



MINUTES OF THE CITY COUNCIL MEETING
Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, October 1, 2019, 7:00 p.m.

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

ROLL CALL

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

CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session at 5:00 p.m., regarding five items: 1) conference with legal counsel pursuant to Government Code 54956.9(d)(1) regarding Theodore Muniz v. City of Hayward, Workers' Compensation Appeals Board Case No. ADJ10887964; ADJ11567404; 2) conference with legal counsel pursuant to Government Code 54956.9(d)(1) regarding City of Hayward v. California State University Trustees, Alameda County Superior Court, No. RG 18895213; 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; 4) conference with legal counsel pursuant to Government Code 54956.9 regarding anticipated litigation; and 5) conference with legal counsel pursuant to Government Code 54956.9(d)(1) regarding Nelson v. City of Hayward, et al., U.S. District Court, N.D. CA., No. 3:16-cv-7222-SK. City Attorney Lawson reported the Council unanimously approved the settlement of the case Theodore Muniz v. City of Hayward with Council Member Salinas moving, Council Member Mendall seconding with Council Member Wahab absent. City Attorney Lawson added there was no reportable action related to Items 2, 3, and 4. Related to Item 5, City Attorney Lawson reported action taken on July 23, 2019, which was to authorize compromise and release of the case in the amount of \$1 million. The action was moved by Council Member Mendall, seconded by Council Member Márquez with Council Member Zermeño and Council Member Wahab absent.

PRESENTATIONS

Mayor Halliday read a proclamation declaring the month of October 2019 as National Domestic Violence Awareness and Prevention Month. Ms. Sophora Acheson, Ruby's Place Executive Director, accepted the proclamation on behalf of Ruby's Place. Ms. Kate Hart, SAVE Director of Programs, accepted the proclamation for Safe Alternatives to Violent Environments (SAVE).

PUBLIC COMMENTS

Mr. Kim Huggett, Hayward Chamber of Commerce President, showed photos of the groundbreaking ceremony for the Lincoln Landing project and the grand opening of Hippies Brew, and announced a workshop on “How to Start a Business” on October 10, 2019.

Dr. Marshall Mitzman invited all to the Salvation Army Annual Red Kettle Kickoff Dinner on November 7, 2019 at the Hayward Veteran’s Memorial Hall.

Mr. Charlie Peters, Clean Air Performance Professionals representative, spoke about an article on the voluntary use of ethanol and the gasoline mandate.

Mr. Jim Drake, Hayward resident, spoke about Taqueria El Mezcal’s Conditions of Approval regarding Eucalyptus trees.

Ms. Sandy Frost, Hayward tenant, shared her stressful experience with relocation during renovations at the Tennyson Gardens Apartment and urged the City to be progressive in implementing low-income housing solutions.

Mr. James Evans, Hayward resident and former police officer, complained about the truck route on Winton Avenue.

Dr. Ann Maris, spoke on behalf of tenants at Reliant and Eden Housing, who are having health problems due to building renovations. She asked the Council to consider not pushing low-income rentals, but to instead offer more affordable homes for purchase.

Ms. Mary Boutté, Hayward tenant, showed photos from renovations in progress at Leisure Terrace apartments and complained about construction noise and delays in finishing construction.

Ms. Elisha Crader, Hayward resident, asked the Council to add an item to a Council agenda regarding the Leisure Terrace apartments and take immediate action to help its residents.

Ms. Lacei Amodei, Hayward resident, asked the Council to fight for Leisure Terrace tenants, review relocation packages and close the housing “loophole” immediately.

Ms. Alicia Lawrence, Hayward resident and The Hayward Collective member, notified the Council about Assembly Bill 1482, expressed support for Leisure Terrace tenants and urged the Council to act against bad faith operators.

Ms. Inas Yatt, Hayward tenant, spoke about a truck that was stuck in a driveway for many hours and shared a list from tenants about unresolved Reliant building concerns, such as gas leak hazards, exposure to asbestos and construction noise.



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City Manager McAdoo encouraged tenants to continue contacting City staff about issues at Leisure Terrace to try to address them and noted there would be discussion about Reliant at the Homelessness-Housing Task Force meeting on October 22, 2019.

Consent Items 1, 2, and 3 were removed from the Consent Calendar for discussion and separate vote.

CONSENT

1. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute an Assignment/Assumption of Lease with Bud Field Aviation, Inc. for Property at 22005 Skywest Drive **CONS 19-636**

Staff report submitted by Public Works Director Ameri, dated October 1, 2019, was filed.

Mr. Jim Drake, Hayward resident, asked for competitive bidding.

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

Resolution 19-189, "Resolution Authorizing the City Manager to Negotiate and Execute an Assignment/Assumption of Lease to the Ground Lease with Bud Field Aviation, Inc"

2. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Second Amendment to the Existing Ground Lease with Mahabal Hospitality, LLC., for the Construction of Two Hotels at the Hayward Executive Airport **CONS 19-637**

Staff report submitted by Public Works Director Ameri, dated October 1, 2019, was filed.

Mr. Jim Drake, Hayward resident, asked for competitive bidding.

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

Resolution 19-190, "Resolution Authorizing the City Manager to Negotiate and Execute a Second Amendment to the Ground Lease with Mahabal Hospitality, LLC., for the Construction of Two Hotels at the Hayward Executive Airport"

3. Authorize the City Manager to Negotiate and Execute a Ground Lease and Facilities Use Agreement with the Chabot-Las Positas Community College District for the Fire Training Center **CONS 19-650**

Staff report submitted by Fire Chief Garrett, dated October 1, 2019, was filed.

Mr. Bob Buell, Fire Technology Coordinator and Chabot College Instructor, spoke in support of the proposed Fire Training Center.

Mr. Ron Gerhard, Interim Chancellor, Chabot-Las Positas Community College District, expressed gratitude on behalf of the District and the Board of Trustees for the partnership agreement to open the Fire Training Center.

Dr. Marshall Mitzman, Chabot-Las Positas Community College District Board member, shared this will be a first responder's program as well as being a path into fire-fighting careers.

City Manager McAdoo acknowledged Fire Chief Contreras for his vision and leadership.

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

Resolution 19-191, "Resolution Authorizing the City Manager to Negotiate and Execute a Ground Lease and Facilities Use Agreement with the Chabot-Las Positas Community College District for the Fire Training Center"

LEGISLATIVE BUSINESS

4. Adopt a Resolution Recognizing the Importance of Census 2020 (Report from Deputy City Manager Ott and Development Services Director Simpson) **LB 19-041**

Staff report submitted by Fire Chief Garrett, dated October 1, 2019, was filed.

Community Service Manager Davis introduced Ms. Ashley Renick, Alameda County Complete Count Community representative, who provided an overview of the importance of Census 2020 and the coordinated efforts occurring throughout Alameda County.

Council Member Zermeño encouraged staff to ensure that everyone gets counted.

Mayor Halliday encouraged to get the word out, have special events and have staff at the new library help to spread the word.



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Council Member Salinas suggested using city and school digital boards and video ads in movie theaters to help communicate the 2020 Census message.

Council Member Wahab suggested having questionnaire assistance centers at city departments such as the Police and Fire departments, helping individuals apply for enumerator jobs at City Hall and/or the library, having census workshops at senior and faith-based centers, and having hard paper copies of materials available.

There being no public comments, Mayor Halliday opened and closed the public hearing at 8:32 p.m.

It was moved by Council Member Salinas, seconded by Council Member Wahab, and carried unanimously, to approve the following:

Resolution 19-192, "Resolution Recognizing the Importance of Census 2020 and Encouraging all Residents to be counted"

CITY MANAGER'S COMMENTS

City Manager McAdoo announced the City Council would be holding a special City Council meeting on October 15, 2019 at the Matt Jimenez Community Center.

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Wahab announced the Homelessness-Housing Task Force was holding a meeting on October 22, 2019 at City Hall to discuss the just cause exemption "loophole" related to Reliant and the overall future of affordable housing.

Mayor Halliday spoke highly of events that occurred over the past week and highlighted the Annual Hayward Volunteer Awards and Recognition Dinner scheduled for October 8, 2019 at St. Rose Hospital's Grand White Tent.

COUNCIL REFERRALS

There were none.

ADJOURNMENT

Mayor Halliday adjourned the meeting at 8:39 p.m., in memory of Ms. Frances Granados.

Council Member Zermeño noted that Ms. Frances Granados was instrumental in the former San Felipe Sister City Committee and helping build the San Felipe Community Park in Hayward

and the Hayward Park in San Felipe, Baja California, Mexico; was a strong woman; was a longtime Hayward resident; and a contributor to the Hayward community and active in the Latinx community.

Mayor Halliday asked staff to work with the Granados family and the Hayward Area Recreation and Park District to plant a tree at the San Felipe Community Park in memory of Frances Granados.

Mayor Halliday added the City Council would be holding a special City Council meeting on Monday, October 7, 2019 at City Hall.

APPROVED

Barbara Halliday
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward