



**MINUTES OF THE SPECIAL JOINT MEETING OF
THE CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 24, 2004, 8:00 p.m.**

MEETING

The Joint Meeting of the City Council/Redevelopment Agency was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council/RA Member Dowling.

ROLL CALL

Present: COUNCIL/RA MEMBER Hilson,
Rodriquez, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: COUNCIL/RA MEMBER Jimenez

PUBLIC COMMENTS

Barbara Heringer-Swarr commented on redevelopment and its use in other cities including San Jose. She commented on the costs of parking in the redevelopment area. She expressed her concerns on the proposed theater development and its impacts to current local businesses.

Jennifer Swarr commented on the importance of voting, noted that her mother was running for Council, and urged the community to vote on March 2.

Rudy Grasseschi, a local business owner, spoke in opposition to the Route 238 proposal. He made suggestions related to C Street, as well as suggested that left turns from Foothill Boulevard be permitted.

Jason Moreno talked about his campaign for election and voter registration.

Peggy Guernsey, spoke about issues regarding the restaurant China AAA Buffet. She noted the elimination of disabled parking, former exits, and access to facilities.

Jim Forsyth spoke in support of Measure A and urged supporters to join Supervisor Gail Steele in sponsoring a ribbon project on Foothill Boulevard, which is scheduled for February 27 starting at 4 p.m. He invited all to participate in this pro-Measure A demonstration.

Eugene Rosato commented that there is a lack of police protection in the Hayward Hills and cited problems that he has experienced including property vandalism to his locked mailbox and vehicle break-ins that occurred twice in one month. He said he has complained to the Police Department to no avail.

Judy Nadrowski who lives near Main and E Street stated that she is on the fringe area of the proposed widening of Foothill Boulevard and is opposed to this alternative.

Mayor Cooper commented that there had been no decision made on the widening.

Werner Heisserer spoke against the traffic impacts if left turns are eliminated at the entrances to Central Boulevard from Mission Boulevard.

Kathy Heisserer has lived on Central Boulevard for about 17 years, and spoke against the Route 238 proposal to remove the left-turn lane on Mission Boulevard.

City Manager Armas clarified that the information had not been seen by staff. The one concept that would prohibit left turns on Central does not necessarily require going all the way to Harder for a left-turn.

Gloria Rojas commented on the service she received at various businesses in the area and also while dining at the same restaurant mentioned earlier.

Bonnie Peyton spoke on behalf of the Citizens' for a Livable Hayward, a group against the Route 238 corridor as proposed. She stated that she has sat through various meetings and only one proposal has been suggested. She stated that Route 238 proposal directly impacts their homes and neighborhood.

Robert Lopez commented on a recent newspaper article pertaining to campaign financing and his campaign.

Linda Bennett discussed a less destructive alternative than the proposed 10-lane recommendation. As a member of the former Mission Foothills Task Force, she asked that the City review their recommendations. She described the activities of the Friends of San Lorenzo Creek and expressed concern regarding the possible destruction and changes of the Creek. She suggested a full environmental report be done.

Audrey LePell commented on the working group for Route 238 and the proposed housing in that area. She reported that she has delivered the CATS Alternative to Council members, which would not have the same destruction as the present proposal. She noted the importance of members knowing what has happened.

Evelyn Cormier commented on the study group activities for Route 238 and expressed concern about the study group which is looking solely at Mission and Foothill and not at regional alternatives for the area.

Sherman Lewis said businesses are not happy about condemnation and having to move. He noted that residents of Spring Grove are not happy about access to their neighborhood. He submitted a statement that included comments and concerns of neighbors and business in the area. He suggested that a more effective plan be considered. He urged the Council to rethink this problem.



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CONSENT

1. Approval of Minutes of the City Council Meeting of February 17, 2004

It was moved by Council Member Ward, seconded by Council Member Henson, and carried with Council Member Jimenez absent, to approve the minutes of the City Council Meeting of February 17, 2004.

2. Sidewalk Rehabilitation and Wheelchair Ramps: Award of Contract

Staff report submitted by Deputy Director of Public Works Bauman, dated February 24, 2004, was filed.

It was moved by Council Member Ward, seconded by Council Member Henson, and carried with Council Member Jimenez absent, to adopt the following:

Resolution 04-022, "Resolution Awarding Contract to Rosas Construction for the Construction of Wheelchair Ramps and Sidewalk Repairs in the Calaroga and Santa Clara Area, Districts 7 and 10, Project Nos. 5139 and 5187"

3. Final Map Tract 7460 – Luis Tan and Wei Lan Teng (Owners/Subdividers) - Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement – Property Located at 772 West A Street

Staff report submitted by Development Review Engineer Gaber, dated February 24, 2004, was filed.

It was moved by Council Member Ward, seconded by Council Member Henson, and carried with Council Member Jimenez absent, to adopt the following:

Resolution 04-023, "Resolution Approving Final Map for Tract 7460 and Authorizing the City Manager to Execute a Subdivision Agreement"

4. Final Map Tract 7262 – Abdul Mehdavi, et alia (Owner/Subdivider) Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement – Property Located at 25958 Gading Road

Staff report submitted by Development Review Engineer Gaber, dated February 24, 2004, was filed.

It was moved by Council Member Ward, seconded by Council Member Henson, and carried with Council Member Jimenez absent, to adopt the following:

Resolution 04-024, “Resolution Approving Final Map for Tract 7262 and Authorizing the City Manager to Execute a Subdivision Agreement”

LEGISLATIVE BUSINESS

Redevelopment Agency Bonding Capacity

Staff report submitted by City Manager/Executive Director Armas, dated February 24, 2004, was filed.

City Manager/Executive Director Armas said he was providing information to apprise the Council on the Cannery Area Plan as well as the downtown area. He noted that a new school in the Cannery area is becoming more of a reality. On the 31st of March, a joint meeting will be held between the City Council, HARD, and the Hayward Unified School District to discuss the construction of amenities in the area.

Perry Carter discussed the Agency’s Bonding Capacity related to long-term debt.

Council/RA Member Henson asked about State budget and its effect on the Redevelopment Agency.

City Manager/Executive Director Armas estimated that there would be a loss of \$150,000 per year that the State would be taking. He also stated that this is the best time to be borrowing and a good opportunity to borrow funds to construct a school. This area already has a severely impacted elementary school which would be replaced.

Council/RA Member Hilson indicated that there is a fair amount of bonding capacity. He then asked if staff has evaluated or considered a shorter time frame to pay off the bonds.

City Manager/Executive Director Armas explained that the financial community relies on the improvements on the present level of development. New development generates new income. He noted that while the City is undergoing severe financial pressure, it is not realizing the same impacts as HUSD and HARD. He noted that any development ultimately constructed in that area is responsible for school impact fees. Through this funding there might be additional opportunities for other projects as well.

Mayor/Chair Cooper opened the public hearing at 9:11 p.m.

Barbara Heringer-Swarr challenged the Council to place this bond issue on the ballot. She also did not agree with paying investors between fifteen and twenty percent.

Robert Lopez spoke against borrowing money and also urged a ballot measure.



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Jason Moreno did not agree with borrowing money and having long-term debt.

City Manager/Executive Director Armas noted the opportunity for investing in our future.

Mayor/Chair Cooper closed the public hearing at 9:18 p.m.

This item was for informational purposes only. There was no action taken.

COUNCIL REPORTS

There were no Council Reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 9:26 p.m., with Council Member Rodriquez adjourning in memory of Sarah Zimmerman Conner, who died in her home in Castro Valley on February 14, 2004. Council Member Rodriquez read the following statement:

“Ms. Zimmerman attended the University of Texas at Austin, where she earned a Bachelors degree in Business Administration in just 3 years. In 1946, she went to Washington, D.C. to work for the State Department to save the world. There, she met Jack E. Conner, a Foreign Service Officer with the State Department, a position he had gladly chosen some months earlier when it seemed his only other option was to stay in the Navy for two more years. After Jack had been assigned to the US Embassy in Brazil, Sara flew to Rio de Janeiro where they were married on August 18, 1947.

“In 1949, they returned to the US and have spent the years since then in Palo Alto, Houston, and, since 1962, their home in Castro Valley. She is survived by her husband, Jack, their children, Kay and Edward, two grandsons, Andrew and Scott, and her sister Ann.

“Sara was a student of politics, had a passion for effective government, and possessed a rare talent for getting things done. She believed strongly that an individual can make a difference, and she devoted much of her life to working with local government to make the world, and the Bay Area specifically, a better place for people to live.”

Council Member Rodriquez enumerated her numerous accomplishments as a lifetime "professional volunteer" which included her outstanding contributions in affordable housing and community development and the League of Women Voters, recognition of her efforts by the State Legislature as well as the US Department of Housing and Urban Development. It was noted that in 1987, she received the John N. Pappas Humanitarian Award, the City of Hayward's top award recognizing voluntary contributions to the betterment of Hayward.

Council Member Ward reported that he served with Ms. Conner on the housing committee, and recognized her arduous efforts towards housing.

On another topic, Council Member Ward requested that the Council consider at its next meeting the City's position on the living wage ordinance and its position involving Cintas.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency