

**CITY COUNCIL MEETING
SEPTEMBER 15, 2020**

PRESENTATIONS

ITEM 1 – APPT 20-001

**City Commissions and Keep Hayward Clean and Green Task Force: Adopt a Resolution Confirming the Appointment and Reappointment of Members of the Community Services Commission, Keep Hayward Clean and Green Task Force, Library Commission, Personnel Commission and Planning Commission
(Report from City Clerk Lens)**

PRESENTATION

CITY COMMISSIONS AND KHC>ASK FORCE

ITEM 1 (APPT 20-001)

City Commissions and Keep Hayward Clean and Green Task Force:
Adopt a Resolution Confirming the Appointment and Reappointment of
Members of the Community Services Commission, Keep Hayward
Clean and Green Task Force, Library Commission, Personnel
Commission and Planning Commission

Tuesday, September 15, 2020
Miriam Lens, City Clerk

ANNUAL RECRUITMENT/APPOINTMENT PROCESS

4/10

- Recruitment Starts (Water Bill Inserts Begin Circulating)

5/23

- Press Release and Flyer Available on Website and Social Media

6/19

- Ad in Newspaper

6/30

- Application Deadline

7/7

- Council Work Session

7/10

- Deadline for Council to Pre-Screen Applicants

7/17

- KHCG TF Subcommittee Interviews

7/28

- Council Interviews

9/15

- Council Meeting: Confirming Resolution

9/18

- Virtual Oath of Affirmation

SUMMARY OF VACANCIES

BODY	Vacant Seat(s)	Seeking Reappointment	Not Seeking Reappointment	Total
CSC	0	0	2	2
LC	1	0	0	1
PERS C	1	0	0	1
PC	1	0	0	1
KHCGTF	13	3	0	16
				21

KEEP HAYWARD CLEAN AND GREEN TASK FORCE

REAPPOINTMENTS: THREE (3)

Name

- Blytha Bowers
- Patrick Kariuki
- Debra Patton

Term Expires

9/30/2024
9/30/2024
9/30/2024

KEEP HAYWARD CLEAN AND GREEN TASK FORCE

APPOINTMENTS: Fourteen (14)

Danielle C. Dedrick	(Succeeds Megha Salpekar)	September 2024
Summer Marie Jackson	Vacancy (Added by Bylaws 3/23/17)	September 2024
Ron Maldonado	Vacancy (Added by Bylaws 3/23/17)	September 2024
Edward L. Moore	(Succeeds Tawana Smith)	September 2024
Krysta M. Penfield	(Succeeds Ginny Delaney)	September 2024
Alejandro Quezada	(Succeeds Suzanne Gayle)	September 2024
Gerald A. Sannebeck	Vacancy (Added by Bylaws 3/23/17)	September 2024
Raul Chavez	(Succeeds Ly Mac)	September 2023
Reanne Meighan	(Succeeds Carrie Conover)	September 2023
Melissa D. Milleman	(Succeeds Kenny Wong Many)	September 2023
Lisa Sharp	(Succeeds Christopher Lopez)	September 2023
Jason J. Yeates	(Succeeds Sharon Eva)	September 2023
Jean-Yee Yu	(Succeeds Christina Cabrera)	September 2023
Wilfredo G. Hoffer	(Succeeds Sarah Low)	September 2022

COMMISSIONS

APPOINTMENTS: Seven (7)

Community Services Commission (3)

Magdalena Cerna	(Succeeds Rachel Zargar)	September 2024
Roy Mick Rubio	(Succeeds Saira Guzman)	September 2024
Crystal Arrizon	(Succeeds Michael Francisco)	September 2021

Library Commission (2)

Amalia Navarro	(Succeeds Pedro Reynoso)	September 2024
Carl Gorringer	(Succeeds Zaineb Sharafali)	September 2021

Personnel Commission (1)

Rachel Zargar	(Succeeds Allen Zargar)	September 2024
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Planning Commission (1)

Aidan Ali-Sullivan	(Succeeds Mariellen Faria)	September 2024
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COMMISSION ALTERNATES

SELECTED: Four (4)

Name

Meeting Body

Lenora Taylor

Community Services Commission

Kelly Peterson

Library Commission

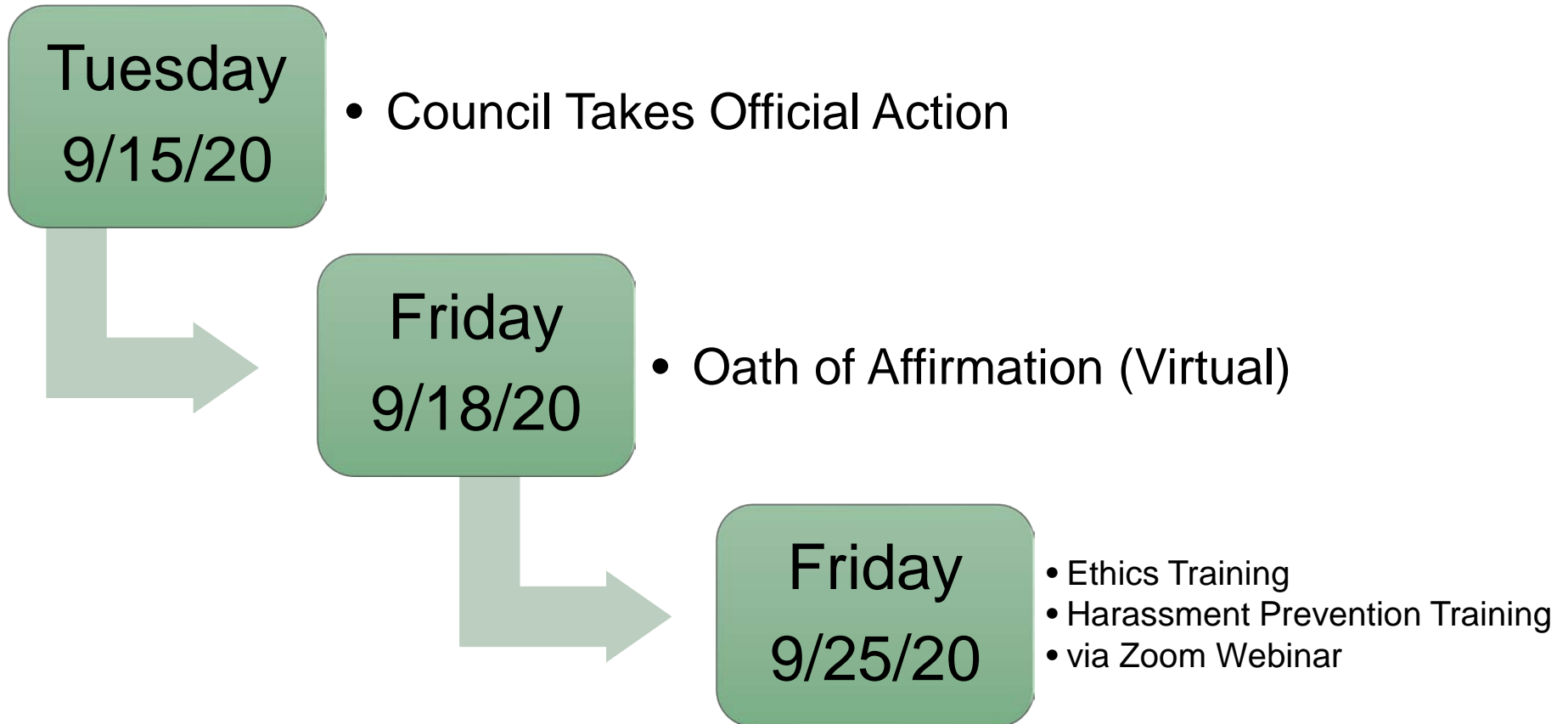
Carrie Casillas

Personnel Commission

Zachariah Oquenda

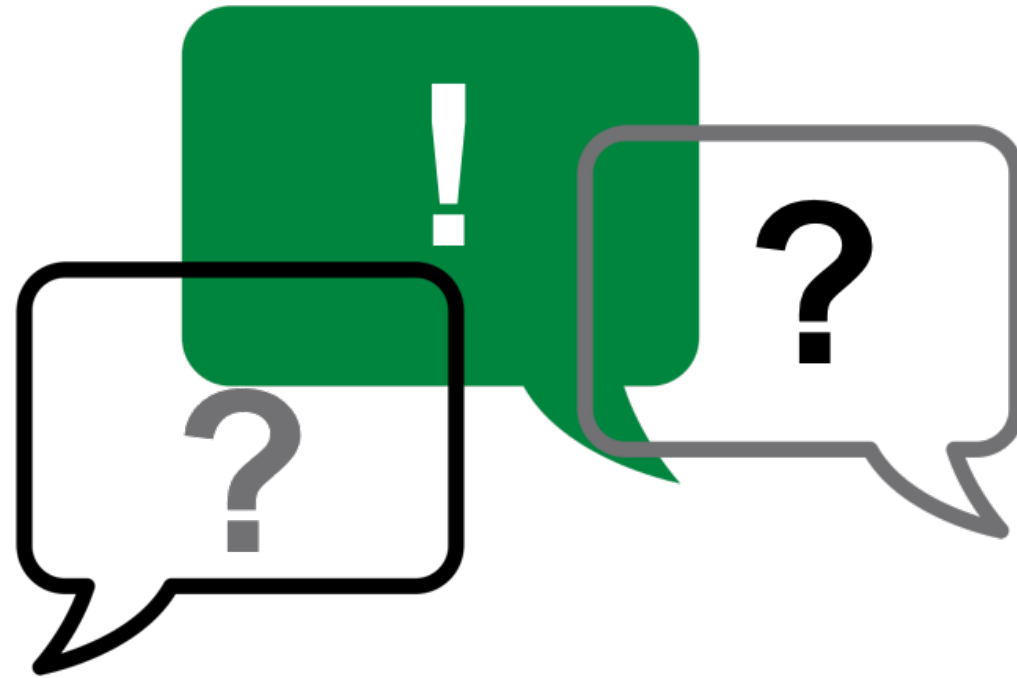
Planning Commission

NEXT STEPS



RECOMMENDATION

That the City Council adopts a resolution confirming 21 appointments; 3 reappointments; and 4 alternates.



ITEM 15 – PH 20-060

Mission Crossing Project: Consider a Resolution Amending Conditions of Approval Associated with the Mission Crossings Project Which Involves Construction of 140 three-story Condominiums, a 93-room Hotel, and 7,225 Square Feet of Community-Serving Retail Located at 25501 Mission Boulevard and Berry Avenue, MLC, Holdings (Applicant) Meritage Homes and Manchester Hotels, Inc. (Property Owners)

(Report from Development Services Director Simpson)

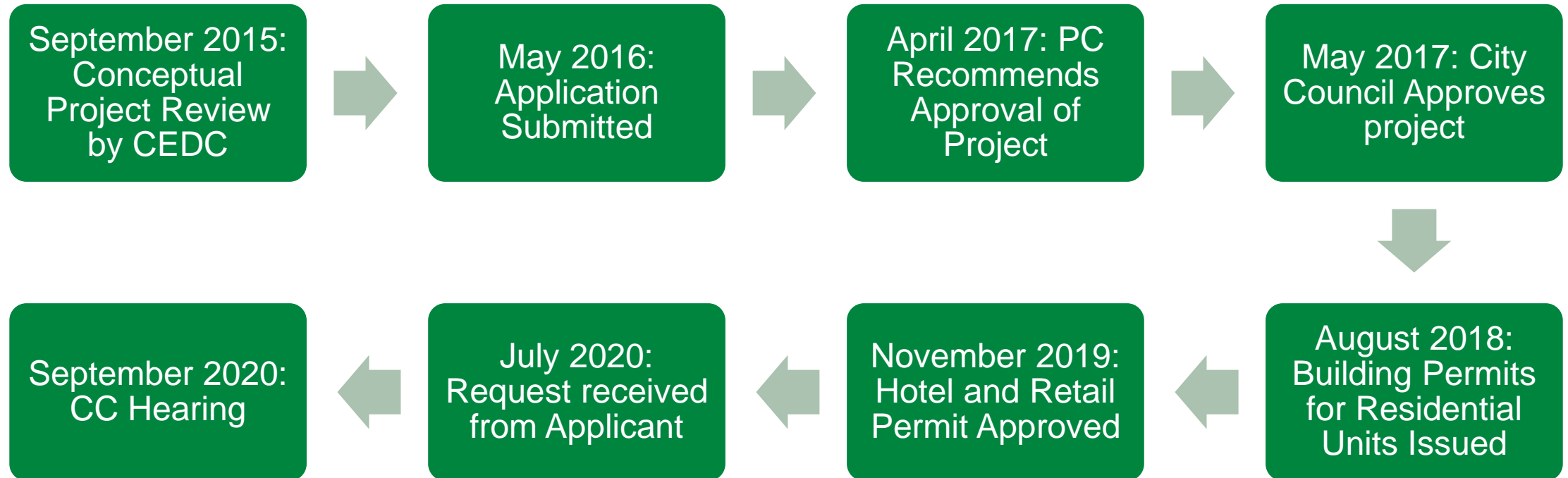
PRESENTATION

Development Services Department

September 15, 2020
City Council



Mission Crossings Project History





Aerial Photo of Project Under Construction



Mission Crossings Project Construction Status



Permits have been issued
for 126 of 140 residential
units



Last 14 Permits have been
approved but not picked up

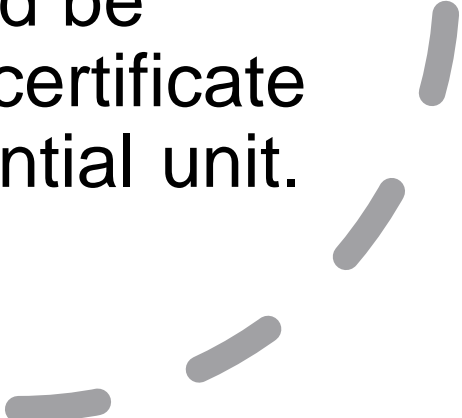


64 Certificates of
Occupancy have been
granted



Original COA Language as adopted in Resolution 17-057

The hotel/retail building pad shall be rough graded prior to the issuance of a certificate of occupancy for the first residential unit; the hotel/retail building shall be in vertical construction phase before a certificate of occupancy is issued for the 100th residential unit, and be completed prior to issuance of certificate of occupancy for the last residential unit.



Proposed COA Language

The hotel/retail building pad shall be rough graded prior to the issuance of a certificate of occupancy for the first residential unit; Occupancy permits may be issued for all homes in the community except those located in Building Nos. 5, 9, and 13 (containing a total of 14 homes) as shown on the attached Site Exhibit, irrespective of the status of the hotel development; and Issuance of building permits for Building Nos. 5, 9, and 13 upon the earlier to occur of (1) commencement of vertical construction on the currently approved hotel project (to include payment of all associated permit fees, estimated at approximately \$1 million) or (2) approval by the City of an alternate development program for the hotel parcel (whether interim or permanent) that offers a suitable community benefit or revenue-generating use. Occupancy permits for the units in Buildings 5, 9 and 13, may be granted after the alternative development program has been constructed and nearing final completion/occupancy.



Bldg 13

Bldg 9

Bldg 5

Location of Units to be Held



Options for Mission Boulevard Frontage



Pop-Up Food Trucks/Outdoor Dining/Gathering

- Minimal Site Improvements
- Activates Mission Blvd. Frontage
- Allows for possibility that market bounces back and Hotel/Retail can be constructed

Options for Mission Boulevard Frontage



- Could help address Housing Crisis
- Would require new entitlement and significant site improvements
- The hotel and retail would never be constructed

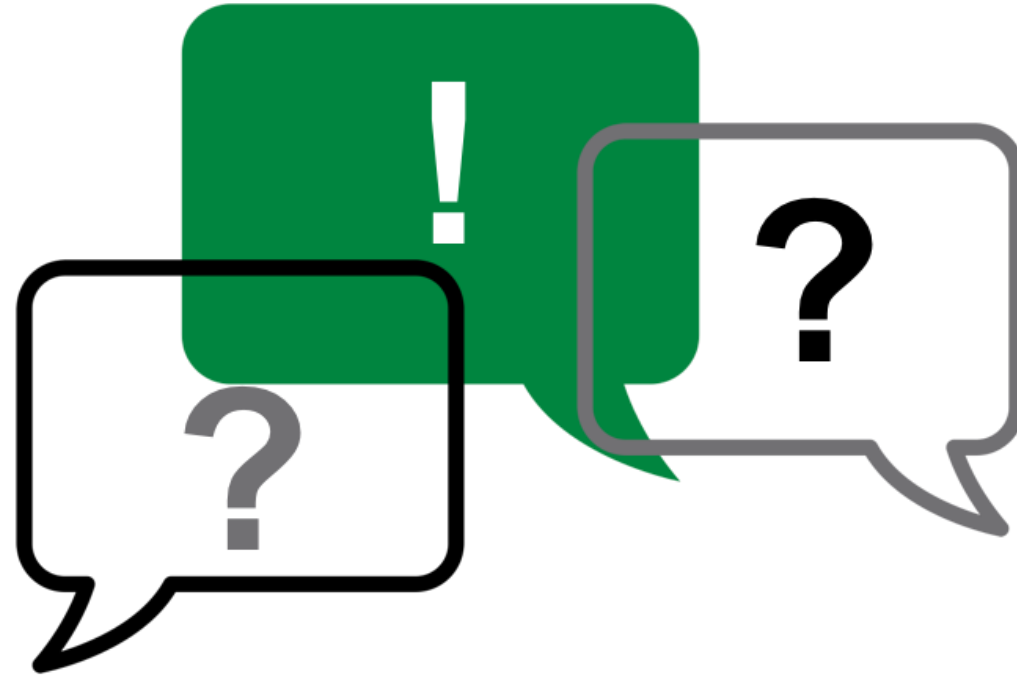
Additional Housing, including Affordable Housing,
with Dedicated Community Space

Next Steps

Developer will continue to work with staff on a proposal for the frontage, including a study session with the CEDC

Residential Construction will continue on-site, minus remaining 14 units, until a plan can be developed

Questions/Discussion



ITEM 17 – LB 20-042

**City of Hayward Fiscal Year 2021 Operating
Budget: Amend the Fiscal Year 2021 Operating
Budget to Appropriate Funds from the
Enterprise Funds to Cover Costs Related to
Personnel Changes in the Utilities Division of
the Department of Public Works**

(Report from Public Works Director Ameri)

PRESENTATION



Proposed Staffing Changes in Utilities Division Department of Public Works & Utilities

September 15, 2020

**Alex Ameri
Director of Public Works**

Background

- Current staffing in Utilities not commensurate with the Division's duties and responsibilities
- Changes proposed to address Utilities core functions and strategic priorities
- Intended for inclusion in the FY 2021 budget process; inadvertently omitted due to COVID-19-related changes
- Budget and Finance Committee reviewed on July 29
 - Changes to existing positions: Supported
 - Position Augmentation: Requested additional information
- Postponement to the FY 2022 budget will have significant impacts

Overview of Proposed Changes

- Optimizes current staffing resources
 - Four new FTEs partially offset by deletion of 3.5 FTEs
- Addition of 2 new FTEs Engineers
- Results in net addition of 2.5 FTEs
- Requires appropriation of \$512K from Enterprise Funds
- Minimal impact on General Fund: \$8K

Description of Proposed Changes Maintenance and Administration Staffing

- Add - Senior Utility Leader in Field Services – would manage Advanced Metering Infrastructure system and critical cross-connection control/ backflow testing work
 - Delete 0.5 FTE “Meter Reader” in Field Services
- Add - Utility Leader-Sewer in Collection System Maintenance –would add fully staffed crew to increase sewer line cleaning and reduce risk of sanitary sewer overflows
 - Delete Utility Worker-Sewer in Collection System Maintenance
- Add - Administrative Supervisor – would improve communication, management of workflow and department-wide coverage of support functions
 - Delete Administrative Secretary

Summary of Proposed Changes Maintenance and Administrative Staffing

Add/Delete	FTE	Position	General Fund Impact	Enterprise Fund Impact
Add	1.0	Senior Utility Leader	--	\$171,512
Delete	-0.5	"Meter Reader"	--	(\$99,453)
Add	1.0	Utility Leader – Sewer	--	\$156,470
Delete	-1.0	Utility Worker – Sewer	--	(\$139,083)
Add	1.0	Administrative Supervisor	\$118,885	\$39,628
Delete	-1.0	Administrative Secretary	(\$110,639)	(\$36,880)
TOTAL	0.5		\$8,246	\$92,194

Description of Proposed Changes Utilities Engineering Staffing

- Senior Utilities Engineer – needed to improve water and sewer infrastructure and address increasingly stringent wastewater treatment requirements
- Senior Water Resources Engineer – needed to develop City’s water supply portfolio, including recycled water, emergency supplies, conservation and groundwater

Summary of Proposed Changes Utilities Engineering Staffing

Add/Delete	FTE	Position	General Fund Impact	Enterprise Fund Impact
Add	1.0	Senior Utilities Engineer	--	\$210,010
Add	1.0	Senior Water Resources Engineer	--	\$210,010
TOTAL	2.0			\$420,020

Impacts of Delaying Recommended Changes

- Water and Wastewater Capital Improvements
 - Severe challenges in implementing needed projects:
 - Process changes at Water Pollution Control Facility to meet Phase 2 upgrades, and nutrient management and increasingly stringent discharge requirements
 - Renewal and replacement projects to extend life of City assets
- Engagement with Other Agencies
 - Significant impacts on protection of City interests:
 - Partnership with EBMUD in developing technically sound Groundwater Sustainability Plan
 - Effective engagement with neighboring agencies to protect City's groundwater resources
 - Negotiations with local and regional water and wastewater entities
- Engineer Recruitment and Retention
 - Lack of promotional opportunities impacts retention of qualified engineers

Economic and Fiscal Impacts

- Would improve City's ability to maintain and improve water and wastewater infrastructure, which is critical to economic health and development
- Primary impacts on Water and Wastewater Enterprise Funds - \$512K
- Increase of \$8K in General Fund expenditures

Questions

