



CITY COUNCIL MEETING FOR JULY 12, 2011

CLOSED SESSION **Closed Session Room 2B – 5:00 PM**

1. **PUBLIC COMMENTS** *(Limited to items agendized for Closed Session)*
 2. Conference with Real Property Negotiators
Pursuant to Government Code 54956.8
 - Lead Negotiators: City Manager David, City Attorney Lawson, Assistant City Manager Morariu, Assistant City Attorney Conneely, Project Manager DeClerq, Development Services Director Rizk, Heather Gould and Polly Marshall, Goldfarb & Lipman
Under Negotiation: South Hayward BART Transit Oriented Development Project
APN 078C-0441-001-29 and 078C-0441-001-28
APN 078C-0441-001-16 and 078C-0441-001-17
APN 078C-0441-001-23
 3. Adjournment to Special Meeting
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SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT AGENCY/ HOUSING AUTHORITY MEETING **Council Chambers - 7:00 PM**

CALL TO ORDER Pledge of Allegiance Council Member Peixoto

ROLL CALL

CLOSED SESSION ANNOUNCEMENT

PRESENTATIONS

Peter Sategna Scholarship Award
Business Recognition Award

PUBLIC COMMENTS: *(The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation 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.)*

HAYWARD CITY COUNCIL, 777 B STREET, HAYWARD, CA 94541
[HTTP://WWW.HAYWARD-CA.GOV](http://www.hayward-ca.gov)

JULY 12, 2011

NON-ACTION ITEMS: *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*

WORK SESSION (60-Minute Limit)

1. 2010 Census Results *(Report from Development Services Director Rizk)*
 2. Work Session to Consider: Negotiation of a Disbursement Agreement with the Department of Housing and Community Development for Infill Infrastructure Grant Funds, to be Executed Jointly with the Developers of the South Hayward BART Station Transit-Oriented Development; Negotiation of an Owner Participation Agreement with the Developers of the South Hayward BART Station Transit-Oriented Development; Modification of Conditions of Approval for the South Hayward BART Station Transit-Oriented Development, as requested by Developer; and Formation of a Joint Powers Authority (JPA) to Address BART Parking and Access Issues *(Report from Assistant City Manager Morariu)*
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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 anytime before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

CONSENT

3. Approval of the Minutes of the Special Joint City Council/Redevelopment Agency/Housing Authority Meeting on June 14, 2011
Motion
4. Approval of Minutes of the Special Joint City Council/Redevelopment Agency/Housing Authority Meeting on June 21, 2011
Motion
5. Pavement Reconstruction FY11 – Taxiway “E” and East T-Hangar Zipperlane at Hayward Executive Airport: Award of Contract
Resolution
6. Report and Assessment for Delinquent Garbage Bills Incurred by Property Owners of Single-Family Residences
Resolution
7. Report and Special Assessment for Residential Rental Inspection Fees Past Due
Resolution



8. Report and Assessment for Community Preservation Fees Past Due
Resolution
9. Special Assessment Hearing and Report for Vehicle Abatement Fees Past Due
Resolution
10. Sewer Replacement at Linden, Madrone and Beech Street Easement Areas- Award of Contract
Resolution
11. Approval of Amended Memorandum of Agreement with the Bay Area Recycled Water Coalition and Authorization to Submit Grant Application to the United States Bureau of Reclamation for Recycled Water Planning Activities
Resolutions (2)
12. Authorization for the City Manager to Negotiate and Execute a Professional Services Agreement for Sulphur Creek Mitigation – Environmental Planning Project at the Hayward Executive Airport
Resolution
13. First Responder Advanced Life Support (FRALS) Agreement Extension
Resolution
14. Authorization for the City Manager to Negotiate and Execute a Professional Services Agreement for Final Design and Right-of-Way Acquisition Services for the I-880/SR-92 Reliever Route - Phase 1 Project
Resolution

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*

PUBLIC HEARING

15. Proposed Fiscal Year 2012 and Fiscal Year 2013 Water and Sewer Rates and Connection Fees
(Report from Public Works Director Bauman)
Resolutions (2)
16. Request to Change the Zoning from Medium Density Residential/SD-4 to Planned Development and to Subdivide the Property to Construct Fifty-Seven Detached Single Family Homes - Zone Change Application No. PL-2010-0403 and Vesting Tentative Tract Map Application No. PL-2010-0405 – Perry Hariri of Urban Dynamic (Applicant); City of Hayward (Owner). The Project Site is Located at the Southwest Corner of B Street and Myrtle Street East of Burbank Elementary School ***(Report from Development Services Director Rizk) Continued from 6/28/2011***
Resolution
Introduction of Ordinance



LEGISLATIVE BUSINESS

17. Agreement for the Purchase and Sale of Real Property between the City of Hayward and Urban Dynamic, LLC for the Construction and Sale of Fifty-Seven Detached Single Family Homes - the Property is Located at 353 B Street (**Report from Assistant City Manager Morariu**) **Continued from 6/28/2011**

Resolution

18. Recommendation to the California Department of Transportation Regarding the Disposition of Property in the Bunkerhill Neighborhood as Part of the Settlement Agreement Associated with the Route 238 Land Disposition Process (**Report from Development Services Director Rizk**)

Resolution

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

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 and their address before speaking and are expected to honor the allotted time. A Speaker's Card must be completed by each speaker and is available from the City Clerk at the meeting.

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.

****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, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ****

NEXT MEETING – 7:00 PM, TUESDAY, JULY 19, 2011

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.

JULY 12, 2011

