



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### City Council

*Welcome to your City of San Leandro City Council meeting.*

*Your City Councilmembers are:*

*Mayor Pauline Russo Cutter*

*Deborah Cox, District 1*

*Bryan Azevedo, District 2*

*Victor Aguilar, Jr., District 3*

*Fred Simon, District 4*

*Corina N. Lopez, District 5*

*Pete Ballew, District 6*

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Monday, July 19, 2021

6:30 PM

Access the meeting remotely by using this URL

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

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### Revised Meeting

San Leandro City Council conducted this meeting in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020.

#### 1. CALL TO ORDER

*The meeting was called to order at 6:33 p.m.*

#### 1.A. PLEDGE OF ALLEGIANCE TO THE FLAG

#### 1.B. ROLL CALL

**Present** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

#### 1.C. ANNOUNCEMENTS

#### 2. RECOGNITIONS

- 2.A. [21-407](#) Commendation Honoring Ms. Claire Cooke for Representing San Leandro at the 2021 Miss Teen USA California Pageant  
**Presented.**
- 2.B. [21-447](#) Proclamation Recognizing Victor Lemmon, Senior Engineering Aide, for his Years of Service to the City of San Leandro  
**Presented.**
- 2.C. [21-443](#) Recognition of the Employee of the Quarter, Shonette Leite,

Administrative Assistant I, Information Technology Division

**Presented.**

- 2.D. [21-451](#) RESOLUTION Appointing Chong Hong as District 6 Representative to the Recreation and Parks Commission for Term Ending December 31, 2024

**A motion was made by Councilmember Ballew, seconded by Mayor Cutter, that this Resolution be Adopted. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

Enactment No: Reso 2021-110

### 3. PUBLIC COMMENTS

*There were approximately 17 public speakers.*

*Comments were made by the following individuals:*

*John Minot, Douglas Spalding, Roberto Hernandez-Monroy, John Hernandez, Selina McManus, Celina Reynes, Erika Kien, Nora Phillips, Jenna King, Whitney Walker, Christopher Bammer, Addie Kitchen, Amanda A., Leo T. West, Michayla Turner, Stephen Michael Tow, and Juan Gonzalez.*

### 4. PRESENTATIONS

- 4.A. [21-420](#) Presentation on COVID-19 Recovery – Status of Local Declarations

*Public Comment was received by Leo T. West and Emily Griego.*

**Presented.**

- 4.B. [21-453](#) Presentation on COVID-19 Recovery – American Rescue Plan Act (ARPA) Stimulus Funding Overview

*Public Comment was received by Lawrence and Celina Reynes.*

**Presented.**

### 5. PUBLIC HEARINGS

- 5.B. [21-371](#) Staff Report for City of San Leandro City Council Approval of Resolutions Regarding the Matter of Imposing Liens for Non-payment of Delinquent 2021 Solid Waste Service Charges, Certified Unified Program Agency Fees, Code Compliance Administrative Penalties and Charges, Planning Permit Fees, and Sidewalk Repairs.

*Mayor Cutter opened the public testimony portion of the public hearing.*

*Public Comment was received by Richard Donegan.*

*The public testimony portion of the public hearing was closed.*

**Received and Filed**[21-372](#)

RESOLUTION of the City of San Leandro City Council to Impose Liens for Non-Payment of Delinquent 2021 Solid Waste Service Charges, Certified Unified Program Agency (CUPA) Fees, Code Compliance Administrative Penalties and Charges, Planning Permit Fees, and Sidewalk Repairs.

**A motion was made by Vice Mayor Aguilar, seconded by Councilmember Cox, that this Resolution be Adopted. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

Enactment No: Reso 2021-111

[21-373](#)

RESOLUTION of the City of San Leandro City Council Overruling Protests to the List of Delinquent 2021 Solid Waste Service Charges, Certified Unified Program Agency Fees, Code Compliance Administrative Penalties and Charges, Planning Permit Fees, and Sidewalk Repairs

**A motion was made by Vice Mayor Aguilar, seconded by Councilmember Cox, that this Resolution be Adopted. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

Enactment No: Reso 2021-112

**5.A.** [21-435](#)

Staff Report for a Resolution of the San Leandro City Council Adopting an Addendum to the San Leandro 2035 General Plan Environmental Impact Report and a Resolution of the San Leandro City Council Adopting the City of San Leandro 2021 Climate Action Plan

*Mayor Cutter opened the public testimony portion of the public hearing.*

*There were approximately 14 public speakers.*

*Comments were made by the following individuals:*

*Sally Barros, Douglas Spalding, John Minot, Leo T. West, Emily Griego, Lawrence, Stephanie, Fona, Molly Almeida, Marci Dillion, Cheyenne L., Jon Rosenfield, Juna Gonzalez, and Celina Reynes.*

*The public testimony portion of the public hearing was closed.*

**Received and Filed.**[21-437](#)

RESOLUTION of the City of San Leandro City Council to Adopt the 2021 Climate Action Plan and an Addendum to the 2035 General Plan Update Final Environmental Impact Report

**A motion was made by Vice Aguilar, seconded by Councilmember Lopez, that this Resolutio be Adopted as Amended. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

Enactment No: Reso 2021-113

-A motion was made by Councilmember Lopez, seconded by Mayor Cutter, to extend the meeting by one hour.

Roll call was taken as follows:

Aye: Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Mayor Cutter

Nay: None

Absent: None

Abstain: None

The City Council Meeting recessed at 10:01 p.m. and reconvened at 10:10 p.m.

## 6. CITY MANAGER AND CITY ATTORNEY REPORTS AND COMMENTS

*Public Comment was received by Douglas Spalding and Stephen Michael Tow.*

## 7. AMENDMENT OF CONSENT CALENDAR

## 8. CONSENT CALENDAR

### Approval of the Consent Calendar

**A motion was made by Councilmember Ballew, seconded by Councilmember Cox, to Approve the Consent Calendar. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

- 8.A.** [21-452](#) Minutes of the City Council Meeting of July 6, 2021  
**Approved as Submitted on the Consent Calendar.**
- 8.B.** [21-450](#) Minutes of the Adjourned City Council Meeting of June 28, 2021  
**Approved as Submitted on the Consent Calendar.**
- 8.C.** [21-449](#) Minutes of the City Council Special Meeting of June 28, 2021  
**Approved as Submitted on the Consent Calendar.**
- 8.D.** [21-448](#) Minutes of the City Council Meeting of June 21, 2021  
**Approved as Submitted on the Consent Calendar.**
- 8.F.** [21-414](#) Staff Report for a City of San Leandro City Council Resolution to Approve and Authorize the City Manager to Execute a Non-Professional

Services Agreement with Redwood Painting Company, Inc for \$304,763 for the Water Pollution Control Plant Structure Recoating Project; to Authorize the City Manager to Negotiate and Approve Individual Change Orders Up to 10% (\$30,476); and to Authorize the City Manager to Negotiate and Approve Change Orders up to a Cumulative Value Not to Exceed 20% (\$60,953); and to Appropriate \$365,716 from the Water Pollution Control Plant Enterprise Fund Balance Reserve for the Purpose of Structure Recoating.

**Received and Filed on the Consent Calendar.**

**8.E.** [21-455](#) Minutes of the Disaster Council Meeting of June 17, 2021

**Approved as Submitted on the Consent Calendar.**

[21-415](#)

RESOLUTION of the City of the San Leandro City Council to Approve and Authorize the City Manager to Execute a Non-Professional Services Agreement with Redwood Painting Company, Inc for \$304,763 for the Water Pollution Control Plant Structure Recoating Project; to Authorize the City Manager to Negotiate and Approve Individual Contract Amendments Up to 10% (\$30,476); and to Authorize the City Manager to Negotiate and Approve Contract Amendments up to a Cumulative Value Not to Exceed 20% (\$60,953); and to Appropriate \$365,716 from the Water Pollution Control Plant Enterprise Fund Balance Reserve for the Purpose of Structure Recoating

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-114

**8.G.** [21-429](#) Staff Report for a Resolution of the City of San Leandro City Council to Approve and Authorize the City Manager to Execute Amendment No. 1 to the Non-Professional Services Agreement with Steve's Pool Service for Annual Pool Maintenance for an additional \$59,500, per year, for Fiscal Years 2021-2022 and 2022-2023.

**Received and Filed on the Consent Calendar.**

[21-431](#)

RESOLUTION of the City of San Leandro City Council to Authorize the City Manager to Execute Amendment No. 1 to Non-Professional Services Agreement with Steve's Pool Service for Annual Pool Maintenance for an additional \$59,500, per year, for Fiscal Years 2021-2022 and 2022-2023

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-115

**8.H.** [21-441](#) Staff Report for a City of San Leandro City Council Resolution to Approve and Authorize the City Manager to Execute Amendment No. 3

to the Non-Professional Services Agreement with Flagship Facility Services, Inc. for Citywide Janitorial Services for an Amount Not to Exceed \$773,018.64 plus \$23,223.57 for Additional Unscheduled Services for Fiscal Year 2021-2022 and Approve an Appropriation of \$93,697 from the Building Maintenance Fund Unrestricted Fund Balance

**Received and Filed on the Consent Calendar.**

[21-440](#)

RESOLUTION of the City of San Leandro City Council to Authorize the City Manager to Execute Amendment No. 3 to the Non-Professional Services Agreement with Flagship Facility Services, Inc. for Citywide Janitorial Services for an Amount Not to Exceed \$773,018.64 plus \$23,223.57 for Additional Unscheduled Services for Fiscal Year 2021-2022 and Approve an Appropriation of \$93,697 from the Building Maintenance Fund Unrestricted Fund Balance

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-116

8.I. [21-457](#)

Staff Report for a City of San Leandro City Council Resolution Approving the City Manager to Execute an Amendment and Novation Agreement with MuniServices for Examination of Sales or Transactions and Use Tax Records

**Received and Filed on the Consent Calendar.**

[21-458](#)

A Resolution of the City of San Leandro City Council Authorizing the City Manager to Execute an Agreement Amendment and Novation with MuniServices for Examination of Sales or Transactions and Use Tax Records

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-117

8.J. [21-430](#)

Staff Report for a City of San Leandro City Council Resolution Approving and Authorizing the City Manager to Execute a Consulting Services Agreement with Rincon Consultants, Inc. for the Preparation of the City of San Leandro's 2023-2031 Housing Element Update, Related General Plan and Zoning Code Amendments, and Associated Environmental Impact Report in an Amount Not to Exceed \$500,000; and for Council to Appropriate \$300,000 in LEAP, \$47,400 in REAP, and \$152,600 in Planning Fee Funding for Said Agreement

**Received and Filed on the Consent Calendar.**

[21-446](#)

RESOLUTION of the City of San Leandro City Council to Approve and Authorize the City Manager to Execute a Consulting Services Agreement with Rincon Consultants, Inc. to Prepare the 2023-2031 (Sixth Cycle) Housing Element Update, Related General Plan and Zoning Code

Amendments, and Associated Environmental Impact Report; and to Appropriate \$300,000 in LEAP, \$47,400 in REAP, and \$152,600 in Planning Fee Funding for Said Agreement

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-118

**8.K. [21-461](#)**

RESOLUTION of the City of San Leandro City Council Extending the Confirmation of a Proclamation of Local Emergency and State of Emergency by the City's Director of Emergency Services Pursuant to California Government Code Section 8630 and Public Contract Code Section 22050(c) because of the COVID-19 Pandemic

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-119

**9. ITEMS REMOVED FROM CONSENT CALENDAR**

*None.*

**10. ACTION ITEMS**

**10.A. [21-444](#)**

Staff Report for a Resolution of the City of San Leandro City Council to Approve the Commitment and Allocation of City Affordable Housing Funding Sources to Abode Communities for Acquisition and New Construction of a Proposed 72-Unit Affordable Housing Project at 15101 Washington Avenue in an Amount Not to Exceed \$7,000,000 (\$5,015,000 from Alameda County Measure A-1 Bond funding; \$349,960 from California Housing and Community Development Permanent Local Housing Allocation; and \$1,635,040 from the City Low-Mod Housing Asset Fund)

*There were approximately 5 public speakers.*

*Comments were made by the following individuals:*

*Stephen Michael Tow, John Minot, Ginny Maddsen, Evelynna Camacho-George, and Lawrence*

**Received and Filed.**

**[21-456](#)**

RESOLUTION of the City of San Leandro City Council to Approve the Commitment and Allocation of City Affordable Housing Funding Sources to Abode Communities for Acquisition and New Construction of a Proposed 72-Unit Affordable Housing Project at 15101 Washington Avenue in an Amount Not to Exceed \$7,000,000 (\$5,015,000 from Alameda County Measure A-1 Bond funding; \$349,960 from California Housing and Community Development Permanent Local Housing Allocation; and \$1,635,040 from the City Low-Mod Housing Asset Fund)

**A motion was made by Councilmember Simon, seconded by Councilmember Azevedo, that this Resolution be Adopted. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

Enactment No: Reso 2021-120

**10.B. [21-460](#)**

RESOLUTION Designating the Voting Delegate and Alternate(s) for the League of California Cities 2021 Annual Conference (provides for discussion and designation of a voting delegate and alternate voting delegate[s])

**A motion was made by Mayor Cutter, seconded by Councilmember Ballew, that this Resolution be Adopted. The motion carried by the following vote.**

**Aye:** 7 - Aguilar, Azevedo, Ballew, Cox, Lopez, Simon, Cutter

Enactment No: Reso 2021-121

**11. REPORT ON CLOSED SESSION ACTIONS TAKEN**

*City Attorney Richard Pio Roda reported there was no reportable action taken and direction was provided to staff.*

**12. CITY COUNCIL REPORTS**

*City Councilmembers reported on attendance at intergovernmental agency meetings, conferences, and seminars since the last meeting.*

**13. CITY COUNCIL CALENDAR AND ANNOUNCEMENTS**

*City Councilmembers announced calendar of upcoming events and coordinated attendance; reported on local events attended since the last meeting; and made brief comments on issues of concern.*

**14. COUNCIL REQUESTS TO SCHEDULE AGENDA ITEMS**

*Public Comment was received by Stephen Michael Tow.*

**15. ADJOURN**

*The meeting was adjourned at 11:08 p.m.*

**RESPECTFULLY SUBMITTED:**

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**LETICIA I. MIGUEL**  
**City Clerk of the City of San Leandro**