



City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, November 28, 2006, 8:00 p.m.

MEETING

The Meeting of the City Council was called to order by Mayor Sweeney at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Ward.

ROLL CALL

Present: COUNCIL MEMBERS Rodriquez, Quirk, Halliday, Ward, Dowling,
Henson
MAYOR Sweeney
Absent: COUNCIL MEMBERS None

PUBLIC COMMENTS

Two Mt. Eden High School students, Travis Roush and Andre Loyola, asked for support for the Mt. Eden Marching Band as they embark to perform in Boston next March 2007. They asked that contributions towards this effort be sent to the high school at 2300 Panama Street and provided a telephone number (510 293-8539) for further information. They also announced a Crab Feed fundraiser at the school on Friday, December 1.

CONSENT

1. Approval of Minutes of the City Council Meeting of November 14, 2006

It was moved by Council Member Ward, seconded by Council Member Henson, and unanimously carried, to approve the minutes of the City Council Meeting of November 14, 2006.

2. Final Map Tract 7498 – Approve the Final Map and Authorize the City Manager to Execute Subdivision Agreement – Select Foods, Inc., (Owner), Braddock and Logan, L.P. (Subdivider) – The Property is Located at 22600, 22700, 22840, and 22885 Amador Street

Staff report submitted by Director of Community and Economic Development Daluddung, dated November 28, 2006, was filed.

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

Resolution 06-138, “Resolution Approving Final Map for Tract 7498, Authorizing the City Manager to Execute a Subdivision Agreement, and Accepting Certain Streets into the City Street System”

DRAFT

3. Recommended Appointments to the System Advisory Board of the Bay Area Library and Information System

Staff report submitted by Library Director Rosenblum, dated November 28, 2006, was filed.

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

Resolution 06-139, "Resolution Appointing Judy Harrison and Elsa Glines to the Bay Area Library and Information System (BALIS) Advisory Board"

4. Resolution Adjusting the Employer Medical Contribution Rate for Employees and Certain Retirees of the Hayward Police Management Association

Staff report submitted by Employee Benefits Administrator Iwata, dated November 28, 2006, was filed.

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

Resolution 06-140, "Resolution Adjusting Employer Contribution for Subject Members of the Hayward Police Management Association Covered Under the Public Employees' Medical and Hospital Care Act"

5. Resolution Adjusting the Employer Medical Contribution Rate for Employees and Certain Retirees of the Hayward Police Officers' Association

Staff report submitted by Employee Benefits Administrator Iwata, dated November 28, 2006, was filed.

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

Resolution 06-141, "Resolution Adjusting Employer Contribution for Subject Members of the Hayward Police Officers' Association Covered Under the Public Employees' Medical and Hospital Care Act"

6. Approval of Memorandum of Understanding to Participate in the MTC's Regional Traffic Data Exchange and Sharing Program

Staff report submitted by Deputy Director of Public Works Fakhrai, dated November 28, 2006, was filed.



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

Resolution 06-142, "Resolution Authorizing the City Manager to Negotiate and Execute a Memorandum of Understanding Between the City of Hayward and the Alameda County Congestion Management Agency"

HEARINGS

7. Amendment of Benefit District 409-96, Garin Reservoir Water Benefit District to Annex Planned Developments to the Benefit District

Staff report submitted by Development Review Services Engineer Anastas, dated November 28, 2006, was filed.

City Manager Armas made the report, noting the amendment will modify the area that encompasses the La Vista Quarry and an area to provide for the Oak Hills development. He noted the new assessment to the property owners and responded to Council questions. He assured Council that current park lands will remain public parks and involvement by the park district is to ensure water access.

Council Member Henson clarified with staff that he lives near the area, but does not have a conflict in participating in this discussion.

Mayor Sweeney opened the public hearing at 8:13 p.m.

Council Member Dowling asked that Mr. Warren, the developer, comment and provide an update on the development. He indicated that the land is currently being graded. City Manager Armas added that some site work is being done as developing a haul road to transport material from one area to the other. He noted that there were some reports from neighbors and made the necessary contacts to resolve their issues.

Mayor Sweeney closed the public hearing at 8:19 p.m.

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

Resolution 06-143, "Resolution Amending Benefit District 409-96, Garin Reservoir Water Benefit District, to Annex Property into the District and Approving the Engineer's Report and the Method for Calculating the Fee Charged to the District's Properties"

8. Authorization Issuance of Multi-Family Housing Revenue Bonds (Saklan Family Housing Development) 2006 Series A, and Execution of Related Documents

Staff report submitted by Redevelopment Director Bartlett, dated November 28, 2006, was filed.

Redevelopment Director Bartlett made the report authorizing the issuance of \$14,000,000 in tax-exempt multifamily housing revenue bonds to construct the Saklan Family Housing development. She noted that Union Bank will be the bond holder and that the City credit rating will not be impacted nor will the City be liable for this debt. Of the 78 proposed units, there will be one unit reserved for the property manager. She responded to questions from Council Member Henson related to the amount of the tax exempt housing revenue bonds, enumerated the revenue sources for this project and the City's regulatory agreement to offer affordable housing, and that the construction plans were submitted several months ago. She assured Council that this does not involve redevelopment funds.

In response to Council Member Ward's question, she noted that she would defer to Eden Housing staff to respond to who is responsible for clearance of any toxics on the property.

Mayor Sweeney opened the public hearing at 8:31 p.m.

Linda Mandolini, representing Eden Housing, announced that this is the first off-site project utilizing the City's Inclusionary Housing program. She also reported that Hayward's program was highlighted at a recent housing conference. She clarified that the agreement with the deSilva Group is that a fully clean land parcel will be provided for development, free of any toxics. She responded to other Council questions noting that the reason the construction time must start immediately, in spite of the rainy season, is due in large part to the State programs that are so competitive and thus the bond closing must be complete within 90 days. She also reported that the business developers are also a part of the need to issue the bonds. Ms. Mandolini reported that Eden Housing continues to partner with CRIL to provide housing for the disabled community. Lastly, she thanked all who voted in favor of State Proposition 1C that recently passed.

City Manager Armas commented favorably on the Eden Housing staff, in particular Ms. Mandolini, and their efficiency.

Mayor Sweeney closed the public hearing at 8:35 p.m.

It was moved by Council Member Halliday, seconded by Council Member Rodriquez, and unanimously carried to adopt the following:

Resolution 06-144, "Resolution of the City of Hayward Authorizing the Issuance, Sale and Delivery of City of Hayward Multifamily Housing Revenue Bonds (Saklan Family Housing) 2006 Series A, Authorizing the Execution and Delivery of a Master Pledge and Assignment, a Master Agency Agreement and a Regulatory Agreement, and Authorizing the Execution and Delivery of and



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Approving Other Related Documents and Approving other Related
Actions in Connection Therewith”

COUNCIL REPORTS

Council Member Quirk announced the downtown event, Light Up the Season that will occur on Thursday, noting that there will be Afghan music played at 7 p.m., at the Copy Pacific business on Foothill Boulevard.

Council Member Henson announced an event on December 6, at 5:30 p.m., in Oakland involving SB 842. He suggested letters be sent in support of the Employee Free Choice Act.

Council Member Dowling invited all to the Light Up the Season event and thanked City staff, Redevelopment staff, the Chamber of Commerce and the Downtown BIA for their efforts towards this annual event.

ADJOURNMENT

Mayor Sweeney adjourned the meeting at 8:39 p.m.

APPROVED:

Michael Sweeney, Mayor, City of Hayward

ATTEST:

Angelina Reyes, City Clerk, City of Hayward