



**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND
HAYWARD REDEVELOPMENT SUCCESSOR AGENCY
REMOTE PARTICIPATION
Tuesday, October 6, 2020, 7:00 p.m.**

The special joint meeting of the City Council and Hayward Redevelopment Successor Agency was called to order by Mayor/Chair Halliday at 7:00 p.m. The special meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order No 29-20 dated March 17, 2020, and the Alameda County Health Officer Order No. 20-10 dated April 29, 2020 regarding the COVID-19 pandemic. Members of the City Council, City Staff, and members of the public participated via the Zoom Webinar platform.

Pledge of Allegiance: Council/HRSA Member Mendall

ROLL CALL

Present: COUNCIL/HRSA MEMBERS Lamnin, Márquez, Mendall, Salinas, Wahab, Zermeño
MAYOR/CHAIR Halliday
Absent: None

CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session concerning two items: 1) conference with labor negotiators pursuant to Government Code 54957.6 regarding all groups; and 2) public employment pursuant to Government Code 54957 (b)(1) regarding the City Attorney's performance evaluation. Mayor Halliday reported there was no reportable action.

PRESENTATIONS

Mayor Halliday and Alameda County Supervisor Valle shared their appreciation for the time and service given by all volunteers and noted this was the time when they would have been holding the volunteer dinner at the St. Rose Hospital white tent. Supervisor Valle paid tribute to former Alameda County Supervisor Gail Steele and suggested finding a way to honor her such as renaming the recognition dinner after her. Members of the City Council participated in recognizing the following eight non-profit agencies for their work during the pandemic: ECHO (Eden Council for Hope and Opportunity) Housing, Eden Area Interfaith Council, Eden Health District, First Pres Church and South Hayward Parish, Friends of Chabot College, La Familia, Spectrum Community Services, Inc., and St. Rose Hospital. Mayor Halliday honored the Fire Department for establishing the nation's first free City's COVID-19 testing site and partnering with the City of Hayward, Alameda County Community Food Bank and Chabot College in managing a no-contact food distribution operation. Community Programs Specialist Ebadi thanked all generous donors for their contributions to the food distribution sites. Ms. Ginny DeMartini was also recognized for her organization efforts with the recognitions.

Mayor Halliday read a Certificate of Commendation praising Edward and Donna Martins for the \$250,000 donation through the Donna L. Martins & Edward E. Martins Foundation to support the acquisition of a bookmobile and related supplies.

PUBLIC COMMENTS

Ms. Vanessa Sadsad, Hayward resident, thanked the Council for supporting Proposition 15; appreciated efforts to widen bike lanes and add lighting to Mission Boulevard; and supported reforming policing and no-fault evictions through 2020 and 2021.

Ms. Ro Aguilar, an appellant on the Mission Village project, noted she hoped the appeal of the Planning Commission decision would have been on the agenda; and urged the continuing and new members of the Council to convene a work session in early 2021 to review the Strategic Roadmap and revisit requirements and mechanisms related to affordable housing and giving Council more negotiating power with developers.

Ms. Cynthia, Twin Bridges resident, supported the bike lanes on Mission Boulevard and suggested a lane from the Patrick/Huntwood corridors to Industrial Boulevard.

CONSENT

Consent Items 3 and 4 were removed from the Consent Calendar for separate vote.

1. Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Cooperating Agreement with East Bay Municipal Utility District to Prepare a Groundwater Sustainability Plan for the East Bay Plain Subbasin **CONS 20-423**

Staff report submitted by Director of Public Works Ameri, dated October 6, 2020, was filed.

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

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

Resolution 20-167, "Resolution Authorizing the City Manager to Amend the Cooperating Agreement with East Bay Municipal Utility District for Preparation of a Groundwater Sustainability Plan for the East Bay Plain Subbasin"



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2. Adopt a Resolution Approving the Utility Service Agreement and Authorizing the City Manager to File an Application with the Alameda County Local Agency Formation Commission (LAFCo) for Approval of an Out-of-Service Area Agreement and Execute Utility Service and Public Street Improvement Agreements with the Applicant for a Property on Fairview Avenue in Unincorporated Alameda County for Applicants Anthony Barraza & V Anna **CONS 20-477**

Staff report submitted by Director of Development Service Simpson, dated October 6, 2020, was filed.

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

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

Resolution 20-168, "Resolution Authorizing the City Manager to Apply to the Alameda County Local Agency Formation Commission for the City to Provide Water Service to the Property Outside its Current Service Area Bearing Assessor's Parcel Number 425-280- 5-3, and to Execute Utility Service and Public Street Improvement Agreements with the Property Owners"

3. Adopt a Resolution Approving a Final Map of Tract 8280 (Vagabond Estates) Subdividing Two Existing Parcels Totaling 1.27 Acres Located at 29265 Vagabond Lane into Eight (8) Lots **CONS 20-478**

Staff report submitted by Director of Development Services Simpson, dated October 6, 2020, was filed.

The item was removed by Council Member Wahab who sought clarification on Item 3 and Item 4.

City Manager McAdoo clarified the Tract 8280 Final Map was one step in the land use development process and the item had already undergone rezoning, Council review, a Tentative Map process, final engineering drawings, and completed improvement plans.

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

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

Resolution 20-174, "Resolution Approving the Final Map of Tract 8280, Accepting the Easements Dedicated Thereon for Public Use and Authorizing the City Manager to Negotiate and Execute the Subdivision Agreement and Related other Documents"

4. Adopt a Resolution Approving a Final Map of Tract 8518, Stonebrae Clubhouse Villas, Subdividing a 20-Acre Site Into Ten (10) Lots For Single-Family Homes, One Common Use Lot For The Ten Lots And Two Large Remainder Lots, Including Portions of Existing Driving Range And Open Space And Authorize the City Manager to Execute a Subdivision Agreement. Tract 8518 is the Planned and Phased Development of The Country Club Complex Approved in The Blue Rock Country Club (Stonebrae) Vesting Tentative Tract Map 5354 **CONS 20-479**

Staff report submitted by Director of Development Services Simpson, dated October 6, 2020, was filed.

Mayor Halliday opened the public comment at 7:57 p.m.

Mr. Steven Dunbar thanked City Manager McAdoo for clarifying the steps that were taken related to the approval of both Final Map Tract 8280 and Final Map Tract 8518.

At City Manager McAdoo's request, Fire Chief Contreras addressed Mr. Dunbar's concerns about potential fire risk at Stonebrae Villas and shared the project was reviewed in 2019 and the Conditions of Approval met the Urban/Wildland Interface Guidelines.

Mayor Halliday closed the public comment at 7:59 p.m.

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

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



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Resolution 20-175, "Resolution Approving Final Map for Tract 8518 and Authorizing the City Manager to Execute a Subdivision Agreement"

5. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Agricultural Lease Agreement with Virgil Robertson for 20 Acres on Parcel Group 4 Generally Situated on Undeveloped Land between Harder and Tennyson Roads **CONS 20-485**

Staff report submitted by City Manager McAdoo, dated September 29, 2020, was filed.

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

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

Resolution 20-169, "Resolution of the City Council of the City of Hayward Authorizing the City Manager to Negotiate and Execute an Agricultural Lease Agreement with Virgil Robertson for 20 Acres on Parcel Group 4 Generally Situated on Undeveloped Land Between Harder and Tennyson Roads"

6. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Agreement with Contra Costa Electric for Fiber Optic Installation Services in an Amount Not-to-Exceed \$254,842 **CONS 20-487**

Staff report submitted by Director of Information Technology Kostrzak, dated October 6, 2020, was filed.

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

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

Resolution 20-170, "Resolution of the City Council of the City of Hayward Authorizing the City Manager to Negotiate and Execute an Agreement between the City of Hayward and Contra Costa Electric for Fiber Optic Installation Services"

7. Adopt a Resolution Authorizing the City Manager to Execute an MOU with 4Cs of Alameda County and to Accept and Appropriate \$45,000 to Support the Purchase of a Hayward Public Library Bookmobile **CONS 20-489**

Staff report submitted by Director of Library Addleman, dated October 6, 2020, was filed.

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

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

Resolution 20-171, "Resolution Authorizing the City Manager to Execute an MOU between the City of Hayward Public Library and 4Cs of Alameda County, and to Accept and Appropriate \$45,000 from 4Cs of Alameda County to Support the Purchase of the Bookmobile"

8. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Letter Agreement with 1069 B Street, LLC to Defer Rent and Parking Maintenance Payments for Cinema Place **CONS 20-490**

Staff report submitted by Deputy City Manager Ott, dated October 6, 2020, was filed.

It was moved by Council/HRSA Member Mendall, seconded by Council/HRSA Member Márquez, and carried by the following roll call vote, to approve the resolution:



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Wahab, Zermeño
MAYOR/CHAIR Halliday
NOES: None
ABSENT: None
ABSTAIN: None

Redevelopment Successor Agency Resolution 20-03, "Resolution Authorizing the City Manager to Negotiate and Execute a Letter Agreement with 1069 B Street, LLC to Defer Rent and Parking Maintenance Fees Due to the COVID-19 Pandemic"

9. Adopt Resolutions Authorizing the City Manager to Execute a Professional Services Agreement with Maddaus Water Management Inc., to Prepare the 2020 Urban Water Management Plan and Appropriate \$139,614 **CONS 20-493**

Staff report submitted by Director of Public Works Ameri, dated October 6, 2020, was filed.

It was moved by Council Member Mendall, seconded by Council Member Márquez, and carried by the following roll call vote, to approve the resolutions:

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

Resolution 20-172, "Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Maddaus Water Management Inc., to Prepare the 2020 Urban Water Management Plan, in an amount Not to Exceed \$139,614"

Resolution 20-173, "Resolution Authorizing Appropriation of \$139,614 from the Water System Operating Fund to Prepare the 2020 Urban Water Management Plan"

LEGISLATIVE BUSINESS

10. Huntwood and Patrick Avenues Complete Streets: Adopt a Resolution Approving Complete Streets Improvements **LB 20-051**

Staff report submitted by Director of Public Works Ameri, dated October 6, 2020, was filed.

Director of Public Works Ameri announced the item and introduced Senior Transportation Engineer Solla who provided a synopsis of the staff report.

Discussion ensued among members of the City Council and City staff regarding: concerns received from residents are responded to accordingly; bicycle lane to Industrial Boulevard will be addressed when economically feasible; possibility of keeping two lanes for traffic volume from Tennyson Road to Patrick Avenue; consideration of improving pedestrian pathway with hawk signals and increased lighting; impacts to business community on the industrial section of Huntwood Avenue; changes for operational purposes would be feasible; collision data for Huntwood Avenue and Patrick Avenue; securing additional grant funding for hawk signals; issues with speeding along the corridors; location of protected bike lanes; and effectiveness of road diet.

Mayor Halliday opened the public hearing at 8:45 p.m.

Ms. Ellen Frankel, Patrick Avenue resident, was concerned she did not find out about the project until the paving had started; noted there could be confusion where Tennyson Road turns onto Patrick Avenue and changes from two lanes to one lane; asked about adding speed bumps; and suggested removing parking on Patrick Avenue between Tennyson Road and Schafer Road.

Mr. Kim Huggett, Hayward Chamber of Commerce President, noted the Huntwood Business Park had concerns about reducing the number of lanes and creating a backup along Whipple Road and Industrial Boulevard; and appreciated staff's receptiveness to concerns.

Ms. Susie Hufstader, Bike East Bay Advocacy Manager, referred to the 2018 community workshop where community members shared how difficult it was to cross the street at Weekes Park and noted the importance of doing road diets to improve pedestrian experience; and encouraged staff to get bollards installed as quickly as possible to minimize confusion.

Mr. Steven Dunbar, Bike East Bay Board Member, noted that approving the Complete Streets Improvements was a way to reduce transportation emissions and honor the person who was hit on Patrick Avenue in front of Weekes Park.

Mr. Kyle Kumar, works on Huntwood Avenue, noted that not having a bike lane had been a deterrent and while he understood the businesses' concerns of not continuing the bike lane to Whipple Road, he supported the project.



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Ms. Liliana Ventura, former City of Hayward employee, noted she used to live on Gading Road and community members rely on taking public transportation, biking, and walking; and the proposed improvements to the corridor would improve their safety.

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

Members of the City Council thanked City staff for the outreach conducted and community members for their feedback.

Council Member Zermeño noted public safety was a priority and indicated the street improvements were a continuation of the Bicycle Pedestrian Master Plan and an effort to make more roads and avenues safer.

Council Member Salinas noted the corridor has a lot of activity and reducing the speed was a priority for the safety of children and neighbors; and added the City should be promoting safe walking and safe biking.

Council Member Márquez noted the goal was for people to be safe both walking and in vehicles; and encouraged residents to sign up for The Stack newsletter and City Council agendas.

Council Member Wahab wanted to know about the flexibility to make changes as suggested by residents; and wanted to highlight signage to be more visible.

Public Works Director Ameri addressed the earlier comment from Ms. Frankel and clarified that the turn from Tennyson to Patrick remains two lanes; and speed bumps were not recommended for four lane roads.

Council Member Lamnin acknowledged lives lost at the corridor; and appreciated prioritizing signage and seeing what aesthetic features can be added.

Mayor Halliday shared she serves on the Alameda County Transportation Commission and is involved with regional planning as part of the Association of Bay Area Government; and noted the city needs more people using modes of transit to help save the planet and people should feel safe walking and crossing roadways.

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

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

Resolution 20-176, “Resolution for Approval of the Huntwood and Patrick Avenues Traffic Calming Pavement Striping Plans”

CITY MANAGER’S COMMENTS

City Manager McAdoo shared Fitch Ratings had issued a press release affirming the City’s bond issuer rating of AA+ specific to the issuance of Measure C (2015), certificates of participation (COPs) (Capital Projects) and the City’s financial stability; thanked the City Council, Finance staff and voters for keeping Hayward on a sound financial path; and noted the City would be issuing a press release. Council Member Márquez thanked City Manager McAdoo for the good news and recommended to also recognize the sacrifice of employees.

In response to members of the City Council, City Manager McAdoo addressed the letter on White House stationery that carried President Trump’s signature and was included in food distribution boxes.

COUNCIL REPORTS AND ANNOUNCEMENTS

There were none.

ADJOURNMENT

Mayor/Chair Halliday adjourned the special City Council meeting at 9:36 p.m., in memory of Ms. Donna Martins.

Mayor/Chair Halliday noted that Ms. Donna Martins, along with her husband Mr. Edward Martins, had funded free entrance to visitors of the Hayward Area Historical Society Museum, supported Chabot College’s annual student scholarship, funded the Department of Radiation/Oncology at the University of California San Francisco and cancer research; and funded a bookmobile for the Hayward Public Library. Mayor Halliday asked City staff to work with Mr. Martins to find a suitable place to dedicate a tree in memory of Donna Martins.



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APPROVED

A handwritten signature in cursive script, reading "Barbara Halliday", written over a horizontal line.

Barbara Halliday
Mayor, City of Hayward
Chair, Hayward Redevelopment Successor Agency

ATTEST:

A handwritten signature in cursive script, reading "Miriam Lens", written over a horizontal line.

Miriam Lens
City Clerk, City of Hayward
Secretary, Hayward Redevelopment Successor Agency