



**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND  
HAYWARD PUBLIC FINANCE AUTHORITY BOARD**

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

**Council Chambers and Virtual Platform (Zoom)**

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

**Tuesday, September 12, 2023, 7:00 p.m.**

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The special joint meeting of the City Council and Hayward Public Finance Authority Board meeting was called to order by Mayor/Chair Salinas at 7:00 p.m. The City Council/HPFA held a hybrid meeting in the Council Chambers and virtually via Zoom.

**Pledge of Allegiance:** Council/HPFA Board Member Andrews

**Present:** COUNCIL/HPFA BOARD MEMBERS Andrews, Bonilla Jr., Goldstein, Roche, Syrop, Zermeno

MAYOR/CHAIR Salinas

**Absent:** None

**CLOSED SESSION ANNOUNCEMENTS**

The City Council convened in closed session on August 15, 2023, at 6:15 p.m., with all members present and no public speakers, regarding two items: 1) conference with labor negotiators pursuant to Government Code section 54957.6 regarding all labor groups.; and 2) conference with legal counsel pursuant to Government Code section 54956.9(d)(1) regarding City of Hayward, et al. v. Pacific Gas & Electric Company, et al., Alameda County Superior Court, No. 21CV004641. City Attorney Lawson indicated the Council discussed both items, gave direction to staff but took no reportable action. City Attorney Lawson noted the closed session adjourned at 7:00 p.m. to conduct a public meeting and reconvened in closed session at 8:38 p.m. and adjourned the meeting at 9:00 p.m.

The City Council convened in closed session on September 12, 2023, at 5:30 p.m., with all members present and no public speakers, regarding four items: 1) conference with legal counsel pursuant to Government Code section 54956.9(d)(1) regarding City of Hayward, et al. v. County of Alameda, et al. Alameda County Superior Court, No. 23-cv-036712; 2) conference with legal counsel pursuant to Government Code section 54956.9(c)(4) designated as anticipated litigation; 3) conference with property negotiators pursuant to Government Code section 54956.8 concerning 1069 B Street (APN 428-0066-085-00) and 22695 Foothill Boulevard (APN 428-0066-086-00); and 4) conference with property negotiators pursuant to Government Code section 54956.8 regarding Skywest Properties: 1401 Golf Course Road, APN No. 432-0134-001-05, California Air National Guard (CANG) Site: 1525 West Winton Avenue; APN No. 432-0124-002-00. City Attorney Lawson indicated the Council discussed Item 1 through 3, gave direction to staff but took no reportable action. Related to Item 4, City Attorney Lawson noted the item was dropped and not discussed.

**PUBLIC COMMENTS**

Clara Delsener shared she was a family friend of Chris Pena who was killed on September 6, 2023, while riding his bicycle on Mission Boulevard and Orchard Avenue; and urged the City to consider traffic calming measures for the area and increase police presence.

Maud Carreon, a friend of the Pena family, urged the Council and the Hayward Police Department to investigate what happened in the fatal hit and run accident and inform the Pena family.

TJ, Hayward Concerned Citizens member, shared her group assisted with a fundraiser campaign for Chris Pena, supported the request for an investigation, and urged evaluating road and pedestrian safety in the Mission Boulevard and Orchard Avenue neighborhoods.

Suzanne, Hayward Concerned Citizens member, stated the accident of Chris Pena was devastating for the community, suggested more police presence along the Mission Boulevard area to conduct speed and red-light violation enforcement, and emphasized the importance of not compromising public safety.

Randy Wright shared that September was Prostate Cancer Awareness Month noting former Alameda County Supervisor Valle passed away from the same cancer and urged all to make donations to a local cancer society.

Mayor Salinas recognized that September 12 was also deceased Supervisor Valle's birthday.

#### **CITY MANGAGER'S COMMENTS**

City Manager McAdoo shared information about two tragic incidents that occurred on September 6, 2023: 1) the loss of Chris Pena noting the Police Department was prioritizing the investigation and the Public Works Department would schedule a Council Infrastructure Committee meeting regarding a traffic calming project on Orchard Avenue and an informational meeting with the community; and 2) the officer involved shooting noting all protocols governing such incidents were followed and Acting Police Chief Matthews held a news conference on the incident.

#### **HAYWARD COMMISSIONS AND KEEP HAYWARD CLEAN AND GREEN TASK FORCE**

1. City Commissions and Keep Hayward Clean and Green Task Force: Adopt a Resolution Confirming the Appointment and Reappointment of Members of the Community Services Commission, Keep Hayward Clean and Green Task Force, Library Commission, Personnel Commission and Planning Commission (Report from City Clerk Lens)

Staff report submitted by City Clerk Lens, dated September 12, 2023, was filed.

City Clerk Lens provided a synopsis of the staff report. Members of the City Council congratulated the newly appointed members and thanked them for their commitment to the Hayward community through their service.

It was moved by Council Member Bonilla Jr., seconded by Council Member Roche, and carried by the following roll call vote, to adopt the resolution.



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Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 23-222, "Resolution Confirming the Appointment and Reappointment of Members of the Community Services Commission, Keep Hayward Clean and Green Task Force, Library Commission, Personnel Commission and Planning Commission"

City Clerk Lens administered the oath of allegiance to newly appointed and reappointed members. Mayor Salinas called for a recess to congratulate the members and reconvened the Council meeting at 7:52 p.m.

**CONSENT**

2. Approve the Minutes of the Special City Council Work Session Meeting on August 15, 2023 **MIN 23-090**

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried unanimously, to approve the minutes of the special City Council Work Session meeting on August 15, 2023.

3. Approve the Minutes of the Special City Council Meeting on August 15, 2023 **MIN 23-092**

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried unanimously, to approve the minutes of the special City Council meeting on August 15, 2023.

4. Approve the Minutes of the Special City Council Meeting on August 22, 2023 **MIN 23-093**

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried unanimously, to approve the minutes of the special City Council meeting on August 22, 2023.

5. Adopt a Resolution Reducing the Keep Hayward Clean and Green Task Force Membership Size from Thirty Members to Twenty Members and Creating a Waitlist to Account for Vacancies Throughout the Year **CONS 23-476**

Staff report submitted by Maintenance Services Director Rullman, dated September 12, 2023, was filed.

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to adopt the resolution.

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

Resolution 23-223, "Resolutions Reducing the Keep Hayward Clean and Green Task Force Membership size from Thirty Members to Twenty Members and Creating a Waitlist to Account for Vacancies Throughout the Year"

6. Adopt a Resolution Authorizing the City Manager to Accept and Appropriate \$3,000 in Awarded Grant Funding from the Best Friends Animal Society in Connection with its GoodPup Scholarship Grant for the Hayward Police Department's Animal Services Bureau **CONS 23-461**

Staff report submitted by Acting Police Chief Matthews, dated September 12, 2023, was filed.

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to adopt the resolution.

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

Resolution 23-224, "Resolution Authorizing the City Manager to Accept and Appropriate \$3,000 in Awarded Grant Funding from the Best Friends Animal Society in Connection with its Goodpup Scholarship Grant for the Hayward Police Department's Animal Services Bureau"

7. Adopt a Resolution Authorizing the City Manager to Negotiate and Execute a Site License Agreement with East Bay Community Energy for Electric Vehicle Charging at Multiple Locations and Finding the Action is Exempt from CEQA Review **CONS 23-467**

Staff report submitted by Public Works Director Ameri, dated September 12, 2023, was filed.

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to adopt the resolution.



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Syrop, Zermeno  
MAYOR Salinas  
NOES: None  
ABSENT: None  
ABSTAIN: None

Resolution 23-225, "Resolution Authorizing the City Manager to Negotiate and Execute a Site License Agreement with East Bay Community Energy for Electric Vehicle Charging at Multiple Locations and Finding the Action is Exempt from CEQA Review"

8. Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Schaaf & Wheeler for Engineering Design Services in the Amount of \$120,000 for a Not-to-Exceed Amount of \$320,000, to Complete the Arf Avenue Trash Capture Project No. 07746 **CONS 23-475**

Staff report submitted by Public Works Director Ameri, dated September 12, 2023, was filed.

It was moved by Council Member Zermeno, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to adopt the resolution.

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

Resolution 23-226, "Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with Schaaf & Wheeler for Engineering Design Services in the Amount of \$120,000 for a Not-to-Exceed Amount of \$320,000, to Complete the Arf Avenue Trash Capture Project No. 07746"

9. Adopt a Resolution Authorizing the City Manager to Award a Construction Contract to Spencon Construction, Inc., in the Amount of \$982,564.75 and Approving \$150,000 in Administrative Construction Contingency for the FY23 Sidewalk Rehabilitation and Wheelchair Ramps Project No. 05303 **CONS 23-483**

Staff report submitted by Public Works Director Ameri, dated September 12, 2023, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to adopt the resolution.

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

Resolution 23-227, "Resolution Authorizing the City Manager to Award a Construction Contract to Spencon Construction, Inc., in the Amount of \$982,564.75 and Approving \$150,000 in Administrative Construction Contingency for the FY23 Sidewalk Rehabilitation and Wheelchair Ramps Project No. 05303"

10. Adopt a Resolution Authorizing the City Manager to Execute a 10-Year Agreement with Axon Enterprises, Inc. for the Purchase of the Axon Officer Safety Plan 10 Premium Bundle in an Amount Not-to-Exceed \$11.5 Million, Appropriating \$300,000 into CIP Project 07418 from Fund 405 Fund Balance, and Transferring \$190,927.49 from Fund 730 to Fund 405 **CONS 23-491**

Staff report submitted by Acting Chief of Police Mathews, dated September 12, 2023, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Bonilla Jr., and carried by the following roll call vote, to adopt the resolution.

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





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Resolution 23-228, "Resolution Authorizing the City Manager to Execute a 10-Year Agreement with Axon Enterprises, Inc. for the Purchase of the Axon Officer Safety Plan 10 Premium Bundle in an Amount Not-to-Exceed \$11.5 Million, Appropriating 300,000 into CIP Project 07418 from Fund 405 Fund Balance, and Transferring \$190,927.49 from Fund 730 to Fund 405"

**WORK SESSION**

11. Residential Design Standards: Draft Regulations for the Hayward Residential Design Study (Report from Director of Development Services Buizer) **WS 23-036**

Staff report submitted by Development Services Director Buizer, dated September 12, 2023, was filed.

Mayor Salinas congratulated Development Services Director Buizer on her promotion to Development Services Director.

Development Services Director Buizer introduced Senior Planner Blanton and Associate Planner Richard who provided a synopsis of the staff report.

Mayor Salinas opened the public comment section at 8:04 p.m.

Planning Commissioner Stevens supported a point system for façade design; shared Los Gatos implemented items for their points based on standards which could be applied to Medium Density Residential (RM) and High Density Residential (RH) zone districts; noted that (RL) Low Density Residential and (RNP) Residential Natural Preservation standards could be improved by merging them; noted the parking space for homes exceeding 2,900 square feet should be based on actual house size and not the 2.0 covered per dwelling unit plus 2.00 open per dwelling unit standard; and suggested further evaluating tandem parking and considering occupancy related to RL zones.

Mayor Salinas closed the public comment section at 8:07 p.m.

Members of the City Council thanked staff for a comprehensive report and appreciated the community and stakeholder input.

Discussion and clarification ensued among members of the City Council and City staff regarding levels of standards affecting feasibility of high density and medium density residential developments such as setbacks, heights, parking and open space requirements; tandem parking would not require two electric vehicle (EV) charging stations; staff was not proposing any parking reductions other than for senior housing and special needs housing for which there was

demonstrated data displaying there is no need for as much parking as is currently allotted; there are State laws such as SB 9, State Density Bonus Law, AB 2097, limiting the City's ability to require or restrict parking; parking reduction projects would be required to implement certain Transportation Demand Management (TDM) measures, such as work with AC Transit to install a bus stop with an enclosure; the proposed unbundled parking policy requires that a notice be posted highlighting the cost difference in rent for units that forgo a parking space, similar to the City of Oakland; use regulations for residential districts such as cultural, religious and educational facilities which do not tend to be commercial; staff could explore having commercial spaces on the first floor through an Administrative Use Permit or Planning Commission consideration; the Neighborhood Edge District (NE), Mission Boulevard Civic Space (MB-CS) and the B Street Special Design Streetcar District (SD-1) are special districts designed to not take away any requirements but make them enforceable; certain parking reduction projects required implementation of TDM measures; and staff could continue to explore a solution for mailbox security outside zoning regulations.

Council Member Zermeno supported the options and recommendations report associated with the Hayward Residential Design Study presented on page five of the report and was optimistic about tandem parking as proposed; and shared he continues to receive concerns from residents about inadequate parking on streets.

Council Member Syrop expressed support for unbundled parking and agreed that staff would evaluate the wording of the proposed policy so that language was clear on noticing the cost of rents when residents opt out of unbundled parking; supported staff's proposal on the structuring of the TDM and wanted to see more bicycle incentives included such as a set amount of bicycle vouchers offered to certain income level households or for inclusive units; and wondered what could be done with the current regulations to help incentivize smaller spaces for casual uses such as tiny supermarkets selling produce to help reduce trips made to grocery stores, avoid using vehicles and contributing to carbon emissions, and could encourage walkability in neighborhoods; and asked staff to explore the feasibility for the mail area to exist behind a locked area such as a glass door to improve mail security.

Council Member Bonilla Jr. expressed support for the following: recommendation offered by the Planning Commission to use a point system rather than a menu of options for façade design standards; reducing the front yard setback to 10 feet in RH District; adding the same design standards from the residential districts to the Mission Boulevard and Downtown Development Codes; having a point system for open space amenities; developing a streamlined development review process for small lot detached residential subdivisions; amending the RL District to allow reduced lot sizes and setbacks through the administrative review process as it relates to detached residential subdivisions; Council Member Syrop's comments on TDM and bike vouchers; modifying percentages for projects close to meeting parking requirements; setting a point system for open space amenities; reducing parking ratios for seniors and those with disabilities; reducing yard setbacks but cautioning that high quality landscape buffers not be sacrificed for setbacks; unbundling parking and appropriate noticing to provide transparency. Council Member Bonilla Jr. suggested reducing the Courtyard/Garden amenity for four people to 15 or less points; adding a size requirement for sports courts, swimming pools/hot tubs, and





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community rooms; and noted that unbundled parking would provide more flexibility to households.

Council Member Roche supported the point system for façade design; shared concerns about the TDM program noting the Mosaic building on Mission Boulevard did not serve the intended purpose; noted the 10 percent for on-site transit route maps and schedule should not have any points for multi-unit developments; supported TDM measures such as infrastructure for bicycle parking or financial contribution towards capital improvements; favored being more aggressive with TDM measures so developers provide significant contributions such as charging stations for electric bikes, additional EV parking; was interested in seeing the overall effectiveness of TDMs; stated that if the City was to have urban buildings in suburban environments, there should be unbundled parking structures that could also accommodate EV charging stations; urged staff to reduce softer TDM measures and value higher infrastructure or capital contributions; did not support reducing setbacks, citing the Holiday Bowl project as an example of a development that lacked a buffer and was built close to the sidewalk; and asked for consideration of points being added for developments that improve roads and lighting enabling families to get to local parks safely as a community benefit.

Council Member Syrop echoed Council Member Roche's TDM plan comments.

Council Member Andrews concurred with the concerns made by Planning Commissioner Stevens on the issue of parking noting that a 2,900 square foot house in Hayward would demand more parking and noted she would be seeking a calculation that worked for Hayward; agreed with having a scorecard system; agreed with her colleagues on TDM measures; favored a point system that would take into consideration mailbox design to keep residents' mail safe; supported staff exploring rooftop amenities receiving more points; supported exploring additional points for long-term bike parking spaces such as by doubling the CalGreen requirement; recommended adding a façade design to the Mission Boulevard Code and getting points for a public art component; and expressed she was amenable to reduced setbacks for certain developments with landscaping coordination that would allow for residents to mitigate clutter.

Council Member Goldstein stated that installation of cameras worked at addressing the challenges with mailboxes; preferred having a point system versus a menu of options; noted that commercial space at ground floor level that have not been occupied yet contributed to the failure of TDM plans; pointed out that available and secure BART bike lockers would serve to incentivize using alternatives to driving to the BART station; urged exploring alternatives to get motorists out of cars ensuring the safety of bicyclists; was concerned with assigning 75 points to swimming pool/hot tub amenities from a water use and climate change view point; expressed health concerns about dry cleaning establishments being closely situated near residential developments; appreciated the built-in standards for trees; emphasized that CC&Rs

indicate the HOA is responsible for trees when required; and favored extra points for rooftop amenities for their great use of space.

Mayor Salinas noted that the AC Transit had received funding for a bicycle program with a goal to provide as many bicycle vouchers to low-income neighborhoods and neighborhoods of color and emphasized that if this could be achieved at a county level then it might be feasible for a multi-unit development project to provide bicycles for residents in the future; stated that if alternative forms of transportation are embedded with development projects from the outset, then children grow up knowing that residents do not drive but bike in Hayward; and noted there were safety reasons for calming traffic down, and agreed to incentivize getting people out of cars and onto bicycles to improve the city.

Senior Planner Blanton indicated that staff would make modifications based on input provided and present Residential Design Standards for the Council to adopt at a future Council meeting.

**12. I-880/Whipple Road Industrial Parkway Interchange Improvement Project Work Session: Review and Discuss Aesthetic Features (Report from Director of Public Works Ameri) WS 23-037**

Staff report submitted by Director of Public Works Ameri, dated September 12, 2023, was filed.

Public Works Director Ameri shared that in the interest of full accuracy, staff distributed a revised report discussing aesthetic features of the I-880/Whipple Road Industrial Parkway Interchange Improvement Project based on comments received from AC Transit; and introduced Project Manager with Alameda CTC Gary Sidhu, Vice President and Project Manager Sasha Dansky with Mark Thomas and Project Landscape Architect Erik Smith.

Mr. Sasha Dansky and Mr. Erik Smith provided an overview of the project.

There being no public comments, Mayor Salinas opened and closed the public comment section at 9:25 p.m.

Members of the City Council commended City staff, AC Transit staff and the Mark Thomas team for the presentation.

Discussion and clarification ensued among members of the City Council, City staff, Alameda CTC staff and the Mark Thomas team regarding the start of construction which was anticipated in Fiscal Year 2025/2026; and Measure BB funding through ACTC's Transportation Expenditure Plan allocated for the project would have to be spent on the proposed project.

Council Member Zermeño favored the following: the colored lighting featured on the underpasses which was currently lacking would be an improvement; the use of tree, leaves, carnation (City flower) and the cliff swallow bird as a design on retaining walls; and exploring aesthetic improvements and safety of the Tennyson/I-880 Interchange.



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Council Member Roche favored the following: overpasses throughout the city having the clean Hayward H branding; overlapping arches noting the waves with the oak leaves appeared busy looking; option two for the undercrossing lighting; and the emanating sun for lower treatments.

Council Member Bonilla Jr. favored the following: the Hayward Hills theme and the clean Hayward H; option two for lighting; and the design on the retaining wall which was in alignment with the Hayward Hills theme as this was a beautiful way of acknowledging that Hayward was a green community that cared about its environment.

Council Member Syrop favored the following: the Hayward Hills theme for the overpass; the concrete barrier inspiration option one; using the Hayward H branding; the oak wing wall that had painted trees on the bottom and hills on the top; option B – retaining wall and fencing for the oak leaf theme and moving away from the concrete embankment (option C); and option two for the undercrossing lighting as this created a clear place for pedestrians, cyclists and other forms of transportation, and would be well illuminated.

Council Member Andrews reiterated the need for more pedestrian safety improvements on Tennyson Road, underscoring the freeway exit was particularly dangerous and requested addressing concerns at the Tennyson Road exit to be expedited.

Council Member Andrews favored the following: expand aesthetic improvements to include other exits; consider spelling out Hayward across the whole overpass from Whipple entering Hayward; have lampposts to create a more pedestrian-friendly area; have lamppost designs match what is in place in the downtown to make it more inviting for people to walk; the art deco with arches; lighting option three for undercrossing lighting; and the hills design but more curved and defined.

Mr. Dansky clarified that the lighting that would be applied would be along the local street on Whipple Road, the lighting on Industrial Boulevard would be freeway lighting along the roadway for safety purposes; and noted that having a city name displayed on a freeway overpass was in violation of a state standard and therefore not an option that could be explored.

Council Member Goldstein favored the following: oak tree motif with vertical and wing wall motif; was concerned about the branding resembling Oakland, but liked the aesthetic; the oak leaf railing, but if there was opposition to this then he was amenable to the art deco theme design; the Hayward H branding; and lighting option two for undercrossing lighting.

In response to Council Member Roche's comment that the Whipple Road underpass floods frequently during the winter season, Mr. Dansky stated the project was addressing the

flooding issue and included significant drainage improvements including the installation of a pump at the location to prevent water from ponding in the area.

In response to Council Member Roche's inquiry if the project included repairing the path through the underpass, Mr. Dansky indicated that the project would include improvements such as a class one path and noted that there will be paths on both the north and south sides of Whipple Road. Council Member Roche asked if the project would close access as the location experienced heavy homelessness with mini encampments popping up in the medians. Mr. Dansky stated slope paving would be constructed that goes up to the underside of the bridge to have a sloped area that would not allow for inhabiting or encampments.

Council Member Zermeño commented that one of the reasons for the proposed project was for public safety reasons and requested the addition of a couple of lamps by the 880/A Street underpass to improve the area.

Mayor Salinas favored the following: the Hayward Hills theme but agreed with making the design distinctly a hill and clarifying the motif; preferred a bigger H to resemble an appropriate size for the gateway into the city; option two for the undercrossing lighting; and stated the improvements would change the corridor.

## **LEGISLATIVE BUSINESS**

### **13. Russell City Energy Center: Adopt a Resolution Approving the Expenditure Plan for the Calpine Clean Energy Fund (Report from Public Works Director Ameri) **LB 23-036****

Staff report submitted by Public Works Director Ameri, dated September 12, 2023, was filed.

City Manager McAdoo provided background for the item related to the Russell City Energy Center and introduced Environmental Services Manager Pearson who provided a synopsis of the report.

In response to questions raised, Environmental Services Manager Pearson indicated the request for proposals (RFP) to find a firm to design the program and install the water heaters would be issued in the next month; and there may be an application process to select participants in clean energy projects, and households with older water heaters could be prioritized.

Council Member Bonilla Jr. supported prioritizing households with older water heaters and those experiencing the highest need; and simplifying the application process for prospective applicants.

Council Member Roche urged that local labor be considered when selecting the provider for the service as they may have the expertise in providing heat water pumps.

Mayor Salinas opened the public hearing at 9:55 p.m.



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Jordan Ackerman, with the Construction Trades Workforce Initiative, urged to consider the utilization of labor standards to attract high contractors to bid the work such as prevailing wage requirements, contributions to workers skills and training with apprenticeships, healthcare and pension benefits, and targeting requirements to hire local disadvantaged groups in the community.

EJ shared that his membership had over 40 years of experience and training on heat pump water heaters; and urged the Council to consider local workforce and provide middle-class career opportunities to its constituents when making decisions about the RFP.

Mayor Salinas closed the public hearing at 9:59 p.m.

Council Member Syrop stated the item was a good example of equity and environmental justice being prioritized; appreciated staff for being quick and adept at securing funds; supported the use of local labor for projects like the proposed; noted a just transition ensured skilled labor is used, there were good paying jobs, and that individuals being serviced by the skilled labor needed it the most; hoped the city takes this into account when issuing the RFP; and made a motion to move the item.

Council Member Andrews hoped the item becomes a model for incidents that happen in the community to show accountability and leveraging funds to help benefit initiatives to respond to social justice; and agreed with the comments from the public related to the RFP, and commended staff.

In response to Council Member Andrews' inquiry if the location was equipped to address future incidents by having contact for emergency response, City Manager McAdoo shared the new plant manager had met with Public Works Director Ameri, Fire Chief Contreras and her to establish connections and ensure they are adhering to rules and cooperation agreements.

Council Member Bonilla Jr. expressed support for the investment in clean energy for Fire Station No. 6 and the Regional Training Center, working with low-income communities near the Russell City Energy Center to pay for and install electrical heat pump water heaters, the installation of water heaters by the local workforce, and the inclusion of labor standards within the RFP process and prioritizing it; appreciated the accountability and transparency components and how decisions are centered amongst the most vulnerable in the community.

Council Member Zermeño expressed his support of the project as it dealt with equity, social justice, local hire, decrease of carbon footprint; noted it would set an example of utilization of funds; and disclosed that although he lived in the affected area, he would not be eligible to receive the water heater. Council Member Zermeño seconded the motion.

Council Member Goldstein congratulated staff for securing the funding for the project; agreed with his colleagues on the use of the funds, as this would allow to give back to the community in a social justice context; and expressed his support of labor standards.

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

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

Resolution 23-229, "Resolution Approving the Expenditure Plan for the Calpine Clean Energy Fund"

14. Lease Obligation Refinancing: Adopt Resolutions of the City Council and the Hayward Public Financing Authority Regarding Amended Savings Requirements Related to the Refinancing of Prior Lease Payment Obligations, Approval of the Preliminary Official Statement and Bond Purchase Contract for Refunding Certificates of Participation (Report by Finance Director Gonzales) **LB 23-037**

Staff report submitted by Director of Finance Gonzales, dated September 12, 2023, was filed.

Finance Director Gonzales announced the item and introduced Financial Advisory Craig Hill with NHA Advisors who provided a synopsis of the staff report.

There being no public comment, Mayor Salinas opened and closed the public hearing at 10:13 p.m.

Council Member Roche thanked Finance Director Gonzales, appreciated the financial advisor's review of the proposal as it would result in savings to the City, and made a motion to approve the item.

Council Member Goldstein seconded the motion.

Council Member Syrop thanked staff for helping the Council navigate complex and technical questions, appreciated the savings identified for the residents, and expressed support for the motion.

It was moved by Council/HPFA Member Roche, seconded by Council/HPFA Member Goldstein, and carried by the following roll call vote, to adopt the resolution.





**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND  
HAYWARD PUBLIC FINANCE AUTHORITY BOARD**

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

**Council Chambers and Virtual Platform (Zoom)**

<https://hayward.zoom.us/j/83639328548?pwd=ZUdDZE5lM2R1dHNFbVJoVXlBckdmQT09>

**Tuesday, September 12, 2023, 7:00 p.m.**

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

NOES: None

ABSENT: None

ABSTAIN: None

Resolution 23-230, "Resolution of the City Council of the City of Hayward Amending the Savings Requirement Established by the City Council in Resolution No. 23-168 Related to the Delivery and Sale of Refunding Certificates of Participation to Refinance Outstanding 2014 Lease Payments and 2015 Lease Payments, Approving a Preliminary and Final Official Statements and a Purchase Contract, and Providing Other Matters Related Thereto"

HPFA Resolution 23-02, "Resolution of the Board of Directors of the Hayward Public Financing Authority Amending the Savings Requirement Established by The Board of Directors in Resolution No. HPFA 23-01 Related to the Delivery and Sale of Refunding Certificates of Participation to Refinance Outstanding 2014 Lease Payments and 2015 Lease Payments, Approving Preliminary and Final Official Statements and a Purchase Contract, and Providing Other Matters Related Thereto"

## **INFORMATIONAL ITEM**

### **15. Informational Report on Cal Cities 2023 Annual Conference Scheduled for September 20-22, 2023 RPT 23-086**

Staff report submitted by Assistant City Manager Youngblood, dated September 12, 2023, was filed.

The written report was informational only. Mayor Salinas shared that he would be attending the conference along with Council Members Syrop, Goldstein, Zermeno, Roche and Bonilla Jr.

## **COUNCIL REPORTS AND ANNOUNCEMENTS**

Mayor Salinas spoke about his trip to Faro, Portugal, along with Council Members Andrew and Syrop, City Manager McAdoo, CSUEB President Dr. Sandeen, members of the Hayward-Faro Sister City Committee, IT Director Kostrzak, Zach Ebadi, and Bolthar Garcia; shared that 58 years ago Hayward entered into a sister city agreement with Faro with the establishment of the Portuguese Park located in downtown Hayward; noted that earlier in February 2023, Portuguese delegates were hosted by Hayward; shared the trip coincided with Portugal Day;

noted CSUEB entered into an agreement with the local university for the advancement of scientific research and promote exchanges with university students; shared he was honored with the key to the City of Faro; stated that on the City of Hayward Avenue there is an eight-foot green Hayward H that was unveiled as public art; and thanked Faro Mayor Rogério Bacalhau Coelho and its Council for the experience.

Council Member Syrop expressed his gratitude to the Hayward-Faro Sister City Committee for the work that went into fostering and helping develop the relationship; was inspired by ideas he would like to implement in Hayward; communicated the value of sister city relationships to see how cities help manage their residents; and shared that although Faro had a population of 60,000 residents, they manage five million tourists annually.

Council Member Andrews thanked City staff and the Hayward-Faro Sister City Committee for coordinating and documenting the trip; acknowledged the beauty and culture of Faro; admired how Faro and Hayward appreciate and acknowledge their employees; highlighted that public art was displayed everywhere and looked forward to implementing ideas; and appreciated the diversity of Faro and how they manage to celebrate their culture.

## **COUNCIL REFERRAL**

16. City Council Referral: Adopting a Resolution to Enter into a Sister City Agreement with the City of Arandas, Jalisco, México, as Requested by the Hayward-Arandas Sister City Committee (Report from Council Members Zermeño and Syrop) **RPT 23-091**

Staff report submitted by Council Members Zermeño and Syrop, dated September 12, 2023, was filed.

Council Member Zermeño noted he was one of the founding members of the Arandas-Hayward Sister City Committee; stated the referral served to formalize the Hayward-Arandas relationship; shared that the Arandas Committee visited Hayward and three vehicles had been donated to Arandas' Fire Department; noted Arandas has a population of 95,000; shared that Arandas dedicated a tree to Hayward and a part of Hayward's Spring Grove Park would be dedicated by HARD to Arandas; and urged his colleagues to approve the referral.

Council Member Syrop noted he was happy to support Council Member Zermeño on the referral to formalize the relationship; and indicated it was exciting to bring new energy into sister city relationships.

Council Member Zermeño mentioned there was a Sister City book collection at the Hayward Public Library.

Council Member Roche shared that the exchange between sister cities was more than cultural, it was an educational exchange benefiting the local university and a business exchange; and added that the exchanges help to enrich what is being done locally.

Mayor Salinas noted he would be supporting the referral; highlighted the diplomatic work that



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was involved when he was transitioning to become the Mayor in interactions with members of the Ghazni and Funabashi Sister City committees and the meeting in 2023 with the Faro Sister City Committee; hoped that Council Member Zermeno and the City would invest more in building the relationship between the Hayward Council and Arandas and include the Council in the work done by the Arandas Committee; and encouraged to use the Faro-Hayward relationship as a model moving forward.

Council Member Syrop requested that as part of the resolution to formalize the relationship a document be created to outline commitments and responsibilities of the relationship as the Council enters into the agreement.

It was moved by Council Member Zermeno, seconded by Council Member Syrop, and carried by the following roll call vote, to direct staff to draft a resolution for a Sister City Agreement with the City of Arandas in Jalisco, México.

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

**ADJOURNMENT**

Mayor/Chair Salinas adjourned the special joint meeting of the City Council and Hayward Public Finance Authority Board at 10:41 p.m.

**APPROVED**

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

Mark Salinas  
Mayor, City of Hayward  
Chair, Hayward Public Finance Authority Board

**ATTEST:**

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

Miriam Lens  
City Clerk, City of Hayward  
Secretary, Hayward Public Finance Authority Board

