



# 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**

**Ed Hernandez, District 2**

**Victor Aguilar, Jr., District 3**

**Benny Lee, District 4**

**Corina N. Lopez, District 5**

**Pete Ballew, District 6**

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Tuesday, January 22, 2019

7:00 PM

City Council Chambers

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#### 1. CALL TO ORDER

*The meeting was called to order at 7:08 p.m.*

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

*Ms.Leticia Naranjo led the Pledge of Allegiance to the Flag.*

#### 1.B. ROLL CALL

**Councilmember Aguilar participated in the meeting via telephone conference call.**

**Present** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused** 1 - Cutter

#### 1.C. ANNOUNCEMENTS

*- Tonight's votes will be taken by roll call.*

*- Mayor Cutter is on City business in Washington DC attending the Mayor's Conference.*

*- Item 8.A. will be continued to the City Council meeting of February 4, 2019.*

#### 2. RECOGNITIONS

- 2.A. [19-002](#) Recognition of the Employee of the Quarter, Leticia Naranjo, Administrative Specialist III, Finance

#### 3. PUBLIC COMMENTS

*There were approximately 8 public speakers.*

*Comments were made by the following individuals:*

*Mr. Stephen Cassidy commented on the 1388 Bancroft development.*

*Mr. Leo T. West commented on the Sanctuary City.*

*Mr. Jeromey Shafer commented on a moratorium ordinance for mobile home parks.*

*Mr. Evan Adams commented on the 1388 Bancroft development.*

*Mr. Rob Rich commented on fair rents for mobile home parks.*

*Ms. Silvia A. Brandon Perez commented on mobile home moratorium.*

*Mr. Aaron Bukafzer commented on the 1388 Bancroft development.*

*Ms. Carol Abercross commented on mobile home stabilization.*

#### **4. PRESENTATIONS**

*None.*

#### **5. PUBLIC HEARINGS**

*None.*

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

*None.*

#### **7. AMENDMENT OF CONSENT CALENDAR**

*None.*

#### **8. CONSENT CALENDAR**

##### **Approval of the Consent Calendar**

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

**Aye:** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused:** 1 - Cutter

**8.A. [19-008](#)** Minutes of the City Council Meeting of January 7, 2019

**Continued.**

**8.B. [18-493](#)** Highlights of the Facilities and Transportation Committee Meeting of November 14, 2018

**Approved as Submitted.**

**8.C. [18-615](#)** Highlights of the Facilities and Transportation Committee Meeting of December 5, 2018

**Approved as Submitted.**

**8.D. [19-007](#)**

MOTION Renominating Representatives to Board or Commission as follows:

Brian Copeland as District 1 Representative to the Arts Commission

Alice Sarafian as District 1 Representative to the Human Services Commission

Tony Breslin as District 1 Representative to the Planning Commission/Board of Zoning Adjustments

Litha Zuber as District 1 Representative to the Recreation and Parks Commission

David Anderson as District 1 Representative to the Senior Commission

Jeffrey Falero as District 2 Representative to the Planning Commission/Board of Zoning Adjustments

Erika Garcia as District 3 Representative to the Arts Commission

Susan Snell as District 3 Representative to the Human Services Commission

Janice Woycheshin as District 3 Representative to the Senior Commission

David Moragne, Jr. as District 5 Representative to the Arts Commission

Michael Santos as District 5 Representative to the Planning Commission/Board of Zoning Adjustments

Michael Bolar as District 5 Representative to the Recreation and Parks Commission

Mary Jo Knueven as District 5 Representative to the Senior Commission

Dylan Boldt as District 6 Representative to the Planning Commission/Board of Zoning Adjustments

Suzanne Pershing as an At-large Representative to the Arts Commission

Don Lancaster as an At-large Representative to the Human Services Commission

Jennifer Heystek as an At-large Representative to the Library-Historical Commission

Kenneth Pon as an At-large Representative to the Planning Commission/Board of Zoning Adjustments

Dewayne Cornelious as an At-large Representative to the Personnel Relations Board

James Browne as an At-large Representative to the Personnel Relations Board

Louis Heystek as an At-large Representative to the Personnel Relations Board

Orval Badger as an At-large Representative to the Personnel Relations Board

Dan Johnson as an At-large Representative to the Rent Review Board

Cimberly Tamura as an At-large Representative to the Senior Commission

Claudia McHenry as an At-large Representative to the Senior

Commission  
Edward Shapiro as San Leandro Unified School District Representative  
to the Recreation and Parks Commission

**Adopted.**

Enactment No: Min Order 2019-003

**8.E.** [19-013](#)

MOTION Nominating Representative to Boards or Commission as  
follows:

Sbeydeh Viveros-Walton as District 1 Representative to the  
Library-Historical Commission

Gary Hanna as District 3 Representative to the Recreation and Parks  
Commission

Peggy Combs as District 5 Representative to the Human Services  
Commission

Mary Beth Barloga as District 5 Representative to the Library-Historical  
Commission

Nicholas Thorn Sermeno as an At-large Representative to the Human  
Services Commission

Kristen Schumacher as an At-large Representative to the Rent Review  
Board

**Adopted.**

Enactment No: Min Order 2019-004

**8.F.** [18-627](#)

ORDINANCE of the City of San Leandro City Council to Amend Article 6,  
Division 2 of the San Leandro Zoning Code, Related to the Development  
Regulations of Commercial and Professional Zoning Districts.

**Adopted.**

Enactment No: Ordinance 2018-021

**8.G.** [18-593](#)

Staff Report for a Resolution of the City of San Leandro City Council to  
Approve a Consulting Services Agreement with Architectural Resources  
Group, Inc., in the Amount of \$341,130; Authorizing the City Manager to  
Negotiate and Approve Individual Amendments Up to 10% (or \$34,113)  
of the Original Contract Amount; and Authorizing Contract Amendments  
for up to 25% of the Contract Amount, (or \$85,282) for the Casa Peralta  
Improvements Project, Project No. 2016.0560

**Received and Filed.**

[18-594](#)

RESOLUTION: of the City of San Leandro City Council to Approve a  
Consulting Services Agreement with Architectural Resources Group, Inc.,  
in the Amount of \$341,130; Authorizing the City Manager to Negotiate  
and Approve Individual Amendments Up to 10% (or \$34,113) of the  
Original Contract Amount; and Authorizing Contract Amendments for up

to 25% of the Contract Amount, (or \$85,282) for the Casa Peralta Improvements Project, Project No. 2016.0560 (provides for construction-ready plans, specifications, and cost estimates for various repairs and improvements to the building and grounds of Casa Peralta.)

**Adopted.**

Enactment No: Reso 2019-003

**8.H.** [18-643](#)

Staff Report for a Resolution of the City of San Leandro City Council to Approve a Consulting Services Agreement with TJKM Transportation Consultants, for the Design of the East 14th Street/144th Avenue and East 14th Street/Joaquin Avenue Signal Projects in the Amount of \$72,612 and Authorizing the City Manager to Negotiate and Execute Individual Contract Amendments up to 10% (\$7,261) and Cumulative Amendments up to a Maximum of 25% (\$18,153)

**Received and Filed.**

[18-642](#)

RESOLUTION of the City of San Leandro City Council to Approve a Consulting Services Agreement with TJKM Transportation Consultants for the Design of the East 14th Street/144th Avenue and East 14th Street/Joaquin Avenue Signal Projects in the Amount of \$72,612 and Authorizing the City Manager to Negotiate and Execute Individual Contract Amendments up to 10% (\$7,261) and Cumulative Amendments up to a Maximum of 25% (\$18,153)

**Adopted.**

Enactment No: Reso 2019-004

**8.I.** [18-650](#)

Staff Report for a City of San Leandro City Council Resolution to Approve a Public Highway and Pedestrian At-Grade Crossing Agreement with Union Pacific Railroad for Improvements to the Davis Street Rail Crossing of the Niles Subdivision

**Received and Filed.**

[18-651](#)

RESOLUTION of the City of San Leandro City Council to Approve a Public Highway and Pedestrian At-Grade Crossing Agreement with Union Pacific Railroad for Improvements to the Davis Street Rail Crossing of the Niles Subdivision

**Adopted.**

Enactment No: Reso 2019-005

**9. ITEMS REMOVED FROM CONSENT CALENDAR**

*No Items were removed from the Consent Calendar.*

**10. ACTION ITEMS**

- 10.A.** [18-658](#) Staff Report for a City of San Leandro City Council Resolution to Authorize the City Manager to Execute a Sole Source Rent-to-Own Agreement with Nixon-Egli Equipment Company for a Cold Milling Machine at an Amount Not to Exceed \$673,628.69 and Appropriation of \$673,628.69 from the Gas Tax Fund

**Received and Filed.**

[18-659](#) RESOLUTION of the City of San Leandro City Council to Approve and Authorize the City Manager to Execute a Sole Source Rent-to-Own Agreement with Nixon-Egli Equipment Company for a Cold Milling Machine at an Amount Not to Exceed \$635,221.89 and Appropriation of \$673,628.69 from the Gas Tax Fund

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

**Aye:** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused:** 1 - Cutter

Enactment No: Reso 2019-006

- 10.B.** [19-005](#) Staff Report for a City of San Leandro City Council Resolution to Appropriate up to \$542,000 for the Implementation of Phase III of the Airport Noise Insulation Program for the Davis West Neighborhood and to Authorize the City Manager to Execute a Related Consulting Services Agreement with C. Kell-Smith & Associates in an Amount Not to Exceed \$246,504

**Received and Filed.**

[19-006](#) RESOLUTION of the San Leandro City Council to Appropriate Up to \$542,000 for the Implementation of Phase III of the Airport Noise Insulation Program for the Davis West Neighborhood and to Authorize the City Manager to Negotiate and Execute a Sole Source Consulting Services Agreement with C. Kell-Smith & Associates or Related Sub-Consultants in an Amount Not to Exceed \$246,504 to Implement the Program

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

**Aye:** 6 - Aguilar, Ballew, Cox, Hernandez, Lee, Lopez

**Excused:** 1 - Cutter

Enactment No: Reso 2019-008

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

*No Closed Session.*

**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**

*A motion was made by Vice Mayor Lopez, seconded by Councilmember Lee, to include a discussion for consideration to address workforce housing within the inclusionary zoning amendments for affordable housing.*

*Roll call was taken as follows:*

*Aye: Cox, Ballew, Hernandez, Lee, Lopez*

*Nay: None*

*Absent: Aguilar, Mayor Cutter*

**15. ADJOURN**

*The meeting was adjourned at 8:29 p.m.*

**RESPECTFULLY SUBMITTED:**

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