



City of San Leandro

City Hall
835 East 14th Street
San Leandro, California

Minutes City Council

Monday, December 15, 2025

7:00 PM

City Council Chambers

Access the meeting remotely by using this URL

<https://zoom.us/j/506831637>

Councilmember Azevedo may participate via teleconference from 717 S McDonnell Ave,
Los Angeles, CA 90022

1. CALL TO ORDER PLEDGE OF ALLEGIANCE ROLL CALL

The meeting was called to order at 7:00 pm. Mayor González led the Pledge of Allegiance.

Present 6 - Aguilar Jr., Simon, González III, Bowen, Viveros-Walton, Boldt

Absent 1 - Azevedo

2. ANNOUNCEMENTS

None.

3. REPORT ON CLOSED SESSION ACTIONS TAKEN

No reportable action taken; direction was provided to staff.

4. RECOGNITIONS

No items were scheduled.

5. CONSENT CALENDAR

Approval of the Consent Calendar.

A motion was made by Councilmember Aguilar, Jr., seconded by Councilmember Simon, to Approve the Consent Calendar. The motion carried by the following vote.

Aye: 6 - Aguilar Jr., Simon, González III, Bowen, Viveros-Walton, Boldt

Absent: 1 - Azevedo

5a. [25-434](#)

Adopt a Resolution to Approve the FY 2025 Affordable Housing Trust Fund Report

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-163

- 5b. [25-435](#) Motion to Accept the FY 2024-2025 Annual Review of the Rent Review and Tenant Relocation Assistance Programs

Adopted on the Consent Calendar.

Enactment No: Min Order 2025-026

- 5c. [25-591](#) Adopt a Resolution to Approve and Authorize the City Manager to Execute Amendment No. 1 to the Consulting Services Agreement with KDC Accounting & Consulting, LLP for Preparation of the Annual Comprehensive Financial Report (ACFR), Other Required Annual Financial Reports, and Payroll Support for an Additional \$50,000 for a Not-to-Exceed Amount of \$175,000

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-164

- 5d. [25-542](#) Adopt a Resolution to Accept the Annual Report on Receipt and Use of Development Impact Fees and Approving Findings Regarding Unspent Impact Fees for the Year Ended June 30, 2025

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-165

- 5e. [25-580](#) Adopt a Resolution to Accept the Section 115 OPEB (Other Post-Employment Benefits) Trust and Pension Trust Investment Report for the Quarter Ended September 30, 2025

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-166

- 5f. [25-572](#) Adopt Two Resolutions to: (1) Approve and Authorize the City Manager to Execute Amendment No. 4 to the Alameda County Homelessness Grant Funding Agreement to Increase Grant Funding by \$192,822 for a Total Not-to-Exceed of \$1,417,359 and Extend the Term through December 31, 2026; and (2) Approve and Authorize the City Manager to Execute Amendment No. 2 to an Existing Agreement With Building Futures for Women and Children to Increase Funding by \$192,822 in Homelessness Grant Funds for an Amended Total of \$778,213 and Extend the Term of the Agreement Through December 31, 2026

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-167 & Reso 2025-168

- 5g. [25-578](#) Adopt a Resolution to Approve and Authorize the City Manager to

Execute a Consulting Services Agreement with Visionary Integration Professionals, LLC for an Amount Not to Exceed \$83,400 for Enhancement Services and On-Going Maintenance Support for the City's Online Permitting System

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-169

5h. [25-570](#)

Adopt a Resolution to Approve and Authorize the City Manager to Execute an Agreement to Extend the Term of the Community Workforce Agreement with the Alameda County Building and Construction Trades Council and its Affiliated Local Unions Governing Labor Procedures for City Construction Projects by One Year

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-170

5i. [25-567](#)

Adopt a Resolution to Authorize the use of \$45,000 in Supplemental Law Enforcement Services Funds (SLESF) Grant (aka Frontline) for the Purchase of Ballistic Armored Plates (\$21,000) and Tactical Camera Balls (\$24,000) in FY 2026

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-171

5j. [25-568](#)

Adopt a Resolution to Approve a \$136,898.87 Incentive Management Fee Payment to American Golf Corporation for Fiscal Year 2025 and to Approve an Appropriation of \$40,967.87 from the Shoreline Enterprise Golf Course Fund for Payment in Fiscal Year 2026

Received and Filed on the Consent Calendar.

Enactment No: Reso 2025-172

5k. [25-582](#)

Motion to Appoint Councilmember Victor Aguilar to the Alameda County Mosquito Abatement District Board of Directors for a Term Ending December 31, 2026

Adopted on the Consent Calendar.

Enactment No: Min Order 2025-027

5l. [25-552](#)

Minutes from the November 13, 2025 Facilities and Transportation Committee Meeting

Approved as Submitted on the Consent Calendar.

5m. [25-573](#)

Minutes from the November 19, 2025 Finance Committee Meeting

Approved as Submitted on the Consent Calendar.

- 5n. [25-584](#) Minutes from the December 1, 2025 and December 8, 2025 City Council Meetings

Approved as Submitted on the Consent Calendar.

6. CITY MANAGER AND CITY ATTORNEY REPORTS AND COMMENTS

None.

7. PUBLIC COMMENTS

Comments were made by four people.

8. PUBLIC HEARINGS

No items were scheduled.

9. PRESENTATIONS

Councilmember Azevedo arrived at 8:12 p.m.

- 9a. [25-527](#) Proposed Rent Stabilization Program Budget and Draft Residential Rent Stabilization Ordinance Presentation

Comments were made by 19 people.

Guidance was provided to staff to set the rent cap as 3% or 65% of CPI, whichever is lower; Base Rent defined as the rent in effect for a Rental Unit in 2025; and confirming staff's recommendation on full cost recovery model of Rent Registry + Rent Stabilization/Enhanced Enforcement Option (estimated \$1.3 - \$2.2M General Fund loan), with an approximate 3-6 year payback period, with program budget estimates to be refined and presented with finalized fee study in early 2026.

10. ACTION ITEMS

The City Council took a seven-minute recess at 8:53 p.m.

- 10a. [25-587](#) Motion to Reconsider Council Vote on December 1, 2025 for Adoption of a Resolution to Approve and Authorize the City Manager, in Coordination with the City Attorney, to Execute a Limited Waiver of the Attorney-Client Privilege for the Purpose of Releasing the June 2024 Revenue Measure Tracking Survey Results

Comments were made by four people.

The Mayor's Motion to Reconsider the Council Vote on December 1, 2025 for Adoption of a Resolution to Approve and Authorize the City Manager, in Coordination with the City Attorney, to Execute a Limited Waiver of the Attorney-Client Privilege for the Purpose of Releasing the June 2024 Revenue

Measure Tracking Survey Results CARRIED by the following vote:

Ayes: 5 - Boldt, Bowen, Simon, Viveros-Walton, González

Noes: 2 - Aguilar, Azevedo

A motion was made by Councilmember Viveros-Walton, seconded by Councilmember Boldt, to adopt a resolution to approve and authorize the City Manager, in coordination with the City Attorney, to execute a limited waiver of the attorney-client privilege for the purpose of releasing the June 2024 revenue measure tracking survey results. The motion CARRIED by the following vote:

Ayes: 5 - Boldt, Bowen, Simon, Viveros-Walton, González

Noes: 2 - Aguilar, Azevedo

Enactment No: Min Order 2025-028, Reso 2025-173

10b. [25-589](#)

Motion to Reconsider Council Vote on December 1, 2025 for a Motion Directing Staff to Either: A) Continue to Explore Potential Revenue Measures That Could Appear on the November 2026 Ballot including a Consulting Services Agreement With Clifford Moss for Outreach and Survey Work to Consider Feasibility; or B) to Cease All Efforts Associated With Placing a Revenue Measure on the November 2026 Ballot

Comments were made by one person.

The Mayor's Motion to Reconsider the Council Vote on December 1, 2025 for a Motion Directing Staff to Either: A) Continue to Explore Potential Revenue Measures That Could Appear on the November 2026 Ballot Including a Consulting Services Agreement with Clifford Moss for Outreach and Survey Work to Consider Feasibility; or B) to Cease All Efforts Associated With Placing a Revenue Measure on the November 2026 Ballots CARRIED by the following vote:

Ayes: 6 - Aguilar, Boldt, Bowen, Simon, Viveros-Walton, González

Noes: 1 - Azevedo

A motion was made by Councilmember Viveros-Walton, seconded by Councilmember Boldt, to: 1) Direct staff to continue exploring potential revenue measures that could appear on the November 2026 ballot, including a consulting services agreement with Clifford Moss for outreach and survey work to consider feasibility; and to 2) Waive attorney-client privilege for the purpose of releasing related survey data.

The motion CARRIED by the following vote:

Ayes: 4 - Boldt, Simon, Viveros-Walton, González

Noes: 3 - Aguilar, Azevedo, Bowen

Enactment No: Min Order 2025-028 (Reconsideration) & Min Order 2025-029 (Directing staff)

10c. [25-597](#)

Motion Directing City Staff to Implement Councilmember Simon's Request to Video-Record All Closed Session Meetings of the City

Council

A motion was made by Councilmember Simon, seconded by Councilmember Viveros-Walton, to extend the meeting to 10:15 p.m. The motion CARRIED by the following vote:

Ayes: 7 - Aguilar, Azevedo, Boldt, Bowen, Simon, Viveros-Walton, González

There were no public comments.

A motion was made by Councilmember Boldt, seconded by Councilmember Aguilar, to extend the meeting to 11:00 p.m. The motion CARRIED by the following vote:

Ayes: 6 - Aguilar, Azevedo, Boldt, Bowen, Simon, González

Noes: 1 - Viveros-Walton

A motion was made by Councilmember Simon, seconded by Councilmember Aguilar, to call the question. The motion CARRIED by the following vote:

Ayes: 4 - Aguilar, Azevedo, Boldt, Simon

Noes: 3 - Bowen, Viveros-Walton, González

A motion was made by Councilmember Simon, seconded by Councilmember Aguilar, to direct staff to video-audio record all closed session meetings of the City Council, with such recordings maintained by the City Attorney, for use in internal investigation. The motion carried by the following vote:

Ayes: 4 - Aguilar, Azevedo, Boldt, Simon

Noes: 3 - Bowen, Viveros-Walton, González

Enactment No: Min Order 2025-031

11. COUNCIL REQUESTS TO SCHEDULE AGENDA ITEMS

There were no requests.

12. CITY COUNCIL REPORTS, CALENDAR AND ANNOUNCEMENTS

City Councilmembers reported on attendance at intergovernmental agency meetings, conferences, and seminars since the last meeting. City Councilmembers announced their calendar of upcoming events and coordinated attendance, reported on local events attended since the last meeting, and made brief comments on issues of concern.

Councilmember Azevedo left the meeting at 10:45 p.m.

13. ADJOURN

The meeting adjourned at 10:50 pm in honor of Isabel Polvorosa, long-time community activist.

RESPECTFULLY SUBMITTED:

Sarah K. Bunting
Acting City Clerk for the City of San Leandro

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