



# City of San Leandro

City Hall  
835 East 14th Street  
San Leandro, California

## Minutes City Council

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Monday, December 15, 2025

7:00 PM

City Council Chambers  
Access the meeting remotely by using this URL  
<https://zoom.us/j/506831637>

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**REGULAR MEETING - 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 &amp; 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:

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