



**SPECIAL CITY COUNCIL MEETING
REMOTE PARTICIPATION
Tuesday, November 10, 2020, 7:00 p.m.**

Mayor Halliday called the special City Council meeting to order at 7:00 p.m. The special meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order No 29-20 dated March 17, 2020, and the Alameda County Health Officer Order No. 20-10 dated April 29, 2020 regarding the COVID-19 pandemic. Members of the City Council, City Staff, and members of the public participated via the Zoom Webinar platform.

Pledge of Allegiance: Council Member Zermeño

ROLL CALL

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

CLOSED SESSION ANNOUNCEMENT

The City Council convened in closed session at 6:00 p.m., regarding public employment for City Manager, City Attorney, and City Clerk pursuant to Government Code 54957(b)(1). Mayor Halliday noted there was no reportable action.

City Attorney Lawson reported the City Council unanimously by acclamation with all members present, pursuant to Government Code 54954.2 (b)(2), added to the closed session agenda the case City of Hayward v. Antonio Duran-Villegas; Alameda County Superior Court Case No. HG19036477; and noted the City Council gave staff direction related to the matter.

PROCLAMATION

Mayor Halliday read a Proclamation recognizing November 2020 as Sikh American Awareness and Appreciation Month in Hayward to condemn hate crimes and discrimination against anyone regardless of religion and appearance. Mr. Sukhvinder Singh Waraich, General Secretary/Trustee of the Guru Granth Sahib Foundation, Inc., accepted the Proclamation.

PUBLIC COMMENTS

Ms. Jatinderpaul Sahi, Sikh Spirit Alliance representative, noted that each November the Sikh community remembers those who perished in the 1984 Sikh Massacre and favored the City's partnership in educating the community about Sikhs.

Mr. Javier Araujo spoke about the effect of the moratoriums on landlords whose tenants are not paying rent.

Mr. Jesse Gunn noted that youth experiencing problems may be unwilling to avail of assistance through the Youth and Family Services because it is housed at the Police Department.

Ms. Crystal Araujo reiterated her father has been affected by the existing moratorium and noted they will continue to reach out to housing staff for assistance.

Mr. Carl Gorringer expressed concern for downtown businesses that are having trouble and City Manager McAdoo noted the City cannot intervene in private transactions between property owners and lessees.

Council Member Mendall congratulated the re-elected and elected Council Members noting the votes showed a clear endorsement of the progress the current Council and staff continue to accomplish.

Council Member Salinas wished a happy Veterans Day to those who served and a happy birthday to the United States Marine Corps.

CONSENT CALENDAR

Consent Item 4 was removed from the Consent Calendar for separate vote.

1. Approve City Council Minutes of the City Council Meeting on October 20, 2020 **MINS 20-117**

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried unanimously, to approve the minutes of the City Council Meeting on October 20, 2020.

2. Approve City Council Minutes of the City Council Meeting on October 27, 2020 **MINS 20-118**

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried unanimously, to approve the minutes of the City Council Meeting on October 27, 2020 with changes as indicated in the staff memorandum.

3. Adopt a Resolution Approving Plans and Specifications and Call for Bids for the FY 2020 Median Landscape Improvement Project Nos. 05255 & 07482 **CONS 20-552**

Staff report submitted by Director of Public Works Ameri dated November 10, 2020, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried by the following roll call vote, to approve the resolution:



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REMOTE PARTICIPATION
Tuesday, November 10, 2020, 7:00 p.m.**

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Wahab, Zermeño
MAYOR Halliday
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 20-189, "Resolution Approving Plans and Specifications for the Median Landscape Improvement Project, FY 20 – Hesperian Boulevard (Chabot Court to La Playa Drive) Project Nos. 05255 & 07482 and Call for Bids"

4. Adopt a Resolution Approving the Deferment of Hanger Rent Increase and Reinstatement of the 2021 Hangar Rent Increase at Hayward Executive Airport **CONS 20-555**

Staff report submitted by Director of Public Works Ameri, dated November 10, 2020, was filed.

The item was removed from the Consent Calendar at the request of Council Member Lamnin.

Council Member Lamnin expressed she felt it was premature to resume the escalation of hangar rents and supported discussing the matter during the spring budget review.

In response to Council Member Wahab's inquiry, Public Works Director Ameri clarified the projected dollar increase would be approximately \$20 to \$25 per month depending on hangar size.

It was moved by Council Member Mendall, seconded by Council Member Salinas, and carried by the following roll call vote, to approve the resolution:

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

Resolution 20-193, "Resolution Approving the Deferral of the FY 2021 Hangar Rent Increase from July 1, 2020 to December 31, 2020 and Reinstating Previously Approved Hangar Rent Increases Effective January 1, 2021"

5. Adopt a Resolution Authorizing the City Manager to Continue Exclusive Negotiations with Waste Management of Alameda County to Extend the Solid Waste and Recycling Franchise Agreement **CONS 20-556**

Staff report submitted by Director of Public Works Ameri, dated November 10, 2020, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried by the following roll call vote, to approve the resolution:

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

Resolution 20-190, “Resolution Authorizing the City Manager to Continue Exclusive Negotiations with Waste Management of Alameda County to Extend the Solid Waste and Recycling Franchise Agreement”

6. Adopt a Resolution Approving the Cessation of Late Fees at Hayward Public Library **CONS 20-561**

Staff report submitted by Library Services Director Addleman, dated November 10, 2020, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried by the following roll call vote, to approve the resolution:

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

Resolution 20-191, “Resolution Authorizing the City Manager to Waive all Existing Library Fines and Fees Balances, Lift Existing Library Account Holds, and Cease the Charging and Collection of Late (Overdue) Fines Effective January 1st, 2021”



**SPECIAL CITY COUNCIL MEETING
REMOTE PARTICIPATION
Tuesday, November 10, 2020, 7:00 p.m.**

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7. Adopt a Resolution Authorizing and Appropriating CARES Act Funding for Emergency Response to Novel (New) Coronavirus (COVID-19) in the Amount of \$1,979,381 **CONS 20-584**

Staff report submitted by Director of Finance Claussen, dated November 10, 2020, was filed.

It was moved by Council Member Zermeño, seconded by Council Member Salinas, and carried by the following roll call vote, to approve the resolution:

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

Resolution 20-192, "Adopt a Resolution Authorizing and Appropriating Cares Act Funding for Emergency Response to Novel (NEW) Coronavirus (COVID-19) in the Amount of \$1,979,381"

LEGISLATIVE BUSINESS

8. Residential Rent Stabilization and Tenant Protections: Introduce an Ordinance Amending Chapter 12, Article 1 of the Hayward Municipal Code Relating to Residential Rent Stabilization and Tenant Protections to Modify the Rent Increase Threshold to the Annual Change in the Consumer Price Index (CPI) with a Maximum and Minimum **LB 20-049**

Staff report submitted by Deputy City Manager Ott, dated November 10, 2020, was filed.

City Manager McAdoo announced the item and introduced Management Analyst Cole-Bloom who provided a synopsis of the staff report.

Discussion ensued among members of the City Council, Deputy City Manager Ott, Housing Manager Morales, and Management Analyst Cole-Bloom regarding: the current Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) and its ongoing implementation and success evaluation; RRSO's consistency changes with state law; landlords' potential petition for a higher rent increase threshold; comparison data tied to change in the Consumer Price Index (CPI); the proposed changes and lack of suppressing the landlord's ability to raise rent

for new tenants; Coronavirus Aid, Relief, and Economic Security Act (CARES Act) allocations that could be directed towards housing displacement; rent rates in Hayward during the last year compared to other municipalities such as San Francisco; and rent increase and petition processes.

Mayor Halliday opened the public hearing at 8:16 p.m.

The following speakers favored amending the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) and lowering the RRSO rent increase threshold to CIP noting: other cities have implemented rent increase thresholds tied to CPI; need policies with long term stabilization of rent; low income earners' situation have been amplified with pandemic; existing tenants are not being offered reduced rent; regarding Section 12-1.05(c)(3) Late Payment Fees, consider reducing the 5% late payment fee cap to 1%; tenants are accruing debt with pandemic; gives renters, who are being disproportionately impacted by COVID-19, hope to remain housed in Hayward; and urged to focus on tenants with fixed incomes.

Mr. Jesse Gunn

Ms. Alicia Lawrence, The Hayward Collective representative

Mr. Zachariah Oquenda

Ms. Elisha Crader, Centro Legal De La Raza Tenant's Rights Paralegal

Mr. Xavier Johnson, Centro Legal De La Raza Staff Attorney

Mr. Igor Tregub, California Democratic Renters Council, Northern California Vice Chair

Mr. George Syrop

Ms. Monique Berlanga, Centro Legal de la Raza, Tenants' Rights Directing Attorney

Ms. Alondra Flores

Ms. Vanessa Sadsad

Ms. Araceli Orozco

Mr. Eric Vance

Ms. Selina McManus, Hayward resident

Mr. Mo Kim, Hayward resident

Mr. Alexis Villalobos

The following speakers opposed amending the Residential Rent Stabilization and Tenant Protection Ordinance (RRSO) noting: costs in operating apartment units have gone over CPI rates; personnel and maintenance costs continue to escalate; the proposed amendment will harm residents as maintenance will be deferred; and housing providers will be operating at a deficit and getting paid by 60-75% of renters.

Mr. Adam Felson

Mr. Bill Mulgrew, Rental Housing Association of So. Alameda County Acting Executive Director

Mayor Halliday closed the public hearing at 8:50 p.m.



**SPECIAL CITY COUNCIL MEETING
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Tuesday, November 10, 2020, 7:00 p.m.

City staff, Council Homelessness-Housing Task Force members and community at large were acknowledged for their contributions to the proposed item. Council Members shared personal stories related to housing challenges. Council Member Salinas was commended for speaking about the need for civil debate in response to disrespectful comments made regarding in favor/against positions.

Council Member Salinas indicated that an overwhelming number of Hayward residents are rent-burdened, and they come across all income levels. Council Member Salinas made a motion to approve staff's recommendation.

Council Member Wahab seconded the motion and noted Hayward is not developing enough affordable housing to protect renters specially families who have lost their jobs due to COVID-19.

Council Member Wahab offered a friendly amendment to incorporate Mr. Oquenda's request to contemplate reducing the five percent late payment fee cap to one percent. Council Member Salinas did not accept the friendly amendment.

Council Member Zermeño indicated that landlords can apply for waivers to raise their rents, noted cities that have a CPI have not suffered in terms of rental units loss, and renters some whom might have lost their jobs need the support during this pandemic.

Council Member Mendall noted it was premature to consider amending the RRSO when it has not been fully implemented and without data on its effectiveness, added that voters do not support increases in rent control based on how Prop 21 is failing to garner approval, and preferred to give the existing RRSO time to work and based on data collected consider making changes in the future.

Council Member Márquez expressed concern that the two percent would not yield enough money for people to upkeep properties and wondered if all viable resource options were explored noting there is available CDBG funding to prevent displacement.

Council Member Lamnin suggested the City should incentivize affordable housing to become deed restricted and tenant owned, transition its investments to capture defaulted properties and move them into affordable mortgages, work with developers to bring affordable by design complexes, prioritize zone changes and remove obstacles to build houses, and invest staff resources to develop long term solutions.

Mayor Halliday expressed the proposal applies to a limited sector of housing that house the most vulnerable, need affordable housing built and continue to have affordable rental units, was concern about pre-1979 housing that needs more upkeep and renovations, and mentioned the

need to evaluate how the City is doing with measures already taken.

Council Member Wahab noted the last, approximately, 16 months had been enough time to evaluate the RRSO's effectiveness and the proposal would help struggling renters.

Council Member Márquez encouraged staff to increase the outreach and recommended the Community Services Commission focus on allocating funding to areas in need to avoid displacing individuals.

It was moved by Council Member Salinas, seconded by Council Member Wahab, and failed by the following roll call vote, to approve the ordinance

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| AYES: | COUNCIL MEMBERS Salinas, Wahab, Zermeno |
| NOES: | COUNCIL MEMBERS Lamnin, Márquez, Mendall |
| | MAYOR Halliday |
| ABSENT: | None |
| ABSTAIN: | None |

Intro Ord 20-, "An Ordinance of the City of Hayward, California
Amending Article 1 of Chapter 12 of the Hayward Municipal Code
Relating to Residential Rent Stabilization and Tenant Protection"

9. East Bay Community Energy: Provide East Bay Community Energy with a Ranking of Preferred Default Electricity Products **LB 20-054**

Staff report submitted by Director of Public Works Ameri, dated
November 10, 2020, was filed.

Environmental Services Manager Pearson provided a synopsis of the staff report and acknowledged the City had received an email from SEIU Local 1021 opposing the inclusion of nuclear energy in the East Bay Community Energy portfolio for 2021 and also eleven emails which had been forwarded to the City Council.

Discussion ensued among member of the City Council, Environmental Services Manager Pearson, Public Works Director Ameri, and Public Engagement Manager DiGiorgio with East Bay Community Energy (EBCE) regarding: consideration for making Bright Choice cleaner energy while keeping rates competitive with PG&E; EBCE's current operating budget and the current state of the El Diablo nuclear power facility; the City's ability to fight the Power Charge Indifference Adjustment (PCIA) fee that California Public Utilities Commission (CPUC) allows PG&E to charge Community Choice Aggregation (CCA) program and the increased PCIA fee which caused EBCE to have less revenue to buy renewables resulting in a negative budget balance; and 100% nuclear free options.

Mayor Halliday opened the public hearing at 10:09 p.m.



**SPECIAL CITY COUNCIL MEETING
REMOTE PARTICIPATION
Tuesday, November 10, 2020, 7:00 p.m.**

Mr. Frank Burton, Hayward resident, urged to keep EBCE nuclear free and affordable and noted EBCE has resources to continue to subsidize Brilliant 100 for 2 to 3 years until the Diablo nuclear power facility is decommissioned.

Mr. Glenn Kirby, Hayward resident, urged to keep EBCE completely nuclear free and suggested a continuance to get questions answered and consider options beyond those listed in the report.

Mr. Igor Tregub, spoke on behalf of Sierra Club, an East Bay Clean Power Alliance (EBCPA) member, noting the ranking alternatives, should the Council move forward, would be Brilliant 100 with subsidy as well as Brilliant 68 (amended Brilliant 100) to keep the option affordable and EBCE nuclear free.

Ms. Jessica Tovar, on behalf of EBCPA, noted the Alliance proposed a subsidy as way to continue Brilliant 100 and recommended against consideration for taking nuclear energy into community choice programs as that would be drastic step backwards and contrary to achieving a clean energy goal.

Ms. Cynthia Landry, on behalf of SEIU Local 1021, opposed the use of nuclear energy by EBCE for 2021 and supported a subsidy to keep Brilliant 100 at cost parity with PG&E and spoke about unintended consequences from nuclear energy.

Mayor Halliday closed the public hearing at 10:21 p.m.

Council Member Mendall indicated he will never support any option that increases GHG emissions just to keep power costs lower; hoped the Council agreed that Bright Choice is the worst possible option and Brilliant 68 is a bad option; and noted that Brilliant 100 with subsidy and carbon free product with nuclear were the only two options that enable the City to provide 100% GHG (greenhouse gas) free electricity without raising rates.

Council Member Wahab offered a motion ranking the preferred electricity options for the default product for Hayward customers as follows: 1) Renewable 100 (8 to 9% more than PG&E rates, \$4/month), 2) Brilliant 100 with a subsidy, and 3) Brilliant 100 with rate increase (2-5% more than PG&E rates, \$1-\$2/month); and added that no nuclear energy option was on the table.

Council Member Márquez seconded the motion and offered a friendly amendment to switch option 2 (Brilliant 100 with subsidy) with option 1 (Renewable 100) in order for people to not opt out of the program. Ms. Márquez disclosed having met with numerous individuals on the topic.

Council Member Wahab accepted the friendly amendment.

Council Member Mendall was commended for his leadership on the Executive Committee of the EBCE as the chair of the Committee.

Council Member Zermeño expressed support for the motion and disclosed he had met several times with ‘non-nuclear’ individuals and was disappointed at PG&E for wanting the City to accept dirtier, nuclear, or more expensive energy.

Council Member Lamnin shared the first priority was for the City to hold PG&E accountable, give EBCE the control and funding to keep looking for socially responsible options; and she suspected the issue would come back next year as subsidies cannot be used indefinitely.

Council Member Salinas expressed that after hearing the discussion he was in alignment with Council Member Mendall’s position.

Mayor Halliday expressed support for the motion and recommended, either through EBCE or the City, to make more of an effort to educate residents about the choices, and noted that more residents may be willing to pay additional dollars knowing they were paying for clean energy. Ms. Halliday noted she continues to support San Jose Mayor Liccardo in his efforts to reduce GHG emissions. Mayor Halliday disclosed having met with individuals regarding the matter.

Council Member Mendall clarified if the motion included Renewable 100 as the electricity product for all City’s municipal accounts.

Having received clarification from staff, Council Member Wahab and Council Márquez agreed it would be included as a part of the motion.

It was moved by Council Member Wahab, seconded by Council Member Márquez, and carried by the following roll call vote, to approve the resolution with a ranking of preferred electricity options for the default product for Hayward customers as follows: 1) Brilliant 100 with a subsidy, 2) Renewable 100, and 3) Brilliant 100 with rate increase; and Renewable 100 as the electricity product for the City’s municipal accounts.

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

Resolution 20-194, “Resolution Authorizing the City Manager to Provide Default Energy Product Preferences to East Bay Community Energy (EBCE)”



**SPECIAL CITY COUNCIL MEETING
REMOTE PARTICIPATION
Tuesday, November 10, 2020, 7:00 p.m.**

PUBLIC HEARING

10. Costco Business Center Fuel Facility: Proposed Development of a Fuel Facility with Related Site Improvements at the Costco Business Center Located at 22330 Hathaway Avenue (Assessor Parcel No. 429-0082-003-00) Requiring Approval of a Major Modification to an Existing Planned Development Zoning District (Application No. 201706217) and Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Barghausen Engineering on Behalf of Costco Wholesale Corporation (Applicant/Owner) **PH 20-085**

Staff report submitted by Development Services Director Simpson, dated November 10, 2020, was filed.

Development Services Director Simpson announced the item and introduced Associate Planner Martinez who provided a synopsis of the staff report.

Costco representatives, Mr. Sean Anderson, Sr. Planner; Ms. Amy Herman, Economic Consultant; and Ms. Amy Lopez, Traffic Engineer, provided a presentation on an overview of Costco's business model (fuel service), economic and market analysis, sustainability features, and traffic analysis.

Discussion ensued among Council Members, City staff, Sr. Planner Anderson, Traffic Engineer Herman, Development Manager Ellingsen, and Traffic Engineering Lopez regarding: the significance of Vehicle Miles Traveled (VMT); projected timeline to transition fueling stations to Electric Vehicle (EV) charging stations; petition signed by over 2,700 members supporting the project; Council Sustainability Committee's direction to staff to consider establishing a policy limiting the number of gas stations and applications for Planning Commission and/or City Council review and vetting by the Council Economic Development Committee; the project being a planned development zoning district (PD zoning district); a Condition of Approval such that should the Costco Business Center cease operations, then the fuel facility would be required to be decommissioned; Costco employees not being unionized; specific permits for tank removal including testing for the underground area for reporting soil conditions; hours of operation for proposed facility which would open at 6am and the number of EV charging stations that could be accommodated.

Mayor Halliday opened the public hearing at 11:30 p.m.

Mr. Frank Burton, Hayward resident, spoke in support of allowing the gas station at the Costco Business Center on A Street and noted the gas station does not result in energy production of oil and gas and eliminates the need to drive additional miles to other Costco locations.

Mr. Daljit Singh, small gas station owner on West A Street, expressed opposition to the proposed fuel facility based on inaccessible parking stalls and traffic impact, environmental impact due to additional new trips to the Costco Business Center, and competition with struggling businesses.

Mr. Kim Huggett, Hayward Chamber of Commerce President, spoke in support for the proposed fuel facility noting the ratio of gas stations to population, added that adjacent businesses are in favor of project, and added that while California moves toward to achieve all electric vehicles, fuel stations will continue to be needed.

Mr. Oscar Quiambao, small gas station owner, noted the gas station market is already saturated, mentioned the Costco on Hesperian Boulevard has increased traffic volume, and the proposal would create an unfair competition which would contribute to the demise of mom and pop businesses.

Mr. Sayed Emran, small gas station owner, expressed opposition for the proposal noting there are 24 gas stations within a 4-mile radius from the Costco Business Center on A Street, and noted the majority of gas stations in Hayward are owner operated.

Mayor Halliday closed the public hearing at 11:43 p.m.

Council Member Salinas thanked Costco representatives; noted the proposal had come before the Planning Commission and it was denied and when it came before the City Council the application was deemed denied because motions failed to garner enough support; added the proposal was contrary to the principle of the Climate Action Plan; there were traffic impact concerns; and noted there were already eight gas stations within the area that are Hayward family-owned businesses. Council Member Salinas offered a motion to deny the application and direct staff to return with findings of denial.

Council Member Lamnin seconded the motion noting traffic impact concerns, could not diminish the role of the Climate Action Plan and the commitment to support Hayward businesses, and elected to land on the side of businesses and the environment.

Council Member Zermeño noted the clientele at Costco fuel stations is different than local gas stations where you can also purchase drinks, food, and other items; mentioned the need to focus on economic recovery in light of COVID-19; indicated in the past 11 years there have only been two applications for new gas stations; and added the economy outweighs the green aspect of another station.

Mayor Halliday noted Costco has been a big contributor to Hayward's economy.

It was moved by Council Member Salinas, seconded by Council Member Lamnin, to deny the application and direct staff to return with findings of denial. The motion failed by the following vote:



**SPECIAL CITY COUNCIL MEETING
REMOTE PARTICIPATION
Tuesday, November 10, 2020, 7:00 p.m.**

AYES: COUNCIL MEMBERS Lamnin, Mendall, Salinas
NOES: COUNCIL MEMBERS Márquez, Wahab, Zermeno
MAYOR Halliday
ABSENT: None
ABSTAIN: None

Council Member Zermeno offered a motion per staff's recommendation.

Council Member Márquez seconded the motion and offered a friendly amendment to add a Condition of Approval such that should the Costco Business Center cease operations, then the fuel facility (gas station) would close as well.

Council Member Zermeno accepted the friendly amendment.

Council Member Márquez expressed appreciation for the proposed facility and its sustainability features; stated customers would be restricted from a member-only model; noted she will continue to support local independently owned gas stations; and disclosed she had met with Costco representatives and encouraged them to expand their charitable efforts with the Hayward Relief Program.

Council Member Mendall thanked Council Member Márquez for including the friendly amendment; noted he would be voting against the motion but it was not a vote against Costco; and mentioned he was unable to attend the July Council meeting due to a prior commitment that could not be rescheduled.

Council Member Salinas expressed he was disappointed his motion failed, and noted that when discussing economic development, the Council should talk about enhancing the now nine existing gas stations along the corridor.

Council Member Wahab asked Costco if they would be willing to donate to the Hayward Community Foundation. In response to Mayor Halliday's request to have Assistant City Attorney Brick address the question, Mr. Brick advised seeking clarity afterwards.

Council Member Wahab noted Costco has a responsibility to safely store their materials and make infrastructure changes to electric charging quickly.

In response to Council Member Wahab's inquiry related to a moratorium on gas stations, Council Member Márquez affirmed that the Council Sustainability Committee had already given direction to staff for a resolution and policy recommendation.

It was moved by Council Member Zermeño, seconded by Council Member Márquez, and carried by the following roll call vote, to approve the resolution and ordinance with the addition of a Condition of Approval such that should the Costco Business Center cease operations, then the fuel facility (gas station) would close as well:

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

Resolution 20-195, “Resolution Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approving a Major Modification to an Existing Planned Development District to Allow for the Construction of a New Fuel Facility at the Costco Business Center Located at 22330 Hathaway Avenue in the City of Hayward”

Intro Ord 20-, “An Ordinance Amending Chapter 10, Article 1 (Zoning Ordinance) of the Hayward Municipal Code for a Major Modification to an Existing Planned Development District (Application No. 201706217) in Connection with the Development of a Fuel Facility at the Costco Business Center at 22330 Hathaway Avenue in the City of Hayward”

CITY MANAGER’S COMMENTS

City Manager McAdoo announced the COVID-19 Testing Center will close on November 11, 2020 in observance of the Veterans Day holiday.

COUNCIL REPORTS AND ANNOUNCEMENTS

Council Member Márquez encouraged staff to be creative when considering funding recommendations for the Community Services Commission meeting and focus on addressing housing needs and displacement prevention.

Mayor Halliday acknowledged 2020 marks the 100th anniversary of women’s right to vote and noted that everyone should celebrate the breaking of a barrier when California Senator, Kamala Harris, became the first woman elected to hold office in the White House.

COUNCIL REFERRALS

There were none.



**SPECIAL CITY COUNCIL MEETING
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ADJOURNMENT

Mayor Halliday adjourned the special meeting on November 11, 2020 at 12:14 a.m. in memory of Ms. Marylin Bender and Ms. Peggy Hora.

Ms. Marylin Bender broke a newsroom gender barrier by becoming the Sunday business editor of The New York Times in the 1970s; wrote a story about 37-year old Donald Trump, "The Empire and Ego of Donald Trump"; along with her husband, Selig Altschul, co-wrote "The Chosen Instrument," a biography of Juan Trippe, the founder of Pan American World Airways; and was the mother of Jim Altschul who owns a business at the Hayward Executive Airport.

Ms. Peggy Hora was the first woman judge in Southern Alameda County and was recognized as innovator and founder of the drug treatment court movement.

Mayor Halliday asked City staff to plant trees in memory of Marylin Bender and Peggy Hora.

APPROVED

Barbara Halliday
Mayor, City of Hayward

ATTEST:

Miriam Lens
City Clerk, City of Hayward