

**MINUTES OF THE SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT
SUCCESSOR AGENCY MEETING OF THE CITY OF HAYWARD**
Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 26, 2016, 7:00 p.m.

The Special Joint City Council/Redevelopment Successor Agency meeting was called to order by Mayor/Chair Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Council/RSA Member Lamnin.

ROLL CALL

Present: COUNCIL/RSA MEMBERS Zermeño, Mendall, Jones, Peixoto, Lamnin,
Márquez
MAYOR/CHAIR Halliday
Absent: None

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Peixoto noted the Assembly would be voting on Assembly Bill 700 (Gomez) regarding the Political Reform Act of 1974: advertisement disclosures. There was consensus to direct staff to prepare the necessary documents to support the bill.

Council Member Zermeño requested that staff consider installing flashing crosswalk lights in front of Cesar Chavez Middle School and noted a student had been hit in front of the school.

Council Member Jones noted there were traffic lights on Mission Boulevard that needed to be fixed.

Mayor Halliday noted the San Francisco Bay Restoration Authority Board was proposing to levy a special parcel tax of \$12 per year on each parcel to fund the programs and the City had been asked to endorse the June 7, 2016 ballot measure. There was consensus to direct staff to prepare a resolution and bring it before the Council.

CLOSED SESSION ANNOUNCEMENT

City Attorney Lawson announced that the Council convened in closed session concerning three items: 1) Public employment pursuant to Government Code 54957 regarding the City Attorney; 2) Conference with property negotiators pursuant to Government Code 54956.8 regarding approximately 400 Parcels owned by the California Department of Transportation in the Route 238 Corridor; and 3) Conference with legal counsel pursuant to Government Code 54956.9 regarding S.E.I.U., Local 1021/City of Hayward, P.E.R.B., Case Nos. SF-CE-1075-M, SF-CE-1117-M, SF-CE-1118-M, SF-CE-1174-M, SF-CO-320-M, SF-CE-321-M. There was no reportable action.

PRESENTATION

Mayor Halliday and Council Members Mendall, Zermeño and Lamnin presented certificates of commendation to the following students for their outstanding academic achievement, exemplary attendance and demonstration of positive character traits expected of all Hayward students. They were named Hall of Fame students by the Hayward Unified School District and were awarded Rotary Scholar medals.

- Chris Aaron Basco, 8th grader at Martin Luther King Middle School
- Kevin Go, 6th grader at Southgate Elementary School
- Melanie Flores, 7th grader at Martin Luther King Middle School
- Vanna Van, 5th grader at Park Elementary School

PUBLIC COMMENTS

Mayor Halliday noted that John Gouveia, Hayward Area Recreation and Park District general manager, was retiring on February 1, 2016 and the Council could not attend his farewell celebration, but had issued a certificate of commendation for Mr. Gouveia.

Mr. Joel David, Hayward resident and Community of Grace Church representative, noted his church supported the Council's priorities and wanted to be an active partner.

Mr. Benjamin Goulart, Hayward resident and Prospect Hill Neighborhood Association representative, requested the opportunity to have a work session regarding the Maple and Main project. City staff noted there would be a Planning Commission meeting regarding the project and Mr. Goulart would be notified.

Mr. Charlie Peters, Hayward resident and Clean Air Performance Professionals representative, provided documents for the record regarding ethanol and GMO corn mandate.

CONSENT

Consent Item No. 2 and No. 7 were removed for separate vote.

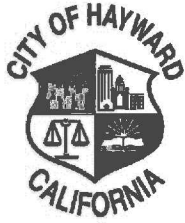
1. Approval of the Minutes of the Special City Council Meeting on January 12, 2016 **MIN 16-004**

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to approve the minutes of the Special City Council Meeting on January 12, 2016.

2. General Municipal Election - June 7, 2016 **CONS 16-016**

Staff report submitted by City Clerk Lens, dated January 26, 2016, was filed.

At the request of Mayor Halliday, City Clerk Lens provided an overview of the information in the staff report.



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It was moved by Council Member Márquez, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 16-012, "Resolution of the City Council of the City of Hayward Calling for a General Municipal Election to be Held on June 7, 2016, for the Purpose of Electing Four Members of the City Council for Terms of Four Years; and Requesting the Board of Supervisors of Alameda County to Provide for the Consolidation of a General Municipal Election of the City of Hayward with the State of California Primary Election"

Resolution 16-013, "Resolution of the City Council of the City of Hayward, California, Adopting Regulations for Candidates for Elective Office Pertaining to Candidate Statements Submitted to the Voters at an Election to be Held on Tuesday, June 7, 2016"

3. Approval of Annual Recognized Obligation Payment Schedule for the Period July 1, 2016 to June 30, 2017 and the Successor Agency Administrative Budget for the Period July 1, 2016 to June 30, 2017 **CONS 16-019**

Staff report submitted by Management Analyst Stefanski, dated January 26, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Redevelopment Successor Agency Resolution 16-01, "A Resolution of the City Council of the City of Hayward, Acting as the Governing Board of the Hayward Successor Agency, A Separate Legal Entity, Approving the Recognized Obligation Payment Schedule for the Period July 2016 Through June 2017 ("ROPS 16-17") and the Administrative Budget for the 2016-17 Fiscal Year, and Directing the City Manager to Take All Actions Necessary to Effectuate Requirements Associated With This Approval"

4. New Sidewalks FY16 - Donald Avenue and Hayward Boulevard: Award of Contract **CONS 16-029**

Staff report submitted by Assistant City Engineer Owusu, dated January 26, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Resolution 16-010, "Resolution Awarding the Construction Contract for New Sidewalks FY 16 - Donald Avenue and Hayward Boulevard, Project No. 05268 to Gradetech, Inc."

5. Water Service Area: Approval of Re-arrangement with East Bay Municipal Utility District **CONS 16-040**

Staff report submitted by Director of Utilities and Environmental Services Ameri, dated January 26, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to adopt the following:

Resolution 16-011, "Resolution Approving Water Service Area Re-Arrangement with East Bay Municipal Utility District Regarding Service to Specific Parcels within the City of Hayward City Limits"

6. Approval of a Revised Memorandum of Understanding with the County of Alameda and Hayward Area Recreation and Park District for the Purposes of Collaborating on the South Hayward Youth and Family Center Project **CONS 16-046**

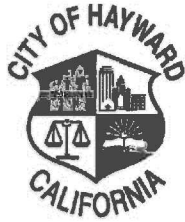
Staff report submitted by Director of Library and Community Services Reinhart, dated January 26, 2016, was filed.

It was moved by Council Member Márquez, seconded by Council Member Mendall, and carried unanimously, to approve the staff recommendation.

7. Authorization for the City Manager to Execute Professional Services Agreements for Structural Art Installations in the 21st Century Library; and Proposed Next Steps in the 21st Century Library Public Art Process Including Selection of Display Artworks and the Identification of a Local Partner or Partners to Operate the Community Galleries **CONS 16-047**

Staff report submitted by Director of Library and Community Services Reinhart, dated January 26, 2016, was filed.

Mr. Michael Wallace, Hayward Arts Council president, requested a list of vacant properties, in the downtown area and suggested that Council Members could do a walking tour of the properties and consider recommendations for an arts center where the arts community could be represented.



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Ms. Gail Lundholm, Hayward resident, clarified that the local arts community had not been contacted regarding the outreach by the consultant, and requested that the arts community become a part of the public process moving forward.

It was moved by Council Member Mendall, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 16-014, "Resolution Authorizing the City Manager to Negotiate and Execute Professional Agreements with Lordy Rodriguez, Rob Ley, Kana Tanaka, and We Are Matik to Design and Implement Structural Art Installations in the 21st Century Library Facility"

WORK SESSION

8. Overview of Geologic Hazard Abatement Districts WS 16-004

Staff report submitted by Contract Development Review Engineer Rei, dated January 26, 2016, was filed.

Development Services Director Rizk announced the report and introduced Mr. Peter Rei, Development Review Engineer Consultant who provided information about the report.

Mr. Eric Harrell from Engeo, delivered a presentation about establishing and financing Geologic Hazard Abatement Districts.

Discussion ensued among Council Members, City staff and Engeo Consultant Harrell regarding the Geologic Hazard Abatement Districts (GHADs); the GHAD governing structure (five landowners or a local formation agency); GHAD clerk and treasurer and other positions held by employees or hired consultants; tiers of GHADs and different levels of assessments; GHADs for hill and shoreline areas; notification to owners of property within the proposed GHAD and disclosure on property title transfer; GHAD annual funding; reserves and borrowing entities and optional lines of credits with the GHAD Association; and GHADs for new developments near the shoreline.

Staff noted that a report would be presented to the Council at its next meeting regarding the creation of the GHAD associated with La Vista Development.

9. Update on City's Efforts for Renewal of Utility Users Tax WS 16-009

Staff report submitted by Assistant City Manager McAdoo, dated January 26, 2016, was filed.

Assistant City Manager McAdoo provided a synopsis of the polling results for renewal of the Utility Users Tax (UUT) which was conducted by Godbe Research.

Discussion ensued among Council Members and City staff regarding the results of the poll; renewal of the UUT with a ten year and twenty year sunset clauses; and the community outreach in February and findings of a follow up survey.

PUBLIC HEARING

10. Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Financing of Airport Development Improvements by APP Properties, Inc. PH 16-007

Staff report submitted by Director of Finance Vesely, dated January 26, 2016, was filed.

Director of Finance Vesely provided a synopsis of the report and noted that the report had a clerical error and clarified that the issuance by the California Statewide Communities Development Authority of tax-exempt bonds for APP Properties, Inc., would not exceed \$5,750,000 as correctly stated in the resolution.

In response to Council Member Lamnin's inquiry about APP Properties' prior two loans, Director Vesely indicated the loans had been paid off.

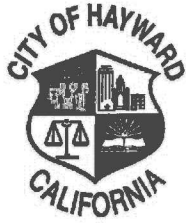
There being no public comments Mayor Halliday opened and closed the public hearing at 9:15 p.m.

It was moved by Council Member Peixoto, seconded by Council Member Zermeño, and carried unanimously, to adopt the following:

Resolution 16-015, "A Resolution of the City Council of the City of Hayward Approving the Issuance by California Statewide Communities Development Authority of Tax-Exempt Obligations in an Aggregate Principal Amount Not to Exceed \$5,750,000, for the Facility (As Defined Below), and Authorizing Related Actions"

LEGISLATIVE BUSINESS

11. Authorization of Issuance of Multi-Family Housing Revenue Bonds (Acquisition and Rehabilitation of Four Eden Housing, Inc.-Owned Affordable Housing Developments) 2016 Series A and Execution of Related Documents (Report from Director of Library and Community Services Reinhart) LB 16-008



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Mayor Halliday noted that staff had received a request from Eden Housing, Inc., to continue the item to the February 2, 2016 Council meeting, to allow the parties involved in the bond issuance to resolve key issues regarding the bonds. There was Council's concurrence to move the item to February 2, 2016.

CITY MANAGER'S COMMENTS

City Manager David had two announcements: 1) an update on the progress of construction of the 21st Century Library and Learning Center, and 2) the Police Department promotion/swearing in ceremony and department awards on January 28, 2016 at City Hall.

COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Council Member Márquez announced that the Hayward Neighborhood Alert was hosting the "State of the City Address" on January 27, 2016 at the Hayward Police Department's North District Office.

Council Member Mendall announced there would be a community meeting regarding the La Vista Park Design on January 27, 2016 at the Matt Jimenez Community Center.

Council Member Lamnin highlighted that the City Council would be holding a Council meeting on February 2, 2016 and not one on February 9, 2016.

ADJOURNMENT

Mayor Halliday adjourned the meeting at 9:29 p.m., in memory of Mr. Steve Rubiolo, Mr. Gene Wellman, and Mr. Jose Gonzalez.

Mr. Steve Rubiolo was a Hayward photographer, a member of the Hayward Rotary, longtime member of the Downtown Hayward Merchants Association, member of the Hayward Chamber of Commerce, member of the Alameda County Honorary Deputy Sheriffs Association, and past president of the Hayward Crime Stoppers.

Mr. Gene Wellman was one of the first teachers and coaches at Chabot College in 1962, was a baseball and football coach from 1963 to 1976, served as Chabot College's athletic director from 1968 to 1994, and became a major league scout for the Royals and Houston Astros.

Mr. Jose Gonzalez worked for the City Maintenance Services Department since 1990 and had served the Hayward community as a Groundskeeper in the Landscape Division.

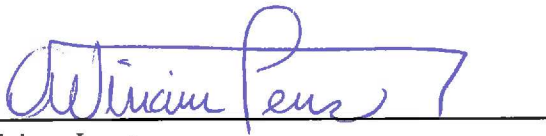
Mayor Halliday asked staff to work with the three families to plant trees in memory of Steve Rubiolo, Gene Wellman, and Jose Gonzalez.

APPROVED:



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

ATTEST:



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