



**MINUTES OF THE SPECIAL CITY COUNCIL MEETING**  
**Council Chambers**  
**777 B Street, Hayward, CA 94541**  
**Tuesday, April 9, 2019, 7:00 p.m.**

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The meeting of the Special City Council was called to order by Mayor Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Council Member Márquez.

**ROLL CALL**

Present: COUNCIL MEMBERS Zermeño, Márquez, Mendall, Lamnin, Wahab, Salinas  
MAYOR Halliday  
Absent: COUNCIL MEMBER Mendall

Mayor Halliday noted that Council Member Mendall was not feeling well and could not stay for the 7:00 p.m. meeting.

**CLOSED SESSION ANNOUNCEMENT**

Mayor Halliday reported the City Council convened in closed session on April 4, 2019 at 5:00 p.m., pursuant to Government Code 54957 regarding the City Manager's performance evaluation; and noted there was no reportable action.

City Attorney Lawson reported the City Council convened in closed session on April 9, 2019 at 5:00 p.m., concerning three items: 1) conference with legal counsel pursuant to Government Code 54956.9 regarding the case Spears v. City of Hayward, Alameda County Superior Court, No. RG17851268; 2) public employment pursuant to Government Code 54957 regarding the City Attorney's performance evaluation; and 3) 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; Caltrans Parcel Group 6: Carlos Bee Boulevard and Overlook Avenue, APN: 445-0180-001-00; Caltrans Parcel Group 8: Grove Way, APNs: 415-0180-070-00, 415-0180-068-01, 415-0180-076-00, 415-0180-084-01, 415-0180-073-00, 415-0180-074-00, 415-0180-075-00, 415-0180-072-00, 415-0180-071-00, 415-0180-069-01, 415-0190-064-00, 415-0180-083-01, 415-0180-080-00, 415-0180-082-01, 415-0180-081-01; and Caltrans Parcel Group 9: Apple and Oak Streets, APNs: 415-0160-001-00, 415-0160-002-00, 415-0160-003-00, 415-0160-004-00, 415-0160-005-00, 415-0160-006-00, 415-0160-007-00, 415-0160-008-00, 415-0160-009-00, 415-0160-010-00, 415-0170-002-00, 415-0170-003-00, 415-0170-004-00, 415-0170-005-00, 415-0170-006-00, 415-0170-007-00, 415-0170-008-00, 415-0170-009-00, 415-0170-010-00, 415-0170-011-00, 415-0170-012-00. City Attorney Lawson noted there was no reportable action related to Items 1 and 3. Mayor Halliday noted there was no reportable action related to Item 2.

## PRESENTATIONS

Mayor Halliday read a Proclamation declaring the week of April 14-20, 2019 as “National Public Safety Telecommunicators Week” in the City of Hayward. Accepting the presentation were members of the Hayward Police Department and Hayward Fire Department.

Mayor Halliday read a Proclamation honoring National Volunteer Week and declaring April 9, 2019 as “Volunteer Recognition Day” in the City of Hayward; and introduced Volunteer Coordinator, Zachary Ebadi. Community volunteers in the following groups were acknowledged for their contributions to strengthen the community: Animal Shelter Division; Fire Department; Police Department; and Library Department. Mr. Ebadi invited all to a ceremony in the Rotunda to recognize all volunteers in attendance.

## PUBLIC COMMENTS

Ms. Michelle Munro, Hayward resident, spoke about her house’s front yard fence and communications with City staff regarding the height of the fence.

Ms. Gail Steele, former City elected official, invited all to the 24<sup>th</sup> Annual Name Reading Ceremony on April 26, 2019 at Hayward City Hall, to remember the children who died by violence in Alameda County.

Mr. Charlie Peters, Clean Air Performance Professionals representative, spoke about an article entitled, “VW, China’s BYD Probe Possible EV Partnership.”

Mr. Greg Galati, Hayward resident, urged the Council to approve allocating Measure C or Measure T funds to hire four new crew members for the Maintenance Services Department to clean major thoroughfares on a weekly basis.

## CONSENT

1. Minutes of the City Council Meeting on March 26, 2019 **MIN 19-046**

It was moved by Council Member Márquez, seconded by Council Member Zermeño, and carried unanimously with Council Member Mendall absent, to approve the minutes of the City Council meeting on March 26, 2019.

2. Authorization for the City Manager to Accept and Appropriate Up to \$92,000 in Grant Funding from the California Fire Safe Council for the City’s Chipping and Defensible Space Program (Continued from 4/2/19) **CONS 19-193**

Staff report submitted by Fire Chief Contreras, dated April 9, 2019, was filed.

It was moved by Council Member Márquez, seconded by Council Member Zermeño and carried unanimously with Council Member Mendall absent, to approve the resolution:



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Resolution 19-066, "Resolution Authorizing the City Manager to Accept and Appropriate Up To \$92,000 in Grant Funding from the California Fire Safe Council for the City's Chipping and Defensible Space Program"

3. Authorization for the City Manager to Execute a Professional Services Agreement with Carollo Engineers for Engineering Services for the WPCF Headworks Bar Screens Project (No. 07567) in an Amount Not-to-Exceed \$1,071,028 **CONS 19-227**

Staff report submitted by Public Works Director Ameri, dated April 9, 2019, was filed.

It was moved by Council Member Márquez, seconded by Council Member Zermeño and carried unanimously with Council Member Mendall absent, to approve the resolution:

Resolution 19-067, "Resolution Authorizing the City Manager to Negotiate and Execute a Professional Services Agreement with Carollo Engineers for Design and Construction Administration Services for the Headworks Bar Screens Project at Water Pollution Control Facility"

4. Road Repair and Accountability Act (RRAA) FY20 Pavement Rehabilitation & Preventive Maintenance Project: Resolution Approving Project List **CONS 19-229**

Staff report submitted by Public Works Director Ameri, dated April 9, 2019, was filed.

It was moved by Council Member Márquez, seconded by Council Member Zermeño and carried unanimously with Council Member Mendall absent, to approve the resolution:

Resolution 19-068, "Resolution Approving Project List for FY 2020 Road Repair and Accountability Act (RRAA) Funding"

5. New Sidewalks FY19 Project - Calhoun Street, Muir Street, Walpert Street - Award of Construction Contract **CONS 19-230**

Staff report submitted by Public Works Director Ameri, dated April 9, 2019, was filed.

It was moved by Council Member Márquez, seconded by Council Member Zermeño and carried unanimously with Council Member Mendall absent, to approve the resolution:

Resolution 19-069, “Resolution Approving Award of Contract for the New Sidewalks FY19 Project, Project Nos. 05246, 05247, 05258, 05259, 05272, and 05284 to McGuire and Hester”

6. Authorization to Amend the FY2019 Operating Budget for the Development Services Department-Code Enforcement Division for Contracted Security Services at the Property Located at Maple Avenue and Main Street **CONS 19-236**

Staff report submitted by Development Services Director Simpson, dated April 9, 2019, was filed.

It was moved by Council Member Márquez, seconded by Council Member Zermeño and carried unanimously with Council Member Mendall absent, to approve the resolution:

Resolution 19-070, “Resolution Amending the FY 2019 Operating Budget for the Development Service Department, Code Enforcement Division for Contracted Security Services at the Property Located at Maple Avenue and Main Street”

## **LEGISLATIVE BUSINESS**

7. Approval of a Pilot Employee Home Loan Assistance Program (Report from Director of Finance Claussen) **LB 19-015**

Staff report submitted by Finance Director Claussen, dated April 9, 2019, was filed.

City Manager McAdoo announced the report and introduced Finance Director Claussen and Housing Manager Davis who provided a synopsis of the staff report.

Discussion ensued among Council Members and City staff regarding the proposed pilot employee home loan assistance program: eligibility criteria; employment separation and hardship provisions; employees’ interest in proposed program; loan terms; partnership with outside financial services organizations; proposed interest rates for down payment and mortgage loan; survey results from jurisdictions offering employee home loan assistant programs; proposed financial planning program; and the City’s managed investment portfolio’s interest rates for prior years.

Mayor Halliday opened the public hearing at 8:13 p.m.

Ms. Theresa Rezendes, Hayward resident, recommended that the City offer, preferably, fixed interest rate mortgage loans.

Mayor Halliday closed the public hearing at 8:17 p.m.



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Council Member Zermeño offered a motion per staff's recommendation.

Council Member Wahab seconded the motion and offered a friendly amendment to cap the downtown payment interest rate to five percent in years six to 30, as opposed to six percent as presented in the staff report.

Council Member Zermeño and City staff were amenable to the friendly amendment.

Council Member Lamnin suggested staff consider highlighting the first loan in the employee newsletter, providing an informational report at the six-month mark and providing updates at Council Budget and Finance Committee meetings.

It was moved by Council Member Zermeño, seconded by Council Member Wahab, and carried unanimously with Council Member Mendall absent, to approve a pilot employee home loan assistance program.

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

There were none.

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

Council Member Márquez made two announcements: 1) the 36<sup>th</sup> Annual Citywide Clean-Up and Community Fair on April 27, 2019 at Weekes Park; and 2) the 37<sup>th</sup> Annual Cinco de Mayo Celebration on May 4, 2019 at B and Main streets, sponsored by La Alianza de Hayward.

Council Member Lamnin spoke highly of the Community Open House that discussed proposed changes to Hayward's Residential Rent Stabilization Ordinance on April 5, 2019 at Glad Tidings Church; and announced the upcoming meeting of the Homelessness-Housing Task Force scheduled for April 18, 2019.

Mayor Halliday spoke about two events: 1) Bret Harte Middle School event on April 5, 2019 where AT&T's Believe Bay Area volunteers painted walls, added murals, and beautified the school; and 2) Hayward Rotary Club dinner where Ms. Robin Wilma was honored with the Outstanding Hayward Rotarian Award.

#### **COUNCIL REFERRALS**

8. Consider an Item for Discussion on a Future City Council Agenda Regarding Adoption of a Resolution to Establish César E. Chavez Day, as a City of Hayward Paid Holiday **RPT 19-270**

Council memorandum submitted by Council Members Márquez, Salinas and Zermeño, dated April 9, 2019, was filed.

Mayor Halliday announced the Council referral. Council Members had clarifying questions regarding the Timeline, Strategic Initiatives, and Desired Council Action sections of the Council memorandum. Mayor Halliday announced she would limit public comment to one-minute per speaker and limit the commentary to either approval or opposition of the referral.

Mayor Halliday opened the public comments section at 8:37 p.m.

Mr. Martin Genera, Hayward resident and La Alianza de Hayward President, expressed support for the referral.

Mayor Halliday closed the public comments section at 8:39 p.m.

It was moved by Council Member Márquez, seconded by Council Member Salinas and Council Member Zermeño, and carried unanimously with Council Member Mendall absent, to approve referral of the Council memorandum to City staff.

**ADJOURNMENT**

Mayor Halliday adjourned the meeting at 9:03 p.m.

**APPROVED**

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Barbara Halliday  
Mayor, City of Hayward

**ATTEST:**

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Miriam Lens  
City Clerk, City of Hayward