



CITY COUNCIL MEETING
777 B Street, Hayward, CA 94541

Council Chambers and Zoom

<https://hayward.zoom.us/j/83639328548?pwd=ZUdDZE5lM2R1dHNFbVJoVXJBckdmQT09>

Tuesday, October 15, 2024, 7:00 p.m.

The City Council meeting was called to order by Mayor Salinas at 7:00 p.m. The City Council held a hybrid meeting in the Council Chambers and virtually via Zoom.

Pledge of Allegiance: Council Member Zermeño

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 October 15, 2024, at 5:30 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 Alina Shinwary v. City of Hayward, et al., Alameda County Superior Court Case No. 23CV037683; and 2) conference with legal counsel pursuant to Government Code section 54956.9(d)(2) regarding one case based on facts and circumstances for which there is significant exposure to litigation. City Attorney Lawson indicated that the Council met to discuss both items, gave direction to legal counsel, but otherwise took no reportable action. The closed session adjourned at 6:20 p.m.

PRESENTATION

Mayor Salinas read a proclamation declaring October 14, 2024, as Indigenous Peoples' Day and the month of November 2024 as Native American Heritage Month in the City of Hayward. Elsa Saenz, Indigenous Peoples Education Association Coordinator, accepted the proclamation on behalf of the Indigenous Peoples Education Association at Chabot College, and thanked the Council for the recognition. Equity and Inclusion Officer Josephine Ayankoya accepted the proclamation on behalf of the Hayward Library and Library Director Jayanti Addleman.

PUBLIC COMMENTS

Tom Wong expressed concern about the urgency of extending Measure K-1, a half-cent sales tax, until 2055, when it does not expire for another 10 years; questioned whether there are plans to borrow money from Measure K-1, similar to how money was borrowed from Measure C to build a library; and asked for more clarity on the benefits of Measure K-1.

Council Member Zermeño acknowledged students from Hayward High School students.

City Clerk Lens presented a video that provided key information on voter registration, deadlines, and voting options for the November 5, 2024, election.

CITY MANAGER'S COMMENTS

Interim City Manager Claussen made two announcements: 1) gently used costumes and accessories for babies, toddlers, children, and teens will be distributed at the Weekes Branch Library's Halloween Costume Giveaway event on October 18, and October 22, 2024; 2) the City's improved Pavement Condition Index (PCI) has risen to 76 which represents a significant achievement given the general deterioration of roads in the Bay Area.

CONSENT CALENDAR

1. Approve the Minutes of the Special City Council Meeting on October 1, 2024 **MIN 24-109**
It was moved by Council Member Zermeño, seconded by Council Member Syrop, and carried unanimously, to approve the City Council meeting minutes of October 1, 2024.
2. Approve the Minutes of the Special City Council Meeting on October 8, 2024 **MIN 24-111**
It was moved by Council Member Zermeño, seconded by Council Member Syrop, and carried unanimously, to approve the special City Council meeting minutes of October 8, 2024.
3. Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Wilsey Ham, a WHB Company, for Design Services for the Campus Drive Sidewalk Project in an Amount Not-to-Exceed \$256,000 for Project Nos. 05332, 05344, and 05345 **CONS 24-512**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-201, "Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Wilsey-Ham, a WHB Company, in an Amount Not to Exceed \$256,000 for the Design Services for the Campus Drive Sidewalk Project"

4. Adopt a Resolution Authorizing the City Manager to Accept and Appropriate up to \$30,000 in Grant Funding Annually in Fiscal Years 2025 Through 2030 from the Alameda County Office of Homeland Security for the Hayward Fire Department's Community Emergency Response Team Program **CONS 24-514**



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Staff report submitted by Interim Fire Chief Vollmer, dated October 15, 2024, was filed.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-202, "Resolution Authorizing the City Manager to Accept and Appropriate up to \$30,000 in Grant Funding Annually in Fiscal Years 2025 Through 2030 from the Alameda County Office of Homeland Security for the Hayward Fire Department's Community Emergency Response Team Program"

5. Adopt a Resolution Authorizing the Specification of Sole Source Equipment to be Provided by Hydro International for the Water Resource Recovery Facility (WRRF) Grit Removal System in an Amount Not-to-Exceed \$2,117,202 **CONS 24-520**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-203, "Resolution Authorizing the Specification of Sole Source Equipment to be Provided by Hydro International for the Water Resource Recovery Facility (WRRF) Grit Removal System in an Amount Not to Exceed \$2,117,202"

6. Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Placeworks in the Amount Not-to-Exceed \$250,000 for the Development of the City's Community Based Transportation Plan (CIP Project 06940) **CONS 24-521**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

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

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

Resolution 24-204, "Authorizing the City Manager to Execute a Professional Services Agreement with Placeworks for Consulting Services for the Development of the City's Community Based Transportation Plan in an Amount Not to Exceed \$250,000"

7. Adopt a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with HydroScience Engineers for the Preparation of a Recycled Water System Master Plan in an Amount Not to Exceed \$350,000 **CONS 24-522**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

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

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

Resolution 24-205, "Resolution Authorizing the City Manager to Execute a Professional Services Agreement with HydroScience Engineers for the Preparation of a Recycled Water System Master Plan in an Amount Not to Exceed \$350,000"



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8. Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Current Agreement with InfoSend, Inc., for Utility Billing Services Related to the Water Customer Portal, Increasing the Contract by \$75,000 and Enter into New Contract with InfoSend for a Three-Year Term in an Amount Not-to-Exceed \$720,000, with the Option to Extend for Two Additional One-Year Periods in an Amount Not-to-Exceed \$500,000
CONS 24-525

Staff report submitted by Finance Director Gonzales, dated October 15, 2024, was filed.

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

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

Resolution 24-206, "Resolution Authorizing the City Manager to Execute Amendment No. 1 to an Agreement with InfoSend, Inc., Increasing the Contract Amount By \$75,000 and Negotiate a New Contract for a Three-Year Term with the Option to Extend for Two Additional One-Year Terms in a Not-To-Exceed Amount of \$720,000 for the Initial Three-Year Term and \$250,000 for Each Additional Year"

9. Adopt a Resolution Authorizing the City Manager to Accept up to \$500,000 in Donations from the Keith Lacey Trust to be Used by the Hayward Animal Services Bureau for Community Animal Programs, to Provide Shelter Pets Veterinary Care, to Purchase a Shelter Animal Van, and to Supplement Shelter Improvement Projects **CONS 24-526**

Staff report submitted by the Police Chief Matthews, dated October 15, 2024, was filed.

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

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

Resolution 24-207, "Resolution Authorizing the City Manager to Accept Up to \$500,000 in Donations from the Keith Lacey Trust to be Used by the Hayward Animal Services Bureau for Community Animal Programs, to Provide Shelter Pets Veterinary Care, to Purchase a Shelter Animal Van, and to Supplement Shelter Improvement Projects"

Council Member Roche highlighted the significant grant awarded to the animal shelter in the amount of \$500,000 from the Keith Lacey Trust.

TJ, with Hayward Concerned Citizens, echoed Council Member Roche's praise for the grants to the Hayward Animal Services Bureau and expressed support for Measure K-1, hoping it will help secure a larger space for the animal shelter through the planned public safety building.

10. Adopt a Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Construction Contract with GSW Construction, Inc., Increasing the Amount by \$210,000 for a Not-to-Exceed Total Amount of \$647,800 **CONS 24-527**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

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

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

Resolution 24-208, "Resolution to Authorizing the City Manager to Execute Amendment No. 1 to the Construction Contract with GSW Construction, Inc., Increasing the Amount By \$210,000 for a Not-To-Exceed Total Amount Of \$647,800"

11. Adopt a Resolution Authorizing the City Manager to Accept and Appropriate \$100,000 in California for All Animals Grant Funding Awarded by the University of California, Davis Koret Shelter Medicine Program for Use by the Hayward Police Department's Animal Services Bureau **CONS 24-528**



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Staff report submitted by the Police Chief Matthews, dated October 15, 2024, was filed.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-209, "Resolution Authorizing the City Manager to Accept and Appropriate \$100,000 in California for All Animals Grant Funding Awarded by the University of California Davis, Koret Shelter Medicine Program for Use by the Hayward Police Department's Animal Services Bureau"

Council Member Roche highlighted a significant grant awarded to the animal shelter in the amount of \$100,000 from the Davis Koret Shelter Medicine Program.

TJ, with Hayward Concerned Citizens, echoed Council Member Roche's praise for the grants to Animal Services and expressed support for Measure K-1, hoping it will help secure a larger space for the animal services through the planned public safety building.

12. Adopt a Resolution Authorizing the City Manager to Award a Construction Contract to Tri-Valley Contracting, Inc. dba Tri-Valley Striping, for the Orchard Avenue Traffic Calming Quick Build Pilot Project, Project No. 05312, in the Amount of \$159,237, and Approving \$23,886 in Administrative Construction Contingency **CONS 24-529**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-210, "Resolution Authorizing the City Manager to Award a Construction Contract to Tri-Valley Contracting, Inc. dba Tri-Valley Striping for the Orchard Avenue Traffic Calming Quick-Build Pilot Project, Project No. 05312 in the Amount of \$159,237, and Approving \$23,886 in Administrative Construction Contingency"

13. Adopt a Resolution Authorizing the City Manager to Amend and Extend an Agreement with All-Star Talent, Inc. for Recruitment Consulting and Services in an Amount of \$167,800, with the Option to Renew for One Additional Annual Term for a Total Amount Not to Exceed \$504,000 **CONS 24-530**

Staff report submitted by the Police Chief Matthews, dated October 15, 2024, was filed.

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

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

Resolution 24-211, "Resolution Authorizing the City Manager to Amend and Extend an Agreement with All Star Talent, Inc. for Recruitment Consulting and Services in an Amount Not to Exceed \$167,800.00, with the Option to Renew for One Additional Annual Term for a Total Amount Not to Exceed \$504,000"

14. Adopt a Resolution Accepting the Resignation of Denise Thompson from the Personnel Commission, Effective Immediately **CONS 24-531**

Staff report submitted by City Clerk Lens, dated October 15, 2024, was filed.

Council Member Syrop acknowledged Commissioner Thompson for her service on the Personnel Commission.

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



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Syrop, Zermeño
MAYOR Salinas

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-212, "Resolution Accepting the Resignation of Denise Thompson from the Personnel Commission"

15. Adopt Resolutions Approving City Applications to the Alameda County Transportation Commission Comprehensive Investment Plan and Authorizing the City Manager to Execute Agreements with the Alameda County Transportation Commission
CONS 24-538

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

Alejandro Jasso expressed support for funding the Downtown Bike Loop project; thanked the Council for the new protected bike lanes on Tennyson and Panama streets; and announced a celebratory bike ride on October 27, 2024.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-213, "Authorizing the Filing of An Application for Alameda County Transportation Commission Administered Funding for the Downtown Bike Loop Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project"

Resolution 24-214, "Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the D Street Traffic Calming Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project"

Resolution 24-215, "Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Jackson Street Safety Innovation Corridor Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project"

16. Adopt a Resolution Establishing the City Contribution for Active and Retiree Medical Premiums Set by the California Public Employee Retirement System (CalPERS) for Calendar Year 2025 pursuant to California Government Code Section 22892 of the Public Employees' Medical and Hospital Care Act **CONS 24-542**

Staff report submitted by Human Resources Director Frye, dated October 15, 2024, was filed.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-216, "Resolution Agreeing to Meet the Minimum Employer Contribution Toward Medical Cost as Set by California Public Employees Retirement System One Hundred Fifty-Eight Dollars (\$158) Per Month for Calendar Year 2025"

WORK SESSION

17. Housing Element Implementation: Work Session on Proposed Zoning Text Amendments to Chapter 10 (Planning, Zoning and Subdivisions) of the Hayward Municipal Code Related to Supportive Housing Programs Associated with Implementation of the Hayward 2023-2031 Housing Element **WS 24-031**

Staff report submitted by Development Services Director Buizer, dated October 15, 2024, was filed.

Associate Planner Richard provided a synopsis of the staff report.

Mayor Salinas opened the public comment section at 7:42 p.m.

TJ, with Hayward Concerned Citizens, encouraged all to review the October 10, 2024, Planning Commission meeting; raised questions about the lack of public stakeholder meetings; expressed concerns over zoning changes impacting neighborhoods; highlighted the urgency



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imposed by state deadlines; voiced concerns about the financial implications of converting motels into single-room occupancy units (SROs) and the lack of bathroom facilities at proposed safe parking sites; and added there was an omission to reference 16 on page 4.

Suzanne Luther, with Hayward Concerned Citizens, asked if the City would be building and funding the new housing facilities; expressed concern about the state's mandate for high-density and low-income housing; noted that increasing high-density, low-income housing would negatively impact the City; and urged the Council to consider alternative solutions in the best interest of residents and taxpayers.

Alejandro Jasso suggested removing the parking space requirement for SRO units near transit/BART to lower building costs and make housing more affordable; recommended including bike parking requirements to support low-income residents; and noted that increased density makes the City more efficient and sustainable.

Peggy Guernsey did not speak.

Mayor Salinas closed the public comment section at 7:50 p.m.

Members of the City Council thanked City staff for all the work related to the proposed amendments.

Discussion ensued among members of the City Council and City staff and the following clarifications were made: SROs are planned primarily for high-density residential areas because they function similarly to high-density apartment buildings and are more cost-effective to develop due to shared facilities; SRO developments are targeted for locations near services and transit; proposed regulations are designed to accommodate various populations, not just the unhoused; under AB 2097, parking cannot be required for developments within a half-mile of major transit stops; the City is not responsible for building SRO units; except for licensed group homes and shelters, the proposed uses would require administrative use permits, which are revocable if nuisances arise, or conditions are not met; community members receive notifications related to group home applications; while there is not specific data on how other municipalities have handled hotel-to-SRO conversions, some hotels in Hayward may be interested in this option; safe parking sites would allow trailers, RVs, and other vehicles, but they would not have RV hookups or drainage; hotels (old or unable to undergo facility updates) can be partially converted into SROs, allowing some units to remain as hotel rooms, which would continue generating Transient Occupancy Tax (TOT) revenue; the safe parking requirement for vehicles to be parked on paved parking (instead of dirt) is to prevent groundwater contamination and comply with water pollution control regulations; each safe parking site would require a management plan including a tailored security plan and various measures such as security guards, cameras, fencing, or lighting; the City would work with local police and fire departments to determine appropriate security on a case-by-case basis; and the City is

planning to host educational sessions for service providers and nonprofits who may not be familiar with the development process.

Council Member Syrop expressed support for the City's recommendations on addressing homelessness and the housing crisis, emphasizing the need for high-density development such as SRO units to help people off the streets and improve public safety; raised questions about expanding SRO developments to medium or low-density areas and suggested exploring other districts for potential development; emphasized that SROs could also serve as affordable housing for low-income workers; and supported the idea of converting vacant hotels into SROs, noting the potential cost savings for the City by reducing the need for emergency services related to homelessness.

Council Member Roche emphasized that the City is only considering zoning changes, not proposing to build any facilities themselves; clarified that emergency shelters would still need to go through the permitting process; expressed support for creating more opportunities for shelters, SROs, and group housing to address homelessness and improve public safety; supported keeping SRO zoning in high-density areas; and spoke positively about safe parking sites based on her visits to similar programs.

Council Member Zermeño expressed support for the proposed zoning amendments and recommendations related to supportive housing programs; and encouraged continued outreach to unhoused individuals who are resistant to services and continue to cause problems in the community.

Council Member Andrews sought clarification on the potential financial impact of converting hotels to SROs, particularly regarding the Transient Occupancy Tax (TOT); recommended a robust engagement regarding zoning changes; asked staff to provide an update at the next meeting about the concerns raised at the Planning Commission meeting related to the Depot Road project and to require the service provider, Abode Services, to attend the next meeting; asked staff to provide an update on the downtown area action plan; noted that further engagement with county representatives was needed prior to adopting zone changes; requested enhanced outreach efforts related to safe parking sites; and suggested including amenities in SROs and shelters to benefit both residents and the surrounding community.

Council Member Goldstein recommended staff discuss with community partners the potential use of "pump-out services" for RVS to address safety and sanitation issues; and advocated for promoting bike parking; and supported the extended parking hours (5:00 p.m. to 10:00 a.m.), which aligns with community service providers' feedback.

Council Member Bonilla Jr. expressed support for the proposed zoning changes to address housing and homelessness; appreciated the regional coordination to address issues; supported the inclusion of SROs and their placement in high-density areas for their access to transportation and services; raised concerns about potential barriers, such as the requirement for permanent restrooms at safe parking sites, suggesting that non-permanent



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options might suffice; supported having the changes approved through administrative use permits to expedite the process; and emphasized the need for shared accountability and collaboration in a non-punitive manner to ensure the long-term success of these initiatives.

Mayor Salinas emphasized the City's focus on zoning changes to create tools and strategies for addressing housing for vulnerable and low-income residents, along with the inclusion of supportive services; underscored the importance of maintaining high standards throughout the process, such as requiring paved parking lots and proper waste management; mentioned the need for coordination with other cities in Alameda County to tackle regional issues; raised concerns about administrative permit approvals, cautioning that if standards are not met, it may be difficult to revoke permits when people are already living in these spaces; and urged careful monitoring to prevent such situations.

Associate Planner Richard indicated that staff would return to the Council at the beginning of next year with final regulations for adoption.

PUBLIC HEARING

18. Critical Municipal Facilities: Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Power Purchase Agreement with Ava Community Energy to Install Solar and Battery Storage at Four City Facilities (Report from Public Works Director Ameri) **PH 24-045**

Staff report submitted by Public Works Director Ameri, dated October 15, 2024, was filed.

Public Works Director Ameri announced the item and introduced Environment Services Manager Pearson who provided a synopsis of the staff report and introduced Andy McElroy, Ava Community Energy consultant.

Council Member Roche was acknowledged for her service as a liaison on Ava Community Energy.

Discussion ensued among members of the City Council, City staff, and Consultant McElroy, and the following clarifications were made: Berkeley, Emeryville, Fremont, San Leandro, Oakland, Livermore, and Pleasanton are at the same phase as Hayward in the project; resiliency hubs aim to reduce reliance on diesel generators, particularly in urban areas where additional emissions are undesirable, by using cleaner battery-based backup systems; increasing battery-based resilience can reduce the frequency of public safety power shutoffs and benefit communities by taking the load off the grid during emergencies; the hubs are designed to be safe spaces for the community during heat waves or power outages, providing places to cool off, charge devices, and stay safe; there would be no upfront cost to the City for

the installation of resiliency hubs, with the cost being covered by electricity payments; projected savings over the 25-year Power Purchase Agreement (PPA) would be between \$500,000 and \$800,000; while expanding beyond the initial four sites is a goal, the City has already installed solar in many locations, limiting the opportunities for further installations; Ava will be launching a battery incentive program to help offset installation costs, especially for resilience hubs, and Ava is working with developers to explore possibilities; Ava is working on defining clear criteria for what qualifies as a resilience hub; and Green Bridge is responsible for all operations and maintenance over the 25-year contract, and if Green Bridge or any partner becomes illiquid, Ava will still be responsible for fulfilling the terms of Hayward's contract.

Members of the Council were interested in seeing the nexus between resilience hubs in the City's Disaster and Emergency Plan and for Ava to consider partnerships with Chabot College, Cal State East Bay University, Southland Mall and other cities to launch additional phases after the current project is completed.

There being no public speakers, Mayor Salinas opened and closed the public comment section at 9:04 p.m.

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

Council Sustainability Committee, Council Member Roche and City staff were acknowledged for their involvement with the PPA and appreciated the resilience and cost-effective benefits of the program.

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

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

Resolution 24-217, "Resolution Authorizing the City Manager to Negotiate and Execute a Power Purchase Agreement with Ava Community Energy for the Deployment of Solar and Battery Energy Systems at Critical Municipal Facilities"



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LEGISLATIVE BUSINESS

19. City's Procurement Policies: Adopt a Resolution Approving Updates to the City of Hayward Procurement Policy (Report from Finance Director Gonzales) **LB 24-022**

Staff report submitted by Finance Director Gonzales, dated October 15, 2024, was filed.

Mayor Salinas, without any objection from the City Council, waived staff's oral presentation on the City's procurement policies.

In response to Council Member Andrews' inquiry about the threshold for services and construction projects, Finance Director Gonzales indicated the current threshold for supplies and services is \$7,500 and staff were recommending increasing it to \$25,000 to align with neighboring jurisdictions, and the threshold for construction projects was governed by the Public Contractor Code.

There being no public comment, Mayor Salinas opened and closed public comment at 9:08 p.m.

Council Member Syrop made a motion to move the item and Council Member Bonilla Jr. seconded the motion.

Council Member Syrop thanked his colleagues, Mayor Salinas and Council Member Bonilla Jr. for their work along with him on the Council Budget and Finance Committee; highlighted the significant policy update was raising the threshold for expenditures requiring Council review and approval; and explained the change aims to streamline staff actions so that only the top 3% of purchase order requests, typically the larger, more critical ones, come before the Council for review.

Council Member Bonilla Jr. indicated the proposed changes are consistent with surrounding municipalities and the item was vetted through the Council Budgeted and Finance Committee.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 24-218, "Resolution of the City Council of the City of Hayward Updating the City's Procurement Policies that Includes Increasing the Approval Threshold for the City Manager to Execute Contracts; Modifying Bid Threshold Requirements; and Updating the City's Local Preference Policy"

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Andrews made two announcements: 1) the Keep Hayward Clean and Green cleanup event at Palma Ceia Park on October 19, 2024, and 2) the "Zombie Con" event at the Hayward Downtown Library on October 26, 2024, with proceeds benefiting the Hayward Animal Shelter.

Council Member Roche announced Hayward Public Library's Annual Trunk or Treat and Hayward Promise Neighborhoods' Promise Fest on October 26, 2024, at the Heritage Plaza and Downtown Hayward, featuring over 60 organizations and activities for children.

Council Member Syrop announced the final South Hayward Market of the year on October 27, 2024, which will include distribution of free produce and a bike ride launching from the market to new city infrastructure sites.

Mayor Salinas announced that members of the Council were attending the League of California Cities Annual Conference in Long Beach, where sessions will provide city leaders with knowledge and resources; acknowledged the Hayward Chamber of Commerce CEO Lopez for the successful Mariachi Festival on October 11, 2024, at City Hall; and urged everyone to make informed decisions and vote, and visit the City Clerk's Election webpage for information.

COUNCIL REFERRALS

There were none.

ADJOURNMENT

Mayor Salinas adjourned the meeting at 9:18 p.m.



CITY COUNCIL MEETING
777 B Street, Hayward, CA 94541

Council Chambers and Zoom

<https://hayward.zoom.us/j/83639328548?pwd=ZUdDZE5lM2R1dHNFbVJoVXJBckdmQT09>

Tuesday, October 15, 2024, 7:00 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Mark Salinas", written over a horizontal line.

Mark Salinas
Mayor, City of Hayward

ATTEST:

A handwritten signature in blue ink, appearing to read "Miriam Lens", written over a horizontal line.

Miriam Lens
City Clerk, City of Hayward