayor McAlister

No: 2 - Councilmember Inks, and Vice Mayor Showalter

At 10:15 p.m., Councilmember Kasperzak moved, seconded by Councilmember Clark to continue the meeting past 10:00 p.m., to consider the remaining items on the agenda. The motion carried unanimously.

Mayor McAlister recessed the meeting at 10:15 p.m. and reconvened the meeting at 10:19 p.m.

7.2 Seek Development Proposals for Downtown Parking Lots 4 (APN 158-20-069) and 8 (APN 158-20-004) Located on Hope Street Between West Evelyn Avenue and Villa Street.

Councilmember Siegel recused himself from acting on this item and left the dais.

Assistant City Manager Stevenson Diaz and Community Development Director Tsuda presented oral staff reports and they, City Manager Rich, City Attorney Quinn, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Wilma Angeles

Ana Diaz

James Kerkstra

Enrique Fernandez, Unite Local 19. Mr. Fernandez also responded to Council's questions.

Don Bahl

Sally Lieber

MOTION - M/S Clark/Kasperzak - To take the following actions to seek development proposals for Parking Lot 4 (no street address; APN 158-20-069) and Parking Lot 8 (no street address; APN 158-20-004) for hotel/mixed-use development and creation of additional parking supply in the downtown:

- 1. Direct staff to seek development proposals for the properties through an open and competitive Request for Qualifications/Request for Proposals (RFQ/RFP) process with the following basic terms and objectives:**
 - a. Fifty-five (55) year ground lease, with four 10-year options, of both lots to a developer for a single, integrated development;**
 - b. Preference for a unique hotel of at least a three-diamond quality, potentially with a modest retail or office component;**
 - c. A net increase in the number of public parking spaces (currently a total of 149 on the two lots); and**
 - d. Agreement by the hotel operator to allow enhanced access to hotel employees for labor organizing activities and an expedited union voting process.**

The motion carried by the following vote:

Yes: 4 - Councilmember Clark, Councilmember Kasperzak, Vice Mayor Showalter, and Mayor McAlister

No: 2 - Councilmember Inks, and Councilmember Rosenberg

Recused: 1 - Councilmember Siegel

MOTION - M/S Clark/Kasperzak - To approve a midyear capital improvement project (CIP) titled "Marketing of Hope Street Lots" and appropriate \$525,000 in a new midyear CIP and transfer \$375,000 from the Strategic Property Acquisition Reserve to fund the marketing, evaluation of qualification statements and proposals, and engineering studies to develop the project. The balance is to be funded from Exclusive Right to Negotiate funds anticipated to be received. (Five votes required).

The motion carried by the following vote:

Yes: 5 - Councilmember Clark, Councilmember Kasperzak, Councilmember Rosenberg, Vice Mayor Showalter, and Mayor McAlister

No: 1 - Councilmember Inks

Recused: 1 - Councilmember Siegel

8. COUNCIL, STAFF/COMMITTEE REPORTS

Vice Mayor Showalter reported on her attendance at the Environmental Sustainability Committee meeting.

Councilmember Clark reported on his attendance at the Grand Boulevard Task Force Policy Committee and Silicon Valley Regional Interoperability Authority meetings.

Councilmember Siegel reported on his attendance at the Silicon Valley Animal Control Authority Board of Directors meeting.

Mayor McAlister reported on his attendance at the North County Manager/Mayor Meeting.

CLOSED SESSION (HELD IN THE PLAZA CONFERENCE ROOM)

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

At 11:25 p.m., an announcement was made by City Attorney Quinn, who described the item that Council would consider on the Closed Session Agenda below.

2. CLOSED SESSION

2.1 Conference with Labor Negotiators (§54957.6) - Agency Designated Representative: City of Mountain View Assistant City Manager Melissa Stevenson Diaz and Human Resources Manager Rush; Employee Organizations: Service Employees International Union (SEIU), Local 521; the EAGLES Association; the Police Officers Association (POA); Unrepresented Fire Professionals and Managers, Unrepresented Police Managers; Unrepresented Department Heads and Council Appointees; and Unrepresented Confidential Employees

Mayor McAlister called the meeting to order at 11:27 p.m., and seeing no one wishing to speak, closed the meeting to the public.

All Councilmembers were present.

3. CLOSED SESSION REPORT - None.

4. ADJOURNMENT - At 11:57 p.m., Mayor McAlister adjourned the meeting to the next meeting to be held on Tuesday, April 14, 2015 in Council Chambers, 500 Castro Street.

ATTEST:

LORRIE BREWER, MMC
CITY CLERK

APPROVED:

JOHN McALISTER
MAYOR