

CITY COUNCIL MEETING

FEBRUARY 2, 2021

PRESENTATIONS

ITEM 5 – PH 21-001

OHHA Prop. 218 Hearing: Proposition 218 Public Hearing to Receive and Tabulate Property Owner Ballots Regarding Formation and Levying of Assessments for the Old Highlands Area (OHHA) Road Improvement Assessment District, Adopt a Resolution Establishing the Old Highlands Area Road Improvement Assessment District, Approve the Final Engineer's Report, and Order Levy and Collection of Assessments for Fiscal Year 2022 (Report from Public Works Director Ameri)

PRESENTATION



Prop. 218 Hearing for
Benefit Assessment District for OHHA
Pavement Improvements

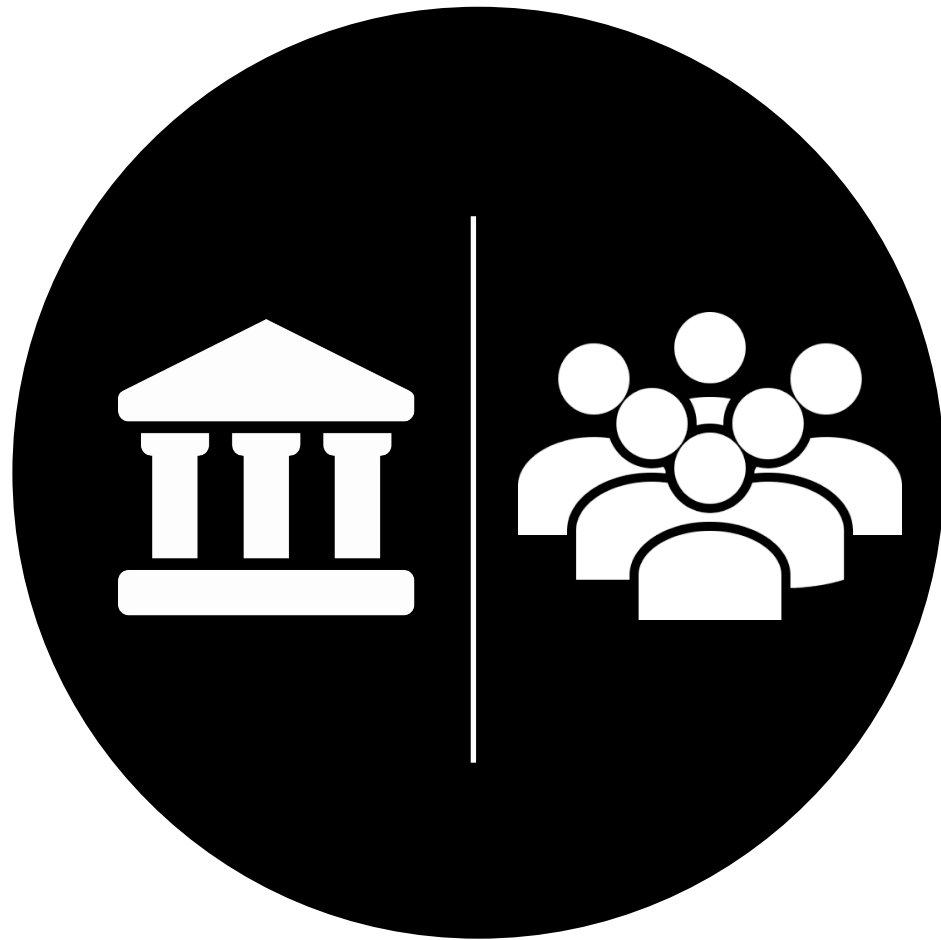
February 2, 2021

Alex Ameri, Director of Public Works
Kathy Garcia, Deputy Director of Public Works



BACKGROUND

- **The 6.12 miles of streets in the Old Highlands area were not brought up to City standards upon annexation in 1963 and have not been maintained**
- **City Staff and the Old Highlands Homeowners Association (OHHA) Board and property owners have agreed to the creation of an assessment district and imposition of special assessments against the properties in the Old Highlands area to fund a pavement improvement project in the area**



50/50

Cost Allocation

The work is to be funded equally by City and OHHA property owners.

- 5-6 year project
- \$1 mil/ year



20 Years

**Reimbursement
Period**

The City will provide the initial funding with property owner reimbursement over a twenty-year period.



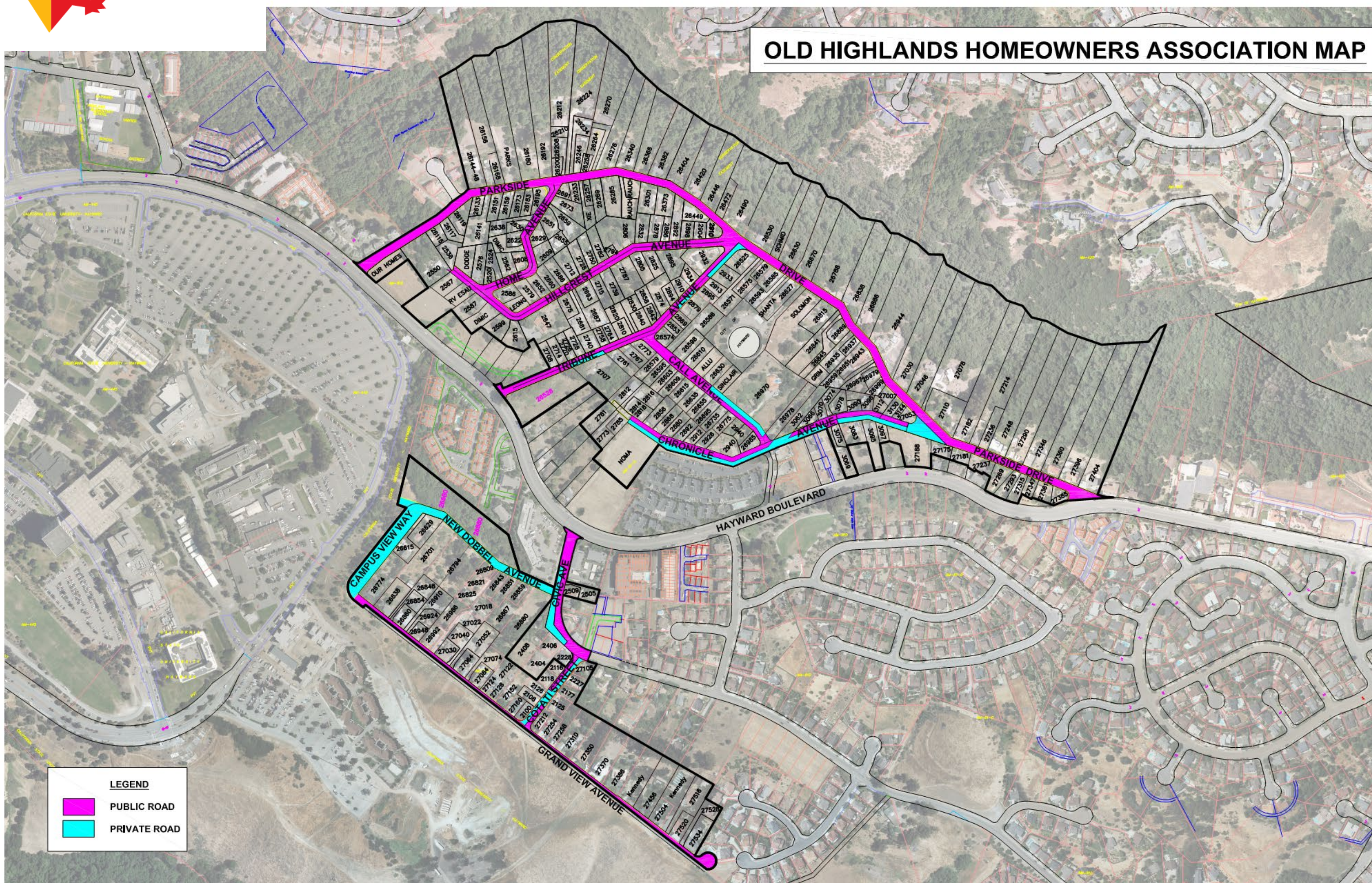
FY 2021

Tentative Start Date

Pending a vote to approve the finance mechanism, the estimated start date will be scheduled mid-2021.



OLD HIGHLANDS HOMEOWNERS ASSOCIATION MAP





- **On December 8, 2020, the City Council adopted Resolutions:**
 - ✓ **Initiating Proceedings Pursuant to Streets and Highways Code and Prop. 218**
 - ✓ **Preliminarily Approving the Engineer's Report**
 - ✓ **Approving the Mailing of Ballots and Adopting Proposition 218 Assessment Ballot Proceedings Procedures**
 - ✓ **Set the Date for the Next Public Hearing for the February 2, 2021 City Council meeting.**



- **Required by Prop 218 to implement an assessment**
- **Engineer's Report includes:**
 - ✓ **Description of Services**
 - ✓ **Costs of Services**
 - ✓ **Assessment Methodology (rate structure)**
 - **20 year assessment**
 - **No CPI**
 - ✓ **Quantification of General and Special Benefits**



Conduct a Public Hearing

- **Tabulate all received property-owner ballots**

*(Majority (>50%) support of received ballots required to form Assessment District)
The >50% is tabulated by summing up the accumulated assessment amount. For example, a yes vote for a property with a single dwelling is \$665.50/year, and a yes vote for a property with multiple dwellings is \$1,211.88, and a yes vote for a vacant lot is \$139.09, the total tabulated amount is \$2,016.17.*

- **If Ballot Tabulation Shows Majority Support, Adopt the Resolution to:**

- ✓ **Approve the Final Engineer's Report**
- ✓ **Form the Old Highlands Area Road Improvement Assessment District**
- ✓ **Order levy and collection of assessments for Fiscal Year 2022. Assessments will be collected at the same time as property taxes.**



Questions?

ITEM 6 – LB 21-003

**Negotiations Guiding Principles: Adopt a
Resolution Approving the Policy/Goal
Statements for Contract Negotiations as the
Guiding Principles Document for 2021
Negotiations Between the City of Hayward and
HAME, SEIU Local 1021 Maintenance and Clerical
Units, and IFPTE Local 21 (Report from Finance
Director Claussen)**

PRESENTATION

Guiding Principles

For 2021 Labor Negotiations

February 2, 2021



2021 Labor Negotiations

- Contracts for miscellaneous groups expire June 30, 2021
 - SEIU (Clerical and Maintenance Units)
 - IFPTE Local 21
 - HAME
- City has invited labor groups to begin negotiations for successor agreements
- City Council and the City Manager set the parameters for negotiations and provide direction to the lead negotiators

Guiding Principles for Labor Negotiations

- Substantially unchanged from Guiding Principles for contract negotiations in 2018.
- Outline Council's overarching philosophy and goals for labor negotiations, employee relations, and working conditions:
 - Employees are entitled to a **safe and healthy workplace**
 - Employees should be **compensated in an equitable manner**
 - Employees should **assist with the cost of benefits to help the City find long-term fiscal sustainability**

Guiding Principles for Labor Negotiations

- Taking a more conservative financial management approach to labor negotiations in light of devastating financial impact of COVID-19 pandemic on the City
- Provided to bargaining groups on January 27 & 28, 2021

Next Steps in Labor Negotiations

- Meetings with Groups scheduled to kick off discussion later this Month
- Will work with the City's Bargaining Units to come to an agreement over the coming months
- Staff will update Council along the way.

Questions?