



**CITY COUNCIL MEETING  
REMOTE PARTICIPATION  
Tuesday, February 23, 2021, 7:00 p.m.**

---

The City Council meeting was called to order by Mayor Halliday at 7:00 p.m. The meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order No 29-20 dated March 17, 2020, regarding the COVID-19 pandemic. Members of the City Council, City Staff, and members of the public participated via Zoom platform.

**CALL TO ORDER**

Mayor Halliday shared that City Hall members gathered at the City's maintenance facility to dedicate a tree in honor of employee Robert Corona who was one of 193 Hayward residents who lost their lives to COVID-19. Mayor Halliday asked for a moment of silence in memory of 500,000 Americans, including Hayward residents and 2.5 million people throughout the world, who lost their lives to COVID-19.

**Pledge of Allegiance:** Council Member Wahab

**ROLL CALL**

Present: COUNCIL MEMBERS Andrews, Lamnin, Márquez, Salinas, Wahab, Zermeño  
MAYOR Halliday  
Absent: None

**CLOSED SESSION ANNOUNCEMENT**

The City Council convened in closed session at 5:00 p.m., regarding three items: (1) conference with property negotiators pursuant to Government Code 54956.8 regarding property at the corner of Enterprise Avenue and Whitesell Street; 3590 Enterprise Avenue, APN 439-0099-036-02, APN 439-0099-003-07; (2) conference with property negotiators pursuant to Government Code 54956.8 regarding Caltrans Parcel Group 5: Maitland Drive, Bunker Hill Court, Bunker Hill Boulevard and Central Boulevard; APNS: 445-0250-041-01, 445-0260-084-03, 445-0260-018-04, 445-0270-054-02, 445-0250-060-00, 445-0250-059-01, 445-0260-109-04, 445-0260-018-03, 445-0260-109-03, 445-0260-002-00; and (3) conference with property negotiators pursuant to Government Code 54956.8 regarding Caltrans Parcel Group 6: Carlos Bee Boulevard and Overlook Avenue; APN 455-0180-001-00. City Attorney Lawson announced that all members were present and there was no reportable action related to Item 1 or Item 2. Regarding item 3, he noted Mayor Halliday recused herself and did not participate on the item and there was no reportable action.

## **PUBLIC COMMENTS**

Mr. Kelly Abreu, with Mission Peak Conservancy, urged the City and Council to support the Fire Department in its efforts to protect the safety of Fairview residents near Stonebrae related to a land use project.

Council Member Wahab suggested Mr. Abreu contact the Fairview Municipal Advisory Council, stated she is working with others to establish a wildfire prevention joint powers authority, and noted the recent passing of Supervisor Valle's mother and suggested the City send flowers on behalf of the City Council.

Mayor Halliday expressed condolences to Supervisor Valle and his family.

City Manager McAdoo noted the City has a contract with the Fairview Fire Protection District to provide fire services and Planning and Fire staff provided comments on the project Mr. Abreu referenced.

## **CONSENT**

1. Adopt a Resolution Calling for a Transparent, Inclusive, and Equitable 2021 Redistricting Process in Alameda County **CONS 21-113**

Staff report submitted by City Manager McAdoo dated February 23, 2021, was filed.

Mayor Halliday removed the item from the Consent Calendar and highlighted that the item called for the Alameda County Board of Supervisors to conduct a redistricting process in a transparent, inclusive, and equitable manner.

Council Member Lamnin noted the Alameda County Coalition for Fair Redistricting was formed with the goal to have an inclusive and equitable redistricting process, noted this was an opportunity to ensure all are represented and have a voice, and acknowledged there is more education to be done. Council Member Lamnin made a motion to approve staff's recommendation.

Council Member Wahab seconded the motion.

There being no speakers, Mayor Halliday opened and closed public comment at 7:16 p.m.

City Manager McAdoo clarified that that Council Member Wahab is also a member of the Alameda County Coalition for Fair Redistricting as the staff report had only identified Council Member Lamnin.

Council Member Wahab acknowledged Council Member Lamnin's leadership, highlighted the importance of redistricting as it determines how communities are represented and how funds are allocated and spoke about the importance to preserve communities with similar interests.



**CITY COUNCIL MEETING  
REMOTE PARTICIPATION  
Tuesday, February 23, 2021, 7:00 p.m.**

---

It was moved by Council Member Lamnin, seconded by Council Member Wahab, and carried by the following roll call vote, to approve the resolution:

AYES: COUNCIL MEMBERS Andrews, Lamnin, Márquez, Salinas,  
Wahab, Zermeno  
MAYOR Halliday  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 21-025, "Resolution Calling for a Transparent, Inclusive, and Equitable 2021 Redistricting Process in Alameda County"

**WORK SESSION**

2. I-880/Winton Ave and I-880/A Street Interchange Improvement Project: Select Preferred Alternative for the A Street Improvements to Present to Alameda County Transportation Commission for the I-880/Winton Ave and I-880/A Street Interchange Improvement Project **WS 21-010**

Staff report submitted by Director of Public Works dated February 23, 2021, was filed.

Public Works Director Ameri announced the item and introduced Senior Transportation Engineer Simbaqueba. Senior Transportation Engineer Simbaqueba introduced Alameda County Transportation Commission Project Manager Angelina Leong who provided an update of improvements to the I-880/Winton Ave and I-880/A Street interchange project and current project alternatives.

Kimley-Horn Project Manager Parag Mehta provided findings from the performance measures analysis. Senior Transportation Engineer Simbaqueba provided staff's recommendation which is the preferred alternative A2.

Mayor Halliday opened the public comment period at 7:41 p.m.

Mr. Dave Campbell, Bike East Bay representative, noted he had submitted a letter, indicated Bike East Bay supported Option A2 which provides the best bike designs and connectivity and generally support roundabout but have not seen one they like yet as the designs include multiple lanes.

Mayor Halliday closed the public comment period at 7:44 p.m.

Members of the City Council were in general agreement with option A2 for the I/880/A Street intersection as recommended by City staff because it improves pedestrian and bicycle connectivity and safety.

Members of the City Council offered the following recommendations: improve underpass lighting; work with Caltrans to add murals to bridge columns; continue to work with Caltrans to clean streets and intersections; evaluate adding fencing under overpass to prevent encampments; perform traffic analysis for Arbor Avenue and Garden Avenue; engage safety personnel (Police/Fire/Alameda County Sheriff ) regarding safety access concerns on Arbor Avenue and Garden Avenue; improve signage on Winton Avenue; be mindful of pedestrian access; consider creative lighting and art such as the lighting underneath Highway 87 in San Jose, the Fremont Troll sculpture beneath a bridge in Seattle or Aspire public art (forest of lit up trees) beneath the overpass in Sydney, and art reflecting the natural area in Arizona; ensure residents are notified about future community meetings beyond electronic means such as a via posters at Southland Mall and coffee shops; outreach should be consistent and duplicative for long term projects; the reconfiguration of the Arbor Avenue intersection at A Street and conversion to a cul-de-sac could create neighborhood calming traffic measures; the Winton Avenue Interchange/A Street Interchange are significant traffic corridors and should be designed as Hayward's major gateways; mitigate traffic congestion, especially as the Costco gas station is anticipated to be situated a few blocks away from the A Street Interchange; note that gates surrounding the underpass and overpass tend to be knocked down; would like to see more analysis on impact of excessive speed and high frequency of vehicles; include public safety personnel in the conversations; review and consider designs from other cities that have multiple left turns to enter a destination such as Southland Mall; be aware of traffic impacts once COVID measures are lifted; ensure public engagement including notifying renters and homeowners accordingly; and consider comments received by Bike East Bay including improving safety with Vision Zero; and obtain input from the arts community regarding freeway public art. The roundabouts concept was not well received. It was noted the proposed configuration will not help with the problems that exist because the streets are on the mall property and how they are configured.

In response to Council Members, Mr. Mehta noted staff was generally in agreement with comments provided by Bike East Bay related to Option A2.

Mayor Halliday was acknowledged for her advocacy for transportation funding as Hayward's Alameda County Transportation Commission representative.

## **PUBLIC HEARING**

3. Covenant House California: Adopt a Resolution to Extend Resolutions 18-027 and 19-014, Declaring a Shelter Crisis in the City of Hayward Until December 31, 2021, and to Authorize the City Manager to Take Emergency Actions to Allow for the Construction of a 30-Bed Transitional Age Youth Shelter on a Portion of Hayward Unified School District Property Located at 27211 Tyrrell Avenue **PH 21-015**



**CITY COUNCIL MEETING  
REMOTE PARTICIPATION  
Tuesday, February 23, 2021, 7:00 p.m.**

---

Staff report submitted by Development Services Director Simpson, dated February 23, 2021, was filed.

Deputy Director of Development Services Buizer provided a synopsis of the staff report and noted Mr. Bill Bedrossian, CEO of Covenant House California (CHC), was available for questions.

Mr. Bill Bedrossian addressed questions posed by Council Members indicating all units at the 30-bed Transitional Age Youth Shelter have 3 bedrooms and 2 bathrooms, residents decide which single or mix-gender unit they want to be housed in; the length of the lease agreement is 10 years; enrollment and selection process is coordinated by the county; the average pre-COVID stay has been an average of 45-65 days; there is flexibility to designate a specific number of beds; fences are built for the security of residents; the program involves projects that incentivize residents' engagement and contributions to their community; the goal is to have the project completed by summer; residents are expected to meet with case managers at least once per week; government contracts have their own data entry system to screen residents; the project offers alumni services for those facing challenges after leaving the program; similar programs are in Oakland and one in Santa Clara; the program has a robust curriculum and programming to support residents with education, counseling, skills and a network of community partners; and residents will only receive professional visitors except for community events such as Thanksgiving dinners.

Mayor Halliday opened the public hearing at 9:00 p.m.

The following individuals/community partners expressed strong support for the construction of a 30-bed Transitional Age Youth Shelter for the following reasons: the project has been in the works for many years; strong partners will make sure the system thrives; access to housing and safety are core values; this could be a path for youth continuing their education and work in Hayward; a youth shelter with a network support is extremely needed; the shelter will help Hayward youth and children seeking asylum; this project would be a testimony of Hayward as equitable, inclusive, and compassionate community; consideration should be given to benefit Hayward youth; consider local service providers; the Community Involvement Coordinator will outreach to residents in the surrounding neighborhood to address any concerns that might arise; and there was confirmation no one had expressed opposition.

Ms. Rosemary Vazquez, Hayward Unified School District Family Engagement Specialist  
Ms. Stephanie Spencer, Eden Area Interfaith Council past president, spoke on behalf of past president Julie Greenfield and current president Bishop Ephrem Lopez.  
Pastor Richard Prieto, Victory Outreach Spanish Minister  
Ms. Andrea Osgood, Eden Housing representative  
Mr. Andrew Kevy, Child Welfare and Attendance Director and HUSD YFS Homeless Liaison  
Ms. Yuliana Wiser-Leon, Eden United Church of Christ Clinical Case Manager

Ms. Elizabeth Ventura, La Familia, Lead Case Manager  
Ms. Selena Perez Tejada, Eden United Church of Christ Newcomer Navigation Center  
Ms. Araceli Orozco, Hayward resident  
Mr. Aaron Ortiz, La Familia CEO  
Glad Tidings Community Development CEO  
Ms. Anjelica Mora, Hayward High School Family Engagement Specialist

Mayor Halliday closed the public hearing at 9:26 p.m.

Member of the City Council thanked speakers, community partners and City staff for the great collaboration.

Council Member Zermeño expressed he was pleased the proposed project involves a partnership and is supported financially by the county, was impressed by the Covenant House California, noted it was needed for youth and new/undocumented arrivals; noted it was close to him on a personal level, and offered a motion to move staff's recommendation.

Council Member Márquez seconded the motion.

Council Member Márquez was glad the item was vetted by the Council Economic Development Committee, was pleased with the community outreach, acknowledged hearing about the project years ago from Pastor Arlene Nehring, noted the item was personal to her as this was the site where she had attended 3<sup>rd</sup> grade, and she was glad youth would be integrated into the community.

Council Member Wahab provided statistics about the transitional-aged youth population and their need for housing and educational support, noted the item was personal to her, noted this would provide a safety net for foster children who are kicked out when they turn 18, added the homeless population had increased due to COVID, and urged to continue building partnerships with successful and sustainable models.

Council Member Salinas noted the project was truly a multi-agency and multi-partner effort that started many years ago; added the schoolhouse community goes beyond teaching and learning and offers support in all domains and stages of life; and thanked partners including HUSD Board and Pastor Nehring.

Council Member Andrews wished more demographics were included in the presentation and noted statistics showed 54% of population they are serving is African American who are 6.7% of Bay Area population, appreciates programs that provide opportunities, added the faith-based community sets the gold standard for an organization that can work with the community, and reiterated no negative feedback about the project.

Council Member Lamnin thanked those who championed the idea, recognized Dr. Nehring and Dr. Oquenda, noted a high number of kids on the street identify as LGBTQ, acknowledged the network of many organizations offering to help, appreciated comments about inclusion of murals to make it feel like home as well as community contributions, reminded City staff to



**CITY COUNCIL MEETING  
REMOTE PARTICIPATION  
Tuesday, February 23, 2021, 7:00 p.m.**

---

include Wi-Fi, and encouraged all to think through what can be built on school property to leverage unused space.

Council Member Márquez offered an amendment to the motion to designate 20-30% of available shelter beds to Hayward residents.

Mayor Halliday countered with 50% to Hayward residents and asked for input.

Mr. Bedrossian noted that since the project is funded 50% from Alameda County and the rest from private donations, the 50-50 ratio seemed reasonable.

Council Member Salinas suggested a month-to-month review to track the number of Hayward participants and conduct outreach based on data and have an informal understanding that 50% is our goal.

Assistant City Attorney Brick noted the recommendation pertains to Council exercising authority to waive land use for the school property; and added it would be difficult to condition the waiver in a way that makes sense unless the applicant wants to voluntarily permit it.

Mayor Halliday wanted to ensure the project is helping all those who need it, added the project is a long time coming and immigration policies of prior administration had impacted, thanked Mr. Bedrossian for doing a great job answering questions, and expressed she was proud of the Hayward community.

Council Member Wahab offered to add language that the 50% be flexible to give latitude to Covenant House California.

Council Member Márquez elaborated she wanted to commit to 50% and defined as giving priority to individuals who previously resided or worked within HUSD boundaries as it aligns with the partnership with the school district. Council Member Zermeño accepted the revised amendment to the motion.

It was moved by Council Member Zermeño, seconded by Council Member Márquez, and carried by the following roll call vote, to approve the resolution with an amendment instituting a preference on 50% of available shelter beds to individuals who previously resided or worked within Hayward Unified School District boundaries:

AYES:	COUNCIL MEMBERS Andrews, Lamnin, Márquez, Salinas, Wahab, Zermeño MAYOR Halliday
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution 21-026, “Resolution to Extend Resolutions 18-207 and 19-014, Declaring a Shelter Crisis in the City of Hayward until December 31, 2021, and Authorizing the City Manager to take Emergency Actions to Allow for Construction of a 30-Bed Transitional Age Youth Shelter on a Portion of Hayward Unified School District Property Located at 27211 Tyrrell Avenue”

## **LEGISLATIVE BUSINESS**

4. FY 2021 Mid-Year Budget: Adopt Resolutions Approving FY 2021 Mid-Year Budget Review and General Fund Long Range Financial Model Update **LB 21-006**

Staff report submitted by Director of Finance Claussen dated February 23, 2021, was filed.

Finance Director Claussen provided a synopsis of the staff report.

Discussion ensued among City Council and City staff regarding: the Council Budget and Finance Committee (CBFC) recommendation for Council to discuss an additional \$1 million from reserves toward other post-employment benefits (OPEB) payments and as the city proceeds into future fiscal years getting back to getting the annual required contribution (ARC) fully funded on an ongoing basis each fiscal year and the commitment to meeting the obligation on ongoing basis to help reduce the amount; the budget work session on May 15, 2021; future funds from the Holiday Bowl site and City Center buildings as opportunities for use of funds toward OPEB payments; use of reserves; cost saving measures; appropriation of Coronavirus, Aid, Relief, and Economic Security (CARES) Act; and consideration of extra OPEB payment coming out of Enterprise Fund.

There being no public speakers, Mayor Halliday opened and closed the public hearing at 10:30 p.m.

Council Member Wahab noted she would like to see other opportunities to pay down the OPEB, added she would like to see an account of hours of workforce due to COVID and a summary of overtime compared to prior years, highlighted the \$400,000 budget increase from cannabis and forecasted revenue, and noted she would be opposed to lowering the 20% General Fund in reserves and work toward increasing the threshold to cover for an emergency.

Mayor Halliday noted the City has built budget reserves over the past years.

Council Member Zermeño expressed he did not mind reserves being spent during an emergency and moved the staff recommendation and the CBFC recommendation for an additional \$1 million contribution toward OPEB payments.

Council Member Lamnin seconded the motion. Council Member Lamnin scored the fiscal responsibility in increasing contributions to OPEB expenses, appreciated the reminder of





**CITY COUNCIL MEETING  
REMOTE PARTICIPATION  
Tuesday, February 23, 2021, 7:00 p.m.**

money that will be coming in the next few years from the Holiday Bowl and City Center, and added there might be pending funding coming from the Federal government.

In response to Council Member Lamnin's question to choose between allocating \$1 million from the General Fund or waiting a week or two to allocate some funds from the General Fund and some from the Enterprise Fund, Council Member Zermeno was open to taking funds from other funds, but he preferred to go with staff's recommendation and the additional \$1 million from the General Fund.

Council Member Lamnin suggested the Council could revisit the conversation during budget work sessions about bandwidth of enterprise funds to make additional contributions toward OPEB.

Council Member Salinas supported the motion on the floor and was hesitant that future meetings turn into anticipated income inventory and did not support that approach.

Council Member Wahab expressed she wants a clear-cut policy, noted the CBFC unanimously recommended \$1 million toward OPEB payment but her hesitation was about long-term effects of using reserves, and added her priority during the pandemic was the day-to-day operations and service delivery.

Council Member Andrews clarified her questions about the Holiday Bowl site were for the purpose of forecasting when the funds are anticipated to come in and noted that knowing the CBFC discussion could help understand the thought process behind recommendations.

Mayor Halliday noted that all cities have suffered from COVID and highlighted the City's diverse revenue sources mean projections are brighter than seven months ago.

It was moved by Council Member Zermeno, seconded by Council Member Lamnin, and carried by the following roll call vote, to approve the resolutions including an additional \$1 million contribution from the General Fund to OPEB:

AYES:	COUNCIL MEMBERS Andrews, Lamnin, Márquez, Salinas, Zermeno MAYOR Halliday
NOES:	Council Member Wahab
ABSENT:	None
ABSTAIN:	None

Resolution 21-027, "Resolution Amending Resolution 20-101, as Amended, the Budget Resolution for the City of Hayward Operating Budget for Fiscal Year 2021, Relating to an Appropriation of Funds"

Resolution 21-028, "Resolution Amending Resolution 20-102, as Amended, the Budget Resolution for the City of Hayward Capital Improvement Projects for Fiscal Year 2021, Relating to an Appropriation of Funds"

#### **CITY MANAGER'S COMMENTS**

There were no comments.

#### **COUNCIL REPORTS AND ANNOUNCEMENTS**

Mayor Halliday announced she attended a meeting organized by Alameda County Supervisor Valle where Alameda County District Attorney O'Malley reported there has been an increase in hate crime against Asian residents and noted the District Attorney's Office established a stop hate crime hotline (510) 208-4824 to report crimes.

#### **COUNCIL REFERRALS**

None received.

#### **ADJOURNMENT**

Mayor Halliday adjourned the meeting at 11:09 p.m., in honor of 500,000 Americans, 593 Hayward residents and 2.5 million people throughout the world who have lost their lives due to the COVID-19 pandemic.

#### **APPROVED**

---

Barbara Halliday  
Mayor, City of Hayward

#### **ATTEST:**

---

Miriam Lens  
City Clerk, City of Hayward