



# City of San Leandro

City Hall  
835 East 14th Street  
San Leandro, California

## Meeting Agenda

### City Council

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Monday, December 15, 2025

7:00 PM

City Manager's Conference Room

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

#### PUBLIC MEETING GUIDELINES

San Leandro City Council meetings are conducted in person at the City Hall Council Chambers. Members of the public may attend City Council meetings in person. As a courtesy, and technology permitting, members of the public may continue to participate virtually by Zoom. However, the City does not guarantee that the public's access to teleconferencing or videoconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Should Zoom not be available, or become non-functioning, or should the City Council otherwise encounter technical difficulties that make Zoom unavailable, the City Council will proceed with business in person unless otherwise prohibited by law.

**1. CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

**2. ANNOUNCEMENTS**

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

**4. RECOGNITIONS**

*There are no items scheduled.*

**5. CONSENT CALENDAR**

- 5a.** [25-434](#) Adopt a Resolution to Approve the FY 2025 Affordable Housing Trust Fund Report

**Attachments:** [A - DRAFT Resolution \(FY 2025 AHTF Report\)](#)

[B - FY 2025 AHTF Report](#)

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

**Attachments:** [A - FY 2024-2025 Annual Review](#)

- 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

**Attachments:** [A - DRAFT Resolution \(KDC Accounting & Consulting\)](#)

[B - Exhibit A and Exhibit B to Amendment](#)

[C - KDC Original CSA](#)

- 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

**Attachments:** [A - DRAFT Resolution \(Annual Report\)](#)

[B - FY2025 Annual AB 1600 Development Impact Fee Report Fund 120](#)

[C - FY2025 Annual AB 1600 Development Impact Fee Report Fund 122](#)

[D - Development Fees FY24-25](#)

- 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

**Attachments:** [A - DRAFT Resolution](#)

[B - OPEB & Pension Trusts Investment Report](#)

- 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

**Attachments:** [A - DRAFT Resolution \(Alameda County HHAP\)](#)

[B - DRAFT Resolution \(Building Futures\)](#)

[C - Draft Amendment No. 4 with County](#)

- 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

**Attachments:** [A - DRAFT Resolution \(VIP\)](#)

[B - Scope of Services](#)

- 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

**Attachments:** [A - DRAFT Resolution \(Community Workforce Agreement\)](#)

- 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

**Attachments:** [A - DRAFT Resolution \(SLESF Grant Purchases\)](#)

- 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

**Attachments:** [A - DRAFT Resolution \(AGC Incentive Payment\)](#)

[B - Incentive Payment Calculation Statement](#)

[C - Management Agreement for Monarch Bay Golf Club](#)

- 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

- 5l. [25-552](#) Minutes from the November 13, 2025 Facilities and Transportation Committee Meeting

**Attachments:** [DRAFT FTC Minutes 11132025](#)

- 5m. [25-573](#) Minutes from the November 19, 2025 Finance Committee Meeting

**Attachments:** [DRAFT Finance Minutes 11192025](#)

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

**Attachments:** [DRAFT Council 12012025 Minutes](#)

[DRAFT Council 12082025 Minutes](#)

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

## 7. PUBLIC COMMENTS

*This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. Public Comments are limited to 2 minutes per speaker, subject to adjustment by the Mayor. The Mayor, as the Chair of the meeting charged with its orderly administration and, together in partnership with the other City Council members, the timely completion of the meeting agenda, manages Public Comments. This includes but is not limited to moving immediately to the next speaker after a speaker has completed their comments within the allotted time, prohibiting speakers from yielding or granting their time to another person who is later in the queue to speak or who has already spoken, prohibiting speakers who have already spoken from speaking again regardless of whether it is during the public comment period or on an individual agenda item, and*

*setting when and where in the agenda public comments shall be heard. Public Comments on matters not listed on this agenda will pause after 30 minutes and the remaining speakers will be heard after Item 15 (City Council Reports).*

## 8. PUBLIC HEARINGS

*There are no items scheduled.*

## 9. PRESENTATIONS

*Public Comments are limited to 2 minutes per speaker, subject to adjustment and management of comments by the Mayor.*

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

**Attachments:** [A - Draft Rent Stabilization Ordinance](#)  
[B - Oct 13 Council Work Session Powerpoint](#)  
[Presentation](#)

## 10. ACTION ITEMS

*Public Comments are limited to 2 minutes per speaker per item, subject to adjustment and management of comments by the Mayor.*

- 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

**Attachments:** [A - Notice of Suspension](#)  
[B - Staff report \(12/1/25\)](#)  
[C - DRAFT Resolution \(limited waiver\)](#)  
[Presentation](#)

- 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

**Attachments:** [A - Notice of Suspension](#)  
[B - Staff report & attachments \(12/1/25\)](#)  
[Presentation](#)

- 10c. [25-597](#) Motion Directing City Staff to Implement Councilmember Simon's Request to Video-Record All Closed Session Meetings of the City Council

## 11. COUNCIL REQUESTS TO SCHEDULE AGENDA ITEMS

*This section is to be used to propose items for consideration for future scheduling, and not for substantive discussion.*

## **12. CITY COUNCIL REPORTS, CALENDAR AND ANNOUNCEMENTS**

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

## **13. ADJOURN**

RESPECTFULLY SUBMITTED:

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

## **MEETING ACCESSIBILITY**

*Members of the public may attend the meeting in-person in the Council Chambers at San Leandro City Hall (835 E. 14th Street), or by visiting <https://zoom.us/j/506831637> online, or by phone 1-888-788-0099 Enter Webinar ID: 506 831 637*

*Public Comment may be made live during the meeting in-person, via zoom or through the eComment feature at <https://sanleandro.legistar.com>. Please note that the eComment period will close at 11:59 pm the Sunday before the scheduled council meeting and be distributed to City Councilmembers prior to the start of the City Council meeting. Written public comment will not be read out loud at the City Council meeting.*

*In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office at 510-577-3368 or [clerk@sanleandro.org](mailto:clerk@sanleandro.org), as far in advance as possible, but no later than 72 hours prior to the meeting. Best efforts to fulfill the request will be made. Assistive listening devices are available from the City Clerk prior to the meeting for anyone with hearing difficulties; all devices must be returned to the City Clerk at the end of the meeting.*

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office at 510-577-3367 [sbunting@sanleandro.org](mailto:sbunting@sanleandro.org), as far in advance as possible, but no later than 72 hours prior to the meeting. Best efforts to fulfill the request will be made. Assistive listening devices are available from the City Clerk prior to the meeting for anyone with hearing difficulties; all devices must be returned to the City Clerk at the end of the meeting.

Translators and sign language interpreters are available if requested prior to the meeting. To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in the meeting, please contact the City Clerk at 510-577-3367 or [sbunting@sanleandro.org](mailto:sbunting@sanleandro.org) at least 72 hours prior to the meeting.

Hay traductores e intérpretes de lenguaje de señas disponibles si se solicitan antes de la reunión. Para solicitar un traductor, intérprete o cualquier adaptación razonable que pueda ser necesaria para participar en la reunión, por favor, contacte a la Secretaría Municipal al 510-577-3367 o [sbunting@sanleandro.org](mailto:sbunting@sanleandro.org) al

menos 72 horas antes de la reunión.

可提供翻译员与手语翻译员如於会议之前提出请求。如参加会议需要翻译员，口译员或任何合理之住宿需求，请於会议至少 72 小时之前致电 510-577-3367 或发送电子邮件至 [sbunting@sanleandro.org](mailto:sbunting@sanleandro.org) 联系市书记员。