



CITY COUNCIL MEETING FOR JULY 21, 2015  
777 B STREET, HAYWARD, CA 94541  
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**Conference Room 2B – 4:00 PM**

CITY COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS;  
PUBLIC COMMENTS

BOARDS/COMMISSIONS/COMMITTEES/KEEP HAYWARD CLEAN & GREEN TASK FORCE  
➤ Reappointment Requests and Review of Process for Interviews

CLOSED SESSION

1. Public Employment  
Pursuant to Government Code 54957
  - Performance Evaluation  
City Manager  
City Attorney  
City Clerk
2. Conference with Labor Negotiators  
Pursuant to Government Code 54957.6
  - Lead Negotiators: City Manager David; City Attorney Lawson; Assistant City Manager McAdoo; Finance Director Vesely; Public Works-Engineering & Transportation Director Fakhrai; Human Resources Director Collins; Senior Human Resources Analyst Lopez; Assistant City Attorney Vashi; Community and Media Relations Officer Holland; Jack Hughes, Liebert Cassidy and Whitmore  
Under Negotiation: All Groups
3. Conference with Legal Counsel  
Pursuant to Government Code 54956.9
  - Pending Litigation  
Simmons, et al. v. City of Hayward, et al., Alameda County Superior Court No. HG14742558
4. Conference with Legal Counsel  
Pursuant to Government Code 54956.9
  - Pending Litigation  
Price/City of Hayward, WCAB #: ADJ9107229
5. Conference with Property Negotiators  
Pursuant to Government Code 54956
  - Lead Negotiators: City Manager David, Assistant City Manager McAdoo, City Attorney Lawson, Public Works – Engineering & Transportation Director Fakhrai, Economic Development Manager Hinkle.  
Under Negotiations: Property located at Portland Drive, APN 456-00-97-004-03

6. Conference with Property Negotiators  
Pursuant to Government Code 54956.8
    - Under Negotiation: 22632 Main Street (APN 428-0066-024-00); 22654 Main Street (APN 428-0066-039-00); 22696 Main Street (APN 428-0066-038-02); 1026 C Street (APN 428-0066-037-00); 1026 C Street (APN 428-0066-038-01)  
Property Negotiators: City Manager David, Assistant City Manager McAdoo, City Attorney Lawson, Assistant City Attorney Brick, Finance Director Vesely, Economic Development Manager Hinkle and Heather Gould and Rafael Yaquian of Goldfarb Lipman (Outside Legal Counsel)
  7. Adjourn to the Special Joint City Council/Hayward Housing Authority/Hayward Public Financing Authority Meeting
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**SPECIAL JOINT CITY COUNCIL/HAYWARD HOUSING AUTHORITY/  
HAYWARD PUBLIC FINANCING AUTHORITY MEETING  
Council Chambers – 7:00 PM**

**CALL TO ORDER Pledge of Allegiance** Council/HHA/HPFA Member Jones

**ROLL CALL**

**CLOSED SESSION ANNOUNCEMENT**

**PUBLIC COMMENTS**

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*The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session or Information Items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.*

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**ACTION ITEMS:** *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council Member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk any time before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

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**CONSENT**

1. Approval of Minutes of the Special City Council Meeting on June 30, 2015  
*Motion*
2. Approval of Minutes of the City Council Meeting on July 7, 2015  
*Motion*

July 21, 2015



3. Approval of Minutes of the Special City Council Meeting on July 14, 2015  
*Motion*
4. Report and Special Assessment for Residential Rental Inspection Program Fees Past Due  
*Resolution*
5. Report and Special Assessment for Community Preservation Fees Past Due  
*Resolution*
6. Report and Assessment for Delinquent Garbage Bills Incurred by Property Owners of Single-Family Residences and Households  
*Resolution*
7. Report and Special Assessment for Delinquent Sewer Bills and Water Bills Incurred by Property Owners  
*Resolution*
8. Street Name Change - Forselles Way, between Tampa Avenue and Tyrrell Avenue, to Glad Tidings Way  
*Resolution*
9. Advanced Metering Infrastructure: Authorization for the City Manager to Negotiate and Prepare a Term Sheet of a Contract for Purchase of an AMI System for Council Consideration and to Amend Current Professional Services Agreement with TritonAMI in a Total Amount not to Exceed \$110,000 to Assist with AMI Implementation  
*Resolutions (2)*
10. Authorization for the City Manager to Execute a Cooperative Agreement with Alameda County Flood Control and Water Conservation District  
*Resolution*
11. Hayward Promise Neighborhood Street Improvement Project – Approval of Addendum and Award of Construction Contract  
*Resolution*
12. Authorization for the City Manager to Negotiate and Execute a Professional Services Agreement for the Neighborhood Traffic Calming Program Study  
*Resolutions (2)*
13. Industrial Boulevard Pavement Rehabilitation Project: Award of Construction Contract  
*Resolution*
14. Authorization for the City Manager to Execute a Lease Agreement with Hayward Jet Center (dba APP Jet Center)  
*Resolution*
15. Sulphur Creek Mitigation – Acceptance of FAA Grant for Design  
*Resolution*

July 21, 2015



16. Memorandum of Understanding Regarding the Proposed 9/11 Memorial  
*Resolution*
  17. Adoption of a Resolution to Approve a Side Letter Between the City of Hayward and the Hayward Police Officers Association to Include an Additional Examination Process and Increase Bilingual Pay  
*Resolution*
  18. Adoption of Resolution Approving an Amendment to the City of Hayward Salary Plan for Fiscal Year 2016  
*Resolution*
  19. Authorization to Negotiate and Execute a Professional Services Agreement with Moves the Needle for Customer Experience and Organizational Innovation Training  
*Resolution*
  20. Authorization for the City Manager to Negotiate and Execute a Professional Services Agreement for the Citywide Roadway and Intersection Improvement Study  
*Resolution*
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***The following order of business applies to items considered as part of Public Hearings and Legislative Business:***

- *Disclosures*
  - *Staff Presentation*
  - *City Council Questions*
  - *Public Input*
  - *Council Discussion and Action*
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## **LEGISLATIVE BUSINESS**

21. Authorization for the City Council and the Hayward Public Financing Authority to Issue Certificates of Participation in an Amount Not to Exceed \$75 Million for the New 21st Century Library & Learning Center, Improvements to Fire Stations and the Fire Training Center and improvements to City Streets (***Report from Finance Director Vesely***)  
*Resolution*  
*Public Financing Authority Resolution*

## **PUBLIC HEARING**

22. Public TEFRA Hearing as Required by the Internal Revenue Code of 1986, and Adoption of: a) a Resolution Authorizing the Issuance of Bonds, Declaring the City's intent to Reimburse Certain Project Expenditures from Proceeds of the Bonds, and Authorizing the Submission of an Application to the California Debt Limit Allocation Committee, and b) Resolutions Authorizing the Restructuring of Existing Loans, All in Connection with Financing the Acquisition and Rehabilitation of Certain Affordable Housing Developments Owned by Eden Housing, Inc., and Its

*July 21, 2015*



affiliates. Exempt from the California Environmental Quality Act pursuant to Section 15301 of the "CEQA" Guidelines(Report from Director of Library and Community Services Reinhart) (**Report from Director of Library and Community Services Reinhart**)

*Resolutions (2)*

*Hayward Housing Authority Resolution*

23. Recommended FY2016 and FY2017 Water and Sewer Service Rates and Connection Fees (**Report from Director of Utilities & Environmental Services Ameri**)  
*Resolution*

## **CITY MANAGER'S COMMENTS**

An oral report from the City Manager on upcoming activities, events, or other items of general interest to Council and the Public.

## **COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS**

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items.

## **ADJOURNMENT**

### **NEXT SPECIAL MEETING - INTERVIEWS –Tuesday, July 28, 2015**

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***PUBLIC COMMENT RULES:*** *The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name before speaking and are expected to honor the allotted time. Speaker Cards are available from the City Clerk at the meeting.*

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***PLEASE TAKE NOTICE*** *that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.*

***PLEASE TAKE FURTHER NOTICE*** *that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

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***\*\*\*Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4<sup>th</sup> Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. Written comments submitted to the Council in connection with agenda items will be posted on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. \*\*\****

July 21, 2015



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*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.*

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*Please visit us on:*

