



CITY COUNCIL MEETING

777 B Street, Hayward, CA 94541

Council Chambers

<https://hayward.zoom.us/j/83891074827?pwd=MrdTqivvizlUJwoaTu4Bk7oPNpY3nH.1>

Tuesday, April 1, 2025, 7:00 p.m.

The City Council meeting was called to order by Mayor Salinas at 7:00 p.m. in the Council Chambers.

Pledge of Allegiance: Council Member Andrews

ROLL CALL

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

Absent: NONE

PUBLIC COMMENTS

Aaron Rosas, Hayward resident, expressed concerns about health hazards from contaminated soil, including lead, arsenic, pesticides, at a nearby construction site - 420 Smalley Avenue, stated the City's current ordinance does not sufficiently protect residents from exposure risks, and urged the City Council to investigate the matter.

Jose Ortiz, Hayward resident, raised ongoing complaints about property code violations at a neighboring home, including obstructed sidewalks, unsanitary conditions (rats, cockroaches, trash), and inaction from City Code Enforcement despite repeated reports over several years.

CITY MANAGER'S COMMENTS

City Manager Dr. Ana Alvarez made two announcements: 1) the successful Puente Grape Juice & Cheese Networking event on March 21, 2025, at City Hall with City staff participation; and 2) Cesar Chavez Day on March 31, 2025, which included a City business closure for employees to honor the civil rights leader. Public members were encouraged to visit the Cesar Chavez Social Justice Collection at the Hayward Downtown Library.

CONSENT

1. Approve the City Council Minutes of the Meeting on March 18, 2025 **MIN 25-044**
It was moved by Council Member Goldstein, seconded by Council Member Syrop, and carried unanimously by roll call vote, to adopt the City Council meeting minutes of March 18, 2025.

2. Adopt a Resolution Approving the Final Map for Tract 8600, a Residential Subdivision at 27865 Manon Ave (Assessor's Parcel Number 453-0090-014-00), to Allow the Construction of Twenty- Two (22) Townhouse -Style Residential Units with Common Open Space Areas and Related Site Improvements; Accepting Easements Dedicated for Public Use; Authorizing the City Manager to Execute a Subdivision Agreement; and Finding that the Action is Exempt from CEQA Review. Applicant/Owner: Sunflower Manon LLC, Application Nos. 2021101491 and TM-23-0009 **CONS 25-131**

Staff report submitted by Development Services Director Buizer, dated April 1, 2025, was filed.

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

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

Resolution 25-039, "Resolution Approving the Final Map Tract 8600, Accepting the Easements and Rights-of-Way Dedicated Thereon for Public Use; Authorizing the City Manager to Negotiate and Execute the Subdivision Improvement Agreement and Related Other Documents; and Finding that the Action is Exempt from CEQA Review"

3. Adopt a Resolution Authorizing the City Manager to Approve the Purchase of Curtis Blue Line Ballistic Vests and Helmets from LN Curtis for the Hayward Fire Department in a Toal Not-to-Exceed Amount of \$143,625.79 **CONS 25-134**

Staff report submitted by Interim Fire Chief Vollmer, dated April 1, 2025, was filed.

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

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



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Resolution 25-040, "Resolution Authorizing the City Manager to Approve the Purchase of Curtis Blue Line Ballistic Vests and Helmets from LN Curtis for the Hayward Fire Department in a Not-to-Exceed Amount of \$143,625.79"

4. Adopt a Resolution Authorizing the City Manager to Award a Contract to Specialized Bicycle Components, Inc., and Trek Bicycle Castro Valley for Purchasing Bicycles and Bicycle Safety Equipment as Part of the Active Transportation Incentive and Promotion Program, Project No. 06937 **CONS 25-145**

Staff report submitted by Public Works Director Ameri, dated April 1, 2025, was filed.

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

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

Resolution 25-041, "Resolution Authorizing the City Manager to Execute Contracts with Trek Bicycle Castro Valley in an Amount Not-To-Exceed \$1,500,000 and Specialized Bicycle Components, Inc. in an Amount Not-To-Exceed \$150,000 to Provide Bicycles and Bicycle Safety Equipment for the Active Transportation Incentive and Promotion Program, Project No. 06937 for Two Year Contract Terms"

WORK SESSION

5. Community Agency Funding: Fiscal Year 2025-2026 Community Agency Funding Recommendations for Services, Arts & Music, and Economic Development and Infrastructure and Overview of the Fiscal Year 2026-2029 Five Year Consolidated Plan (Report from Assistant City Manager Youngblood) **WS 25-015**

Staff report submitted by Community Services Manager Cole-Bloom and Assistant City Manager Youngblood, dated April 1, 2025, was filed.

Assistant City Manager Youngblood announced the item and introduced Community Services Manager Cole-Bloom and Management Analyst Hwang who provided a synopsis of the staff report.

Management Analyst Hwang noted staff was seeking input from the City Council on three items: Fiscal Year (FY) 2025-2026 Community Agency Funding (CAF) recommendations for Social Services, Arts & Music, Consolidated Plan for Community Development Block Grant (CDBG) Public Services and CDBG Economic Development & Infrastructure; FY 2026-2029 Five Year Consolidated Plan; and proposed changes to the CAF process for subsequent fiscal years.

Council Member Bonilla Jr. disclosed a conflict of interest with Community Child Care Council (4Cs) of Alameda County and noted he would be recusing himself from participating during the CSBG Economic Development & Infrastructure section.

Council Member Andrews disclosed a donation to The Kwanzaa Project last year and a visit to Spectrum Community Services but indicated no conflict requiring recusal.

Council Member Goldstein noted an ongoing business relationship with the Chief Executive Officer of Be A Mentor and disclosed his service on the Board of the Hayward Education Foundation.

Council Member Syrop shared that his mother previously served on the Hayward Arts Council Board and he no longer had a conflict of interest.

Management Analyst Hwang provided an overview of the FY 2026-2029 Five Year Consolidated Plan, which serves as a framework for identifying housing and community development needs and guiding the City's CDBG investment decisions; and provided an overview of funding recommendations: Economic Development & Infrastructure (CDBG), Public Services (CDBG), Social Services (General Fund), and Arts & Music (General Fund).

Mayor Salinas opened the public comment section on public services (CDBG & General Fund) and CAF process at 7:24 p.m.

Calvin Wong, Community Services Commissioner, shared that the service funding recommendation process was emotionally taxing due to the overwhelming need and limited resources; expressed concern that even top priorities such as housing and legal services for immigrants could only be partially funded; and urged the City Council to increase support for vital services.

Duke Hwang, Spectrum Community Services Senior Meals Program Manager, questioned whether the City has a contingency plan in case federal CDBG funding is delayed or reduced, and if a redistribution of General Fund monies would be available to community-based organizations that were prioritized for funding.

Samantha Beckett, Centro Legal de la Raza Attorney, highlighted the critical role of tenant legal services in preventing homelessness, particularly considering rising eviction rates in Hayward;



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and urged full funding to protect vulnerable tenants, especially immigrants, from both formal and informal evictions.

Mayor Salinas closed the public comment section at 7:32 p.m.

Members of the City Council thanked the Community Services Commission for its thoughtful recommendations, City staff for the work done, and the applicants for their participation and commitment to the community.

Discussion ensued among members of the City Council and City staff, and the following clarifications and recommendations were made: the need to revisit the City's General Fund allocation for community services, acknowledging the growing gap between funding requests and available resources, while also cautioning that other City priorities such as street repairs also require funding; expressed disappointment in the inability to fund critical programs; lamented the impact of reduced federal support for Diversity, Equity and Inclusion-related programs; recommended to explore regional foundations such as East Bay Community Foundation or Silicon Valley Community Foundation to supplement City resources; suggested to consider connecting agencies with local businesses and organizations for partnerships; highlighted the importance of identifying and coordinating with other funding sources such as school districts to reduce duplication and expand support for underfunded services like school-based mental health programs; highlighted to caution against relying on the General Fund as a default funding source, citing the City's structural budget deficit and the importance of agencies diversifying their income streams; the need for a more data-informed approach, including reporting the number of residents served to assess impact and the percentage of each agency's budget funded by the City, to inform more strategic funding decisions; the necessity of contingency plans in the event that CDBG funds are delayed or reduced, with staff confirming that such a situation would be brought back to the City Council for further action; and regarding Centro Legal de la Raza, staff offered to confirm during the April 22, 2025, public hearing, if its proposed funding is in addition to or inclusive of other existing contracts.

Council Member Bonilla Jr. recused from participating in the Community Development Block Grant (CDBG) Economic Development & Infrastructure section of the work session due to his conflict of interest with Community Child Care Council (4Cs) of Alameda County and left the Council Chambers at 8:07 p.m.

Management Analyst Hwang summarized the CSBG Economic Development & Infrastructure funding recommendations.

Mayor Salinas opened the public comment section at 8:08 p.m.

Theresa Rezendez urged the City Council to consider South Hayward Parish for funding if additional resources become available; and voiced support for Love Never Fails, praising their impactful, low-cost work in helping women escape human trafficking.

Mayor Salinas closed the public comment section at 8:09 p.m.

In response to Council Member Roche's inquiries, Community Services Manager Cole-Bloom confirmed that funding allocations assumed the receipt of standard CDBG funds, and the Leidig Court project involved rehabilitation for an affordable housing site with a partial request for a parking gate.

In response to Council Member Syrop's inquiry about Habitat for Humanity East Bay and Rebuilding Together East Bay, Community Services Manager Cole-Bloom noted both rehabilitation programs are focused on helping low-income homeowners and avoid displacement.

Council Member Goldstein left the Council Chamber at 8:13 p.m. and Council Member Bonilla Jr. returned to the Council Chambers.

Management Analyst Hwang summarized General Fund Arts & Music funding recommendations.

There being no public comment, Mayor Salinas opened and closed the public comment section at 8:14 p.m.

In response to Council Member Zermeño's inquiry regarding why the Sun Gallery was not included in the Arts & Music funding recommendations, Community Services Manager Cole-Bloom explained that due to significant internal organizational changes, including a full board recall, absence of an executive director, and lack of financial control, it was determined that Sun Gallery was not eligible for funding.

In response to Council Member Syrop's inquiry for clarification, Community Services Manager Cole-Bloom indicated that the Sun Gallery was on an accelerated cycle for the monitoring process so it can be resolved in time for them to apply for the following year.

Council Member Goldstein returned to the Council Chamber at 8:17 p.m.

Management Analyst Hwang summarized the recommendations for improvements to the Community Agency Funding Process consisting of 1) transition to a two-year funding cycle; 2) establish a separate Arts & Music funding process; 3) align decision-making with City Council priorities and community need; and 4) increase decision-making transparency and objectivity through rubric use and publication of scores.

There being no public comment, Mayor Salinas opened and closed the public comment section at 8:23 p.m.



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Council Member Bonilla Jr. expressed support for the Community Services Commission (CSC) funding recommendations but advised that proposed changes to the CAF process should first be reviewed and finalized by the CSC before being reviewed by the City Council.

Mayor Salinas concurred with Council Member Bonilla Jr.

Council Member Syrop agreed to give the CSC the opportunity to review proposed changes; and raised the need to reassess the CSC's role and meeting frequency if a two-year funding cycle is adopted, to ensure the commission remains active and purposeful year-round.

Council Member Roche supported getting CSC consensus on the proposed changes but urged the CSC to closely consider City staff input, given their long-term involvement with the process and direct interactions with agencies; and stressed the importance of a collaborative approach between CSC members and City staff.

Council Member Andrews recommended that if the funding schedule changes, additional support such as transition planning, business planning, and strategic sustainability planning should be considered for agencies; and asked for an evaluation of staff time spent administering the funding process in relation to the amount of funding being distributed.

Council Member Zermeño voiced general support for the proposed changes and agreed with his colleagues that final recommendations should first come from the CSC; and noted that streamlining the process could benefit commissioners, staff, and community organizations alike.

Council Member Goldstein supported waiting for the CSC to finalize its recommendations before the City Council takes action; and expressed full trust in both the CSC's and staff's judgment.

6. Water and Recycled Water: Recommended Fiscal Year 2026 and Fiscal Year 2027 Water and Recycled Water Rates and Connection Fees (Report from Public Works Director Ameri)
WS 25-016

Staff report submitted by Public Works Director Ameri, dated April 1, 2025, was filed.

Mayor Salinas indicated Public Works Director Ameri was ready to provide an overview of the staff report, but he was going to forgo the staff's oral presentation.

Council Member Andrews thanked City staff for their work, reminded the community that the staff report and attachments were available online, and requested that attending staff be formally introduced for the record.

Public Works Director Ameri introduced Management Analyst II Nguyen who had prepared the cost-of-service analysis for providing water and recycle water service and was available to address any questions.

There being no public comment, Mayor Salinas opened and the public comment section at 8:33 p.m.

There were no questions or comments on the report from members of the City Council.

PUBLIC HEARING

7. City Master Fee Schedule: Adopt a Resolution Approving the Fiscal Year 2025-2026 Master Fee Schedule, Fine and Bail Schedules, and Finding the Action is Exempt from CEQA Review (Report from Finance Director Etman) **PH 25-013**

Staff report submitted by Interim Finance Director Etman, dated April 1, 2025, was filed.

Mayor Salinas indicated Interim Finance Director Etman was ready to provide an overview of the staff report, but he was going to forgo the staff's oral presentation.

There being no public comment, Mayor Salinas opened and closed the public hearing at 8:35 p.m.

In response to Council Member Roche's inquiry about the housing in-lieu fees and new building permit review fees, Development Services Director Buizer explained that the decrease in housing in-lieu fees was tied to an external construction cost index and building permit review fees were not entirely new, but newly itemized to ensure cost recovery for staff time.

Council Member Roche requested improved public outreach regarding citation processes, particularly for residents with disabilities.

Council Member Andrews requested clarity on parking signage related to bus zones, expressing concern over community confusion and citation complaints in active areas of South Hayward.

In response to Council Member Andrews' inquiry about asset tracking for the Library of Things program, Library Services Director Addleman explained they use RFID (Radio-Frequency Identification) tags and barcodes, similar to books and apply replacement fees for lost or damaged items.

Council Member Syrop raised a concern regarding the new fee related to "daylighting" law (parking restrictions near marked/unmarked crosswalks), noting that it could lead to ticketing even in unmarked areas; and recommended the City implement a public education campaign before enforcement begins to avoid community backlash.



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

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

Resolution 25-042, "Resolution Adopting the FY 2026 Master Fee Schedule that Reflects Updated Fees and Charges for Departments in the City of Hayward and the Fine and Bail Schedule Modification and Rescinding Resolution No. 24-197 and All Amendments Thereto and Finding that the Action is Exempt from CEQA Review"

8. Agreement with Syserco Energy Solutions: Adopt a Resolution Authorizing the City Manager to Execute an Agreement with Syserco Energy Solutions, Inc., for Energy Conservation Measures Reimbursable under Pacific Gas & Electric's (PG&E) On-Bill Financing Program, in a Not-to-Exceed Amount of \$2,196,973; and Transfer and Appropriate \$2,087,504 from the Measure C Fund to the Facilities Capital Improvement Fund, Project 07235 (Report from Maintenance Services Director Rullman) **PH 25-014**

Staff report submitted by Maintenance Services Director Rullman, dated April 1, 2025, was filed.

Mayor Salinas indicated Maintenance Services Director Rullman was ready to provide an overview of the staff report, but he was going to forgo the staff's oral presentation.

In response to Council Member Roche's request for clarification on the financial risk, Maintenance Services Director Rullman indicated that Pacific Gas & Electric's (PG&E) energy conservation project will be funded upfront by the City and reimbursed through a zero-interest loan under their On-Bill Financing Program; and added that the repayment would come from energy savings, with reimbursement from PG&E being highly likely.

In response to Council Member Andrews' inquiry about whether energy savings improvements would impact master planning for capital projects, Maintenance Services Director Rullman clarified that measures were carefully selected for alignment with long-term goals.

There being no public comment, Mayor Salinas opened and closed the public hearing at 8:47 p.m.

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

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

Resolution 25-043, "Resolution Authorizing the City Manager to Execute an Agreement with Syserco Energy Solutions, Inc. for Energy Conservation Measures Reimbursable Under the Pacific Gas & Electric's (PG&E) On-Bill Financing Program, in an Amount Not-To-Exceed \$2,196,973; and Amending the FY 2025 Budget Resolution in Order to Appropriate and Transfer \$2,087,504 from the Measure C Fund to the Facilities Capital Improvement Fund, Project 0723"

LEGISLATIVE BUSINESS

9. 2025 WIFIA Loan: Adopt Resolution of the City Council Authorizing the Execution and Delivery of a WIFIA Loan Agreement with the United States Environmental Protection Agency and a Related Promissory Note in the Maximum Principal Amount of \$244,139,000 (Excluding Capitalized Interest) to Finance Certain Capital Improvements to the Wastewater System, Including the Water Resource Recovery Facility Improvements, and Approving Related Agreements and Actions (Report from Director of Public Works Ameri)
LB 25-010

Staff report submitted by Public Works Director Ameri and Assistant City Manager Youngblood, dated April 1, 2025, was filed.

Public Works Director Ameri announced the item and introduced Mr. Christian Sprunger with NHA Advisors who provided an overview of the WIFIA Loan. Mr. Christian Sprunger was joined by Chris Lynch with Jones Hall and Seema Chavan with Brown and Caldwell.

In response to Council Member Andrews' inquiry about the risk of delayed loan disbursement from the Environmental Protection Agency (EPA) and any contingency plans, Public Works Director Ameri explained that revenue bonds would serve as backup, if necessary.

In response to Council Member Roche's inquiry about flexibility in drawing down from the WIFIA loan in case additional funding sources, such as state money or lower costs, became available, Mr. Christian Sprunger indicated the WIFIA loan operates on a drawdown basis.

In response to Council Member Syrop's inquiry about whether the City would still be committed to the full project cost if the WIFIA funds were not drawn, and how other neighboring cities were addressing similar infrastructure mandates, Public Works Director Ameri confirmed the



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City's financial obligation upon project award and added that Hayward's strategy was aligned with how other cities were responding to the order to reduce nutrients by 2034.

Council Member Syrop acknowledged the significant financial impact and encouraged careful execution and continued realization of savings.

There being no public comment, Mayor Salinas opened and closed the public hearing at 9:09 p.m.

Council Member Roche praised City staff for the creative financing approach for the Water Resources Recovery Facility project required by the California Regional Water Quality Control Board to reduce nutrient discharge into the Bay.

Council Member Andrews thanked City staff and the consultants for the presentation, and emphasized the need for advocacy at the state level to support local infrastructure projects and reduce reliance on city-incurred debt.

Mayor Salinas indicated the project is the most expensive capital project in Hayward's history, totaling nearly \$500 million.

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

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

Resolution 25-044, "Resolution Authorizing the Execution and Delivery of a WIFIA Loan Agreement with the United States Environmental Protection Agency and a Related Promissory Note in the Maximum Principal Amount of \$244,139,000 (Excluding Capitalized Interest) to Finance Certain Capital Improvements to the Wastewater System, Including the Water Resource Recovery Facility Improvements, and Approving Related Agreements and Actions"

COUNCIL REPORTS AND ANNOUNCEMENTS

There were none.

COUNCIL REFERRALS

There were none.

ADJOURNMENT

Mayor Salinas adjourned the City Council meeting at 9:13 p.m.

APPROVED

Mark Salinas
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward