



**MEETING OF THE SPECIAL JOINT HAYWARD  
GEOLOGIC HAZARD ABATEMENT DISTRICT BOARD OF DIRECTORS AND  
CITY COUNCIL  
Council Chambers  
777 B Street, Hayward, CA 94541  
Tuesday, February 25, 2020, 7:00 p.m.**

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The City Council meeting of the Special Joint Hayward Geologic Hazard Abatement District (GHAD) Board of Directors and City Council was called to order by Mayor/Chair Halliday at 7:00 p.m., followed by the Pledge of Allegiance led by Council/Board Member Zermeño.

**ROLL CALL**

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

**CLOSED SESSION ANNOUNCEMENT**

The City Council convened in closed session at 5:30 p.m., regarding the annual performance evaluation of the City Clerk pursuant to Government Code 54957. Mayor Halliday noted there was no reportable action.

**PRESENTATION**

Mayor Halliday acknowledged the donation of a check in the amount of \$83,000 from the Hayward Rotary Club Foundation for the Hayward Navigation Center. Mr. George Pacheco, Hayward Rotary Club Foundation member, presented the check to the City Council on behalf of Mr. Paul Martin, Hayward Rotary Club Foundation president and the Hayward Rotary Club Foundation.

**PUBLIC COMMENTS**

Mr. Charlie Peters, Clean Air Performance Professional representative, spoke about items related to voluntary ethanol and smog check.

Consent Items 3 and 7 were removed for discussion and separate vote.

**CONSENT**

1. Approve City Council Minutes of the City Council Meeting on January 28, 2020 **MIN 20-018**

It was moved by Council Member Mendall, seconded by Council Member Márquez, and carried unanimously, to approve the minutes of the City Council Meeting on January 28, 2020.

2. Approve City Council Minutes of the City Council Meeting on February 4, 2020 **MIN 20-019**

It was moved by Council Member Mendall, seconded by Council Member Márquez, and carried unanimously, to approve the minutes of the City Council Meeting on February 4, 2020.

3. Adopt an Ordinance Adding Article 15 to Chapter 6 of the Hayward Municipal Code Relating to Payment of Minimum Wages by Employers **CONS 20-088**

Staff report submitted by City Clerk Lens, dated February 25, 2020, was filed.

Deputy City Manager Ott and City staff provided language clarification related to the proposed local ordinance, introduced on February 4, 2020; the effective dates and rates compared against State law, and the \$20,000 per year notification cost.

City Attorney Lawson noted the clarifying language for small employers specified that increases on July 1, 2021 and July 1, 2022 cannot exceed a total of \$15 per hour before it merges with the State rate in January 2023. City Attorney Lawson recommended the clarifying language be included in the motion.

Discussion ensued among Council members and City staff regarding further changes to the proposed ordinance and amending the ordinance after its adoption to have small and large employers match to the January date. It was noted that further amendments or clarifications could be brought before the Council Economic Development Committee.

There being no public speakers, Mayor Halliday opened and closed public comments, at 8:05 p.m.

It was moved by Council Member Mendall, seconded by Council Member Márquez, and carried unanimously with clarifying language, to approve the following:

Ordinance 20-03, "Ordinance of the City of Hayward, California adding Article 15 to Chapter 6 of the Hayward Municipal Code Relating to Payment of Minimum Wages by Employers"

4. Adopt a Resolution Accepting the Resignation of Fatima Lopez from the Hayward Youth Commission and Appointing Vanna Van to Fulfill the Unexpired Term Which Will Expire June 30, 2020 **CONS 20-080**

Staff report submitted by City Clerk Lens, dated February 25, 2020, was filed.

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

Resolution 20-026, "Resolution Accepting the Resignation of Fatima Lopez from the Hayward Youth Commission and Appointing Vanna Van to Fulfill the Unexpired Term Which will Expire June 30, 2020"



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5. Adopt a Resolution Approving Elimination of the Environmental Awards **CONS 20-079**

Staff report submitted by Public Works Director Ameri, dated February 25, 2020, was filed.

Council Member Lamnin highlighted that schools doing remarkable environmental work would be recognized during the awards presentation for the Earth Day Poster and Writing contest.

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

Resolution 20-027, "Resolution Approving the Elimination of the City's Environmental Awards Program"

6. Adopt a Resolution Approving Plans and Specifications, and Call for Bids for the Fiscal Year 2020 Sidewalk Rehabilitation Project No. 05285 **CONS 20-085**

Staff report submitted by Public Works Director Ameri, dated February 25, 2020, was filed.

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

Resolution 20-028, "Resolution Approving Plans and Specifications for FY 2020 Sidewalk Rehabilitation Project, Project No. 05285, and Call for Bids"

7. Adopt a Resolution Approving Plans and Specifications and Call for Bids for the Fiscal Year 2020 Pavement Improvement Project Nos 05222, 05224, 05226, 05232, and 05289 **CONS 20-087**

Staff report submitted by Public Works Director Ameri, dated February 25, 2020, was filed.

In response to Council Member Lamnin and Council Member Mendall's inquiry about the possibility of adding high speed fiber conduit as part of the proposed pavement improvement for a segment of Huntwood Avenue, City staff noted the proposal was not for full reconstruction of the pavement and laying conduit on Huntwood Avenue could be further discussed at a future Council Infrastructure Committee meeting.

There being no public speakers, Mayor Halliday opened and closed public comments, at 8:05 p.m.

Council Member Lamnin offered a motion per staff's recommendation with a strong request that laying of a conduit be reconsidered and that the Council Infrastructure Committee revisit the item as appropriate.

Council Member Mendall seconded the motion.

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

Resolution 20-030, "Resolution Approving Plans and Specifications for the FY20 Pavement Improvement Project, Project Nos. 05222, 05224, 05226, 05232, and 05289 and Call for Bids"

8. Adopt a Resolution Authorizing the City Manager to Execute an Amendment to the Agreements with The Metropolitan Group, and CSG Consultants, for Planning and Engineering Services Increasing the Not-to-Exceed Amount to \$125,000 Per Agreement  
**CONS 20-098**

Staff report submitted by Development Services Director Simpson, dated February 25, 2020, was filed.

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

Resolution 20-029, "Resolution Authorizing the City Manager to Negotiate and Execute an Amendment to the Agreements with Metropolitan Group and CSG Consultants, Inc., for Professional Planner Services Increasing the Not to Exceed amount to \$125,000 Per Agreement"

## **WORK SESSION**

9. Affordable Housing: Review of a Potential Financing Model that Supports the Development of Middle-Income Housing (Report from City Manager McAdoo and Deputy City Manager Ott) **WS 20-006**

Staff report submitted by Deputy City Manager Ott, dated February 25, 2020, was filed.

Deputy City Manager Ott announced the report and introduced Housing Division Manager Morales who provided a synopsis of the staff report.

Discussion ensued among Council members, City staff and Mr. Jordan Moss with the Catalyst Housing Group (Catalyst) regarding: Regional Housing Needs Allocation (RHNA) goals; California Community Housing Agency's (CalCHA) role as the property owner and



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issuer of tax-exempt bonds known as Workforce Housing Revenue Bonds; CalCHA's Joint Exercise of Powers Act (JPA) and representation on the Board; Catalyst Housing Group's role as the asset manager of acquisitions and developments; temporary relocation assistance for existing tenants; housing programs involving issuance of municipal bonds; and the City Manager's authority to enter into purchase option agreements.

There being no public comments, Mayor Halliday opened and closed public comments at 8:34 p.m.

Members of the City Council were in general agreement to become a member of the California Community Housing Agency (CalCHA); support CalCHA's issuance of tax-exempt bonds for the production, preservation and protection of essential middle-income rental housing; and authorize the City Manager to execute purchase option agreements with CalCHA to acquire middle-income rental housing. Council members provided the following recommendations: ensure there is a mechanism in place to prevent displacement of existing tenants; evaluate ownership opportunities for existing tenants when the City has the option to purchase a property financed with the proposed financing model using tax-exempt bonds; provide information on CalCHA Board meetings to remain informed and involved; explore the opportunity to leverage mortgage/asset-backed securities into the proposed financing model; and make sure FPI Property Management will not manage properties acquired with the proposed financing model.

The City Council took a brief recess and reconvened the meeting at 9:19 p.m.

**10. Mission Boulevard Phase 2 Construction and Mission Boulevard Phase 3 Design:  
Receive an Update on the Construction and Design Phases of the Mission Blvd Project  
and Provide Comments (Report from Public Works Director Ameri) **WS 20-009****

Staff report submitted by Public Works Director Ameri, dated  
February 25, 2020, was filed.

Public Works Director Ameri announced the report and introduced Senior Civil Engineer Hung who provided a synopsis of the staff report.

Mayor Halliday opened public comments at 9:38 p.m.

Ms. Susie Hufstader, Bike East Bay Advocacy Manager, expressed support for the Mission Boulevard Corridor improvements and proposed raised cycle track design, and encouraged to look for opportunity areas to create more pedestrian space.

Ms. Lacei Amodei, Hayward resident, supported the Mission Boulevard Corridor improvements from a climate change, quality infrastructure and equity perspective.

Mayor Halliday closed public comments at 9:45 p.m.

Council Member Salinas disclosed he resides near the Mission Boulevard Phase 3 improvement project and was advised he could participate in the discussion.

Discussion ensued among Council members and City staff regarding: cleaning of divider planter islands; plan for businesses during the construction of Mission Boulevard Phase 3 improvements; traffic at A Street and Mission Boulevard related to the new business; dimensions of designs and plant maintenance at Fairway Park Sign and Blanche Street Gateway; and the metal fence.

Council members expressed general appreciation for the update to the construction of the Mission Boulevard Improvements Phase 2 and the design of the Mission Boulevard Improvements Phase 3 projects. Council members offered the following recommendations: keep an eye for ACTC possible alternative consideration of moving stops for bus rapid transit from Mission Boulevard to Foothill Boulevard; after construction of the metal fence is complete, bring to a Council Infrastructure Committee meeting options for the green shade, possible art work and cost estimates; consider a light fixture that directs the light in an upward direction for the entry monument at Rose Street and Mission Boulevard; keep the “No Room for Racism” sign and confer with the business owners and the Fairway Park neighborhood about its placement; explore redesigning the signage at the corner of A Street and Mission Boulevard to match with other signs along Mission Boulevard; make sure all crosswalks are painted; ensure traffic lights are synchronized; make sure streets are well lit; make sure there are visible street reflectors to differentiate areas and at the beginning of divider planter islands; ensure upkeep and maintenance of sidewalks along Mission Boulevard; and make the area as safe as possible for bicyclists.

Bike East Bay was commended for its contribution to the projects’ improvements.

## **LEGISLATIVE BUSINESS**

Mayor Halliday disclosed she had to recuse herself from participating and voting on Legislative Business Item 11 because she lives near the proposed development and left the Council Chambers. Mayor Pro Tempore Salinas presided over the meeting.

11. Adopt an Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code Rezoning Certain Property to Planned Development District in Connection with Zone Change and Vesting Tentative Map 8473, Application No. 201802159 for 25036-25096 Carlos Bee Boulevard (Report from City Clerk Lens and Development Services Director Simpson) **LB 20-007**

Staff report submitted by City Clerk Lens, dated February 25, 2020, was filed.



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Mayor Pro Tempore Salinas indicated the adoption of ordinance was under Legislative Business because the introduction of the ordinance did not receive unanimous vote.

There being no comments, Mayor Pro Tempore Salinas opened and closed the public hearing at 10: 25 p.m.

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

Ordinance 20-04, "An Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code Rezoning Certain Property to Planned Development District in Connection with Zone Change and Vesting Tentative Map 8473, Application No. 201802159 for 25036-25096 Carlos Bee Boulevard"

AYES: COUNCIL MEMBERS Zermeño, Márquez, Mendall, Lamnin  
MAYOR PRO TEMPORE Salinas  
NOES: COUNCIL MEMBER Wahab  
ABSENT: MAYOR Halliday  
ABSTAIN: None

Mayor Halliday returned to the Council Chambers.

### **INFORMATION ITEM**

#### **12. Informational Report to the City Council on the Process for Enacting Ordinances RPT 20-024**

Staff report submitted by City Attorney and City Clerk Lens,  
dated February 25, 2020, was filed.

The item was an informational report and no staff presentation and/or discussion was required.

### **CITY MANAGER'S COMMENTS**

Assistant City Manager Hurtado made four announcements: 1) childcare services are now provided at City Council meetings by making a request to the City Clerk's office by 5:00 p.m. the Friday prior to the meeting; 2) the demolition of buildings at B and Main Streets has been completed; 3) there will be a block party at the future Stack Center on March 21<sup>st</sup>; and 4) the free online utility payment option is now available to Hayward residents.

## **COUNCIL REPORTS AND ANNOUNCEMENTS**

Council Member Márquez encouraged voters to use the Vote by Mail drop box on B Street to drop their ballots until 8:00 p.m., March 3<sup>rd</sup>; and commended Council Member Zermeño for his call out on Presidents' Day to help clean the B Street railroad tracks.

Council Member Zermeño congratulated the Chabot College Women's Basketball team for achieving a conference championship title.

## **ADJOURNMENT**

Mayor Halliday adjourned the meeting in memory of Ms. Kathi Booth at 10:32 p.m.

Ms. Booth was a longtime Hayward resident; participated in various community activities, was part of the first graduating class of Sunset High School, was 1964 Miss Hayward and competed on the Miss California pageant, was involved in Hayward Unified School District (HUSD) matters and was an unofficial foster mother to Sunset High School students, served on the Personnel Commission, and was the wife of a former HUSD Board Trustee.

Mayor Halliday asked City staff to work with the Booth family to find a suitable place to plant a tree in memory of Kathi Booth.

## **APPROVED**

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Barbara Halliday  
Mayor, City of Hayward

## **ATTEST:**

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Miriam Lens  
City Clerk, City of Hayward