



## **CITY COUNCIL MEETING**

**777 B Street, Hayward, CA 94541**

**Council Chambers**

**<https://hayward.zoom.us/j/89548872302?pwd=p1oW06NrAZZpE8rAgolC05jFI25bwv.1>**

**Tuesday, August 19, 2025, 7:00 p.m.**

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The City Council meeting was called to order by Mayor Salinas at 7:10 p.m. in the Council Chambers.

**Pledge of Allegiance:** Council Member Syrop

### **ROLL CALL**

Present: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeño  
MAYOR Salinas

Absent: NONE

### **CLOSED SESSION ANNOUNCEMENT**

The City Council convened in closed session on August 19, 2025, at 5:00 p.m., with all members present and no public speakers regarding public employment pursuant to Government Code section 54957(b)(1) regarding the City Manager. City Attorney Lawson reported the City Council accepted a report from the Council Appointed Officers Committee regarding the position of City Manager but took no reportable action.

The City Council convened in closed session on August 19, 2025, at 6:15 p.m., with all members present and no public speakers regarding two items: 1) conference with legal counsel pursuant to Government Code section 54956.9(d)(1) regarding Newman, Jerry v. City of Hayward, et al. Case No. 23CV049538; and 2) conference with legal counsel pursuant to Government Code section 54956.9(d)(2) regarding one anticipated litigation case. City Attorney Lawson reported the City Council met and took no reportable action regarding Item 2. In regard to Item 1, the City Council did not have enough time to discuss the matter, and it was continued to the special City Council meeting on August 21, 2025.

### **PRESENTATION**

Mayor Salinas read a proclamation declaring August 23, 2025, as Adopt-a-Block Day in the City of Hayward. Maintenance Services Director Rullman and Acting Streets Manager Quintero thanked the City Council and accepted the proclamation on behalf of the City; Clean and Green Commissioner Ferreira and Chair Milleman thanked the City Council, City staff, and volunteers for the proclamation on behalf of the Clean and Green Commission; and Davida Scott acknowledged the Maintenance Services Department for its partnership with the Raising Leaders program. Council Member Liaison Andrews was acknowledged for her leadership.

### **PUBLIC COMMENTS**

Peggy Guernsey spoke about the lack of red-light cameras despite years of rising traffic violations, ineffective bike lanes, the increase of expired registration tags, the rundown state

of the Executive Airport, the lack of recognition for Tuskegee Airmen and opposed development of the Skywest Golf Course due to its environmental value and abundance of unused commercial space elsewhere.

Navi Bajwa, longtime business owner, expressed concern over the presence of illegal street vendors who take over his property under unregulated conditions; expressed disappointment in the City's lack of enforcement; and vowed to leave Hayward if the situation continues.

Kristina Kvalnes, longtime resident, shared concerns about ongoing Fourth of July chaos in the Beechwood neighborhood; and advocated for applying ideas from *The Tipping Point* book by Malcolm Gladwell, including crime prevention through community investment and environmental improvements.

Janett Hernandez share thanks and gifts from the City of Hayward's sister city, Arandas, Jalisco, and extended an invitation from their local officials, emphasizing the value of cultural exchange and community partnership.

The following Arroyo High School students and representing Save Open Space SOS Skywest Golf Course outreach group, advocated for preserving the Skywest property as green space due to its ecological importance, including the presence of native species, and its value to the community; expressed the City disregarded community input by prioritizing airport development over recreation and environmental preservation, stressing that most proposed beneficiaries live outside Hayward; and emphasized the need to protect and preserve local nature for current and future generations.

Sijan KC  
Andreanna Ocampo  
Xinyi Mai  
Walid Ahmed

Guillermo Rivera submitted a speaker card but did not speak.

Sandra Frost, SOS Skywest member, commended the students from Arroyo High School, and advocated turning the Skywest property into a public park connected to regional trains, citing the land's natural resurgence and habitat value.

Randy Waage highlighted the Bell Plastics open house noting its Pez Museum worthy of City promotion; and echoed support for preserving the former Skywest Golf Course, urging the City Council to leave a legacy of parks, not industrial development.

TJ, Hayward Concerned Citizens member, summarized public concerns from a town hall on the Regis Village homeless facility, including safety, transparency, neighborhood/downtown security and proximity to Bret Harte School, while requesting more community engagement and reassurance from City officials as the facility becomes operational.



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Ro Aguilar expressed support for Consent Item 5 and the mixed-use affordable housing project (Parcel 8), applauding its inclusion of jobs, open space, and housing diversity; and urged the City Council to encourage the City to develop more such inclusive neighborhoods and build the middle class.

Alejandra Wahl opposed the proposed tree ordinance amendment; expressed she believes the amendment facilitates tree removal at Skywest for development; and argued it prioritizes developers and undermines genuine preservation efforts.

Council Member Zermeno highlighted two small businesses in Hayward: 1) Ana's Restaurant on Jackson Street, and 2) Shamrock Liquors on Winton Avenue; and asked all to patronize them.

### CITY MANAGER'S COMMENTS

Interim City Manager Addleman made three announcements: 1) National Night Out took place on August 5, 2025, and featured thirty-two neighborhood block parties; 2) the Weekes Branch Library reopened August 18, 2025, including a new Friends of the Library bookstore; and 3) the last 2025 Downtown Hayward Street Party is scheduled for August 21, 2025.

### CONSENT

Consent Items 2, 5, and 7 were removed from the Consent Calendar for comment.

1. Approve the City Council Minutes of the Meeting on June 24, 2025, **MIN 25-088**  
It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the City Council meeting minutes of June 24, 2025.

2. Adopt a Resolution Authorizing the City Manager to Accept and Appropriate \$611,000 Grant Funding from the Caltrans Sustainable Transportation Planning Grant Program; Approve the Local Match of \$80,000 from Fund 215-Measure B (Local Transportation) and Fund 460 – Transportation Improvement Fund; Execute a Restricted Grant Agreement with the California Department of Transportation; and Create a Capital Improvement Project for the Nighttime Safety Enhancement Plan, Project No. 05359  
**CONS 25-350**

Staff report submitted by Public Works Director Ameri, dated August 19, 2025, was filed.

Council Member Syrop expressed enthusiasm for the grant funding the Nighttime Safety Enhancement Plan, emphasizing the importance of improved street lighting for public safety and neighborhood accessibility.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 25-146, "Adopt a Resolution Authorizing the City Manager to Accept and Appropriate \$611,000 Grant Funding from the Caltrans Sustainable Transportation Planning Grant Program; Approve the Local Match of \$80,000 from Fund 215 and Fund 460; Execute Restricted Grant Agreement with the California Department of Transportation; and Create New Capital Improvement Project for the Nighttime Safety Enhancement Plan, Project No. 05359"

3. Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 1 to the East Bay Plain Subbasin Groundwater Sustainability Plan Implementation Agreement between the City of Hayward and East Bay Municipal Utility District **CONS 25-351**

Staff report submitted by Public Works Director Ameri, dated August 19, 2025, was filed.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 25-147, "Resolution Authorizing the City Manager to Execute Amendment No. 1 to the East Bay Plain Subbasin Groundwater Sustainability Plan Implementation Agreement between the City of Hayward and East Bay Municipal Utility District"

4. Adopt a Resolution Authorizing the City Manager to Award a Contract to Pacific Sewer Maintenance for Sewer Root Control Services in a Not-to-Exceed Amount of \$197, 612 **CONS 25-352**



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Staff report submitted by Public Works Director Ameri, dated August 19, 2025, was filed.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 25-148, "Resolution Authorizing the City Manager to Award a Contract to Pacific Sewer Maintenance for Sewer Root Control Services in an Amount Not to Exceed \$197,612"

5. Adopt a Resolution Authorizing the City Manager to Execute the Second Amendment to the Disposition, Development, and Loan Agreement with RCD GP IV, LLC and Parcel Group 8, L.P. to Accelerate the Relocation of Occupants for the Transfer of Specified City Owned Properties and for the Development of Housing **CONS 25-354**

Staff report submitted by Assistant City Manager Thomas, dated August 19, 2025, was filed.

Jennifer Feney, Bridge Court tenant, opposed the plan to move tenants out within 90 days, citing personal hardships, loss of open space and wildlife, and poor property conditions; and questioned the City's accountability, ownership of the property, and lack of transparency regarding the environmental study.

Juan Figueroa, Bridge Court resident, argued that the 90-day notices amount to permanent displacement without legally required comparable housing; stressed that project funding and timelines are uncertain; and urged the City to delay relocation until construction is guaranteed, calling for transparency and fairness.

Dr. Ann E. Maris, Castro Valley resident, supported Bridge Court tenants; opposed accelerating evictions without a secured, funded plan; noted existing neighborhood issues such as a new cannabis dispensary; and urged the City Council to vote no on the early displacement.

Development Services Director Buizer noted that the original Disposition Development and Loan Agreement's zero displacement provision is no longer practical given significant

deferred maintenance, and the goal now is to encourage tenants to relocate sooner through incentives and assistance.

In response to Council Member Bonilla Jr.'s request for clarity on whether tenants must vacate in 90 days and how relocation would work, Deputy Development Services Director Morales noted it is voluntary, incentive-based relocation and the RCD's relocation consultant would provide personalized housing search assistance based on tenant preference.

In response to Council Member Bonilla Jr.'s inquiry about deeply affordable units, Development Services Deputy Director Morales and Project Manager Mizes-Tan confirmed the project will include 30%, 50%, and 60% AMI units.

Council Member Roche confirmed her understanding that relocation assistance was originally tied to construction start but is now being offered earlier due to delays and significant deferred maintenance; and tenants are not required to leave in 90 days but may receive greater incentives if they move sooner.

In response to Council Member Zermeno's inquiry as to how many households remain at Bridge Court, Development Services Director Buizer responded there are six.

In response to Council Member Andrews' inquiry about tenant outreach regarding the proposed acceleration, Development Services Deputy Director Morales noted the City met with households on July 21, 2025, to present the proposal and allow feedback.

It was moved by Council Member Goldstein, seconded by Council Member Bonilla Jr., and carried unanimously, to adopt the resolution.

AYES:	COUNCIL MEMBERS Bonilla Jr., Goldstein, Roche, Syrop, Zermeno MAYOR Salinas
NOES:	COUNCIL MEMBER Andrews
ABSENT:	None
ABSTAIN:	None

Resolution 25-152, "Resolution Approving an Updated Government Code Section 52201 Summary Report for the Project; Authorizing the City Manager to Negotiate and Execute the Second Amendment to the Disposition Development and Loan Agreement with RCD GP IV, LLC and Parcel Group 8, L.P. for Transfer of Specified City Owned Properties and for the Development of Housing and Making Specified Findings in Association with a Government Code Section 65913.4 Exemption from the California Environmental Quality Act"



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6. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Amendment to the Agreement with Tyler Technologies, Inc. to Add the Environmental Health Module to Energov Online Permitting in a Not-to-Exceed Amount of \$520,000 Annually **CONS 25-355**

Staff report submitted by Acting CIO/Information Technology  
Director Roush dated August 19, 2025, was filed.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeno  
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 25-149, "Resolution Authorizing the City Manager to Negotiate and Execute an Amendment to the Agreement with Tyler Technologies, Inc to Add the Environmental Health Module to Energov Online Permitting in a Not-To-Exceed Amount of \$520,000 Annually"

7. Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Eden Youth and Family Center in a Not-to-Exceed Amount of \$345,000 for Hayward Rides Program Support Services, Active Transportation Incentive and Promotion Program, Project No. 06937 **CONS 25-361**

Staff report submitted by Public Works Director Ameri, dated  
August 19, 2025, was filed.

TJ, with Hayward Concerned Citizens, expressed concerns about the Hayward Rides program, noting that while the grant is positive, biking is not practical for all residents due to geography, commuting needs, and safety issues; and urged the City to address driver behavior around schools and teach proper bike etiquette to ensure long-term safety.

Tyler Dragoni, Bike Hayward member, voiced support for the Hayward Rides program, emphasizing its importance in reducing traffic congestion and encouraging more bike commuters.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 25-150, "Authorizing the City Manager to Execute a Professional Services Agreement with Eden Youth and Family Center for Hayward Rides Program Support Services, Active Transportation Incentive and Promotion Program, Project No. 06937, in an Amount Not to Exceed \$345,000"

8. Adopt a Resolution Awarding a Construction Contract to Rosas Brothers Construction, Inc., for the Fiscal Year 2025 Sidewalk Rehabilitation and Wheelchair Ramps Project No. 05340 in the Amount of \$494,569.50, Approving \$49,569 in Administrative Construction Contingencies, and Appropriating \$351,000 in Measure B (Pedestrian and Bicycle) Fund 216 **CONS 25-362**

Staff report submitted by Public Works Director Ameri, dated August 19, 2025, was filed.

It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously, to adopt the resolution.

AYES: COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche,  
Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 25-151, "Resolution Awarding a Construction Contract to Rosas Brothers Construction, Inc., for the FY25 Sidewalk Rehabilitation and Wheelchair Ramps Project No. 05340 in the Amount of \$494,569.50, Approving \$49,569 in Administrative Construction Contingency, and Appropriating \$351,000 in Measure B (Pedestrian and Bicycle) Fund 216"





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### PUBLIC HEARING

9. Tree Preservation Ordinance: Introduce an Ordinance Amending the Hayward Municipal Code to Update Chapter 10 (Planning, Zoning and Subdivision), Article 15 (Tree Preservation Ordinance), Establishing New Regulatory Guidelines for the Designation, Removal and Mitigation of Protected Trees in the City of Hayward; Proposed Amendments to the 2026 Master Fee Schedule, and Finding the Proposed Project is Exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15307 (Class 7) and Section 15308 (Class 8) of the CEQA Guidelines **PH 25-037**

Staff report submitted by Development Services Director Buizer, dated August 19, 2025, was filed.

Development Services Director Buizer announced the item and introduced Planning Manager Lochirco and Landscape Architect Jensen who provided a synopsis of the staff report.

Discussion ensued among members of the City Council, Planning Manager Lochirco, Landscape Architect Jensen, Airport Manager McNeeley, and the following clarifications were made: heritage trees are classified by criteria including age, native species status, habitat value, and cultural or city significance; the City could explore using the in-lieu program to help low-income households; the Maintenance Services Department is undertaking a citywide tree inventory and a new canopy-mapping software may help estimate ages; Federal Aviation Administration (FAA) height restrictions apply to trees in airport safety zones, and exemption language allows pruning or removal if trees intrude into protected airspace; fruit trees are allowed now and generally not regulated as protected trees; the ordinance exempts homeowners in high or very high fire severity zones (per Cal Fire maps) from tree-removal permit fees if they proactively reduce fire risk and future work with the Fire Department will include "zone zero" buffers and defensible space guidelines; FAA flight zones are established by federal law and are not City regulations; Zone F is the 10,000-foot airport influence area, but the most restrictive zones are near runways; FAA grant assurances require airports to mitigate hazards, including trees that penetrate protected airspace; the intent is not to incentivize removing mature trees but to give developers flexibility; if a site cannot sustain replacement trees, in-lieu fees can be used to plant in underserved areas; any future project would undergo environmental review, endangered species assessments, and compliance with the ordinance, and no blanket removal authority would be granted; the proposed ordinance does not permit automatic tree removal at the former Skywest Golf Course or anywhere else; FAA regulations are binding due to federal grant assurances, and the ordinance now separates FAA rules from City rules for clarity; the airport planting guidelines in the appendix are non-regulatory and can be updated administratively; education will be key in implementing the ordinance and could involve neighborhood groups, nurseries, and the library; and for large projects, City staff is

required by California Environmental Quality Act (CEQA) law to conduct outreach, public scoping and responses to all comments.

Council Member Zermeno suggested labeling heritage trees.

Council Member Syrop suggested also covering “moderately high” fire severity zones for tree removal fee exemption, allowing loss-of-insurance documentation as proof for exemptions, and streamlining the process so residents are not discouraged from wildfire-hardening their homes.

Council Member Bonilla Jr. underscored the importance of an extensive outreach process and understanding their concerns.

Council Member Andrews asked City staff to use Bay Area Water Supply and Conservation Agency landscaping classes and the Clean and Green Commission for ordinance education; and suggested the Public Safety Committee could review insurance and fire-risk mapping in relation to the ordinance.

Mayor Salinas opened the public hearing at 9:26 p.m.

Peggy Guernsey noted past City and developer actions that removed mature trees and replaced them with species that cause maintenance and health issues; shared a personal experience where the City denied a neighbor’s request to remove a heritage tree, which later damaged her roof; and urged the City to act with greater care.

Sandra Frost supported the City considering a preservation ordinance but noted it lacks a complete tree inventory or a robust arboriculture program; and expressed opposition to potential airport expansion into Skywest, citing habitat loss, floodplain risks, and past CEQA failures.

Randy Waage agreed with other speakers’ concerns about Skywest, questioning why the airport ordinance’s section requires specific plant lists rather than making them recommendations; warned this could make park or open space development at Skywest cost-prohibitive; and urged removing what he sees as overreach by the airport provisions.

Tyler Dragoni supported the ordinance overall but noted the airport section is unclear, raising questions about whether the airport is currently in FAA compliance; urged for clearer maps and explanations; and asked whether the City must follow its own ordinance when removing trees from city-owned property.

Mimi Dean supported heritage tree protection but opposed broad use of in-lieu fees, stressing that disadvantaged should directly receive mitigation; and reiterated her support for preserving Skywest as open space, citing community feedback from prior outreach, potential habitat value, and consistency with the City’s climate and sustainability goals.

Mayor Salinas closed the public hearing at 9:43 p.m.



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Council Member Syrop noted the preservation ordinance is necessary to guide how trees are treated during development, either incentivizing preservation or discouraging removals; and urged staff to be sensitive to community concerns, especially in lower-income neighborhoods facing environmental injustice, and to consider preserving Skywest as open space, noting it was a top priority in recent strategic planning; and asked staff to work collaboratively with residents.

Council Member Zermeño supported the proposed ordinance but expressed skepticism about including airport-related provisions, fearing it could lead to unnecessary tree removals; suggested marking heritage trees for identification; supported permit reductions, protecting nesting trees, and using in-lieu fees to plant more trees; recalled city-approved removals of large trees in the past; and reiterated that trees near the airport could be trimmed rather than cut down.

Council Member Zermeño made a motion to move the item. Council Member Roche seconded the motion.

Council Member Roche voiced support for the ordinance, indicating its purpose is to increase protections for tree canopy; noted past removals often occurred because protections were lacking, and the ordinance will help prevent this while educating the public on the canopy's value; and emphasized that the intent is not to covertly remove trees but to grow and protect the canopy.

Council Member Andrews supported the ordinance, stressing its role in protecting trees amid climate change; called for renewed community outreach regarding Skywest, suggesting a dedicated space for discussions with developers to address public concerns; and asked staff to communicate clearly with residents about the status of Skywest projects.

Council Member Bonilla Jr. supported the ordinance for its role in protecting the tree canopy, while exploring Skywest as open space; and noted the airport landscaping provisions consolidate FAA requirements for clarity rather than creating new mandates to remove trees. In response to Council Member Bonilla Jr.'s inquiry about whether a tree inventory was needed before adopting the ordinance, Planning Manager Lochirco confirming a baseline canopy survey exists, with plans for updates every five years to monitor progress and guide planting in underserved areas.

Council Member Syrop requested staff explore insurance policy loss exemptions beyond designated high fire danger zones and consider using canopy data for enforcement, possibly through periodic Light Detection and Ranging (LIDAR) scans.

Council Member Goldstein praised the ordinance and staff's outreach efforts, appreciating how concerns were addressed; and credited community advocates Mimi Bauer and Minane Jameson from the Fairway Park Neighborhood Association for their canopy and tree preservation ordinance advocacy.

It was moved by Council Member Zermeno, seconded by Council Member Roche, and carried unanimously, to adopt the resolutions and introduce the ordinance.

AYES:	COUNCIL MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeno MAYOR Salinas
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution 25-153, "Resolution of the City Council of the City of Hayward Making Findings in Support of Amendments to Chapter 10, Article 15 (Tree Preservation) of the Hayward Municipal Code Relating to Guidelines for Protected Trees in the City of Hayward and Finding the Project is Exempt from CEQA Review Pursuant to Section 15307 and Section 15308 of the CEQA Guidelines"

Resolution 25-154, "Resolution Amending the City of Hayward 2025-2026 Fiscal Year Master Fee Schedule for Tree Removal and Tree Pruning Permits Associated with Amendments to Chapter 10, Article 15 of the Hayward Municipal Code Related to Updates to the Tree Preservation Ordinance"

Introduction of Ordinance 25-\_, "An Ordinance of the City Council of the City of Hayward Amending Article 15 (Tree Preservation Ordinance) of Chapter 10 (Planning, Zoning and Subdivisions) Regarding Regulatory Guidelines for the Designation, Removal and Mitigation of Protected Trees in the City of Hayward"

## **COUNCIL REPORTS AND ANNOUNCEMENTS**

Council Member Andrews made the following announcements: Clean and Green Commission clean up event at Weekes Park; Bay Area Water Supply and Conservation Agency class on water-efficient edible gardens on August 23, 2025; congratulated "Big Mike," on his 50th birthday; attended the Pez Museum; thanked Southland Mall for bringing the Hello Kitty truck; ITbiz Tech Academy Career Fair at Hayward City Hall on August 20, 2025; thanked staff who attended the Black Women Organized for Political Action Hayward's Black August Teach-In; thanked the Library for the second annual K-Pop event; Voices of the Diaspora "Treasures Unleashed" event at the Hayward Veterans Memorial Building; and the Golden Girls 40th Anniversary celebration at the Library on September 13, 2025.



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Council Member Goldstein announced the Concert in the Park hosted by Hayward Odd Fellows will be held August 25, 2025, at Hayward Memorial Park, with council members serving food.

Mayor Salinas welcomed everyone back to school, noting that Cal State University, Chabot College, and Hayward Unified School District schools are now in session; and urged drivers to slow down and watch for children walking to school.

**COUNCIL REFERRALS**

There were none.

**ADJOURNMENT**

Mayor Salinas adjourned the City Council meeting at 10:06 p.m.

**APPROVED**

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Mark Salinas  
Mayor, City of Hayward

**ATTEST:**

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Miriam Lens  
City Clerk, City of Hayward