



# 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*

---

Tuesday, September 7, 2021

6:30 PM

Access the meeting remotely by using this URL

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

---

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 6:32 p.m.*

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

*Public Comment was received by Douglas Spalding.*

#### 1.B. ROLL CALL

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

#### 1.C. ANNOUNCEMENTS

#### 2. RECOGNITIONS

- 2.A. [21-459](#) RESOLUTION Nominating and Appointing Francesca Carney as Youth Member to the Library Historical Commission for Term ending August 31, 2022.

**A motion was made by Mayor Cutter, 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 2021-122

- 2.B. [21-504](#) Proclamation Honoring Interim Police Chief Manheimer

*There were approximately 11 public speakers.*

*Comments were made by the following individuals:*

*Stephen Michael Tow, Jenna King, Celina Reynes, Emily Griego, Douglas Spalding, Maraam Fakira, Leo T. West, Christopher Bammer, Tyler Livingston, Jaylin Brown, and Robert Bailey.*

**Presented.**

### 3. PUBLIC COMMENTS

*There were approximately 24 public speakers.*

*Comments were made by the following individuals:*

*John Minot, Douglas Spalding, Stephen Michael Tow, Selina McManus, Samantha Camargo Ortiz, Emily Griego, Sharon Moreno, Pam Wool, Joel, Jenna King, Erica Viray Santos, Maraam Fakira, Celina Reynes, Tobias Gonzalez, Shayda Shahfari, Jazlyn, Laura Blumenthal, Leo T. West, Mitch Huitema, Jaylin Brown, Whitney Walker, Christopher Bammer, Keyshawn Ward, and Christina Rodriguez.*

### 4. PRESENTATIONS

### 5. PUBLIC HEARINGS

#### 5.A. [21-492](#)

Staff Report for City of San Leandro City Council Public Hearing and Consideration of an Ordinance Approving Anti-Displacement Mobile Home Park Policy Amendments, Including Zoning Code Amendments to Add Chapter 3.34, MHP Mobile Home Park Overlay District, and Amend Chapter 5.28, Mobile Home Park Conversions, and Zoning Map Amendments to Apply the MHP Overlay Zone to Mobile Home Park Sites Citywide

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

*There were approximately 4 public speakers.*

*Comments were made by the following individuals:*

*Ginny Madsen, Deborah Acosta, Emily Griego, and John Minot.*

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

**Received and Filed.**

#### [21-498](#)

ORDINANCE of the City of San Leandro City Council adding Chapter 3.34, MHP Mobile Home Park Overlay District, and amending Chapter 5.28, Mobile Home Park Conversions, of the San Leandro Zoning Code, and amending the San Leandro Zoning Map

**A motion was made by Councilmember Lopez, seconded by Councilmember Cox, that this Ordinance be Passed to Print. The motion carried by the following vote.**

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

Enactment No: Ordinance 2021-009

**5.B.** [21-341](#)

Staff Report for a City of San Leandro City Council Ordinance for the First Amendment to the Development Agreement for 2436 Washington Avenue - 2450 Washington Avenue Development Project

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

*No Public Comment was received.*

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

**Received and Filed.**

[21-342](#)

ORDINANCE of the City of San Leandro City Council Approving the First Amendment to the Development Agreement for the Residential Development Project located at 2436 Washington Avenue - 2450 Washington Avenue Development Project, APN 077D-1410-025-00, PLN20009-00006 and PLN21-0001

**A motion was made by Mayor Cutter, seconded by Councilmember Ballew, that this Ordinance be Passed to Print. The motion carried by the following vote.**

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

Enactment No: Ordinance 2021-010

The City Council Meeting recessed at 8:54 p.m. and reconvened at 9:01 p.m.

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

**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.** [21-197](#)

Minutes of the Facilities and Transportation Committee Meeting of April 7, 2021

**8.B.** [21-485](#)

Minutes of the Disaster Council Meeting of July 15, 2021

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

- 8.C.** [21-508](#) MOTION Nominating Kelly Ritter as District 5 Representative to the Library-Historical Commission  
**Adopted on the Consent Calendar.**  
Enactment No: Min Order 2021-023
- 8.D.** [21-507](#) MOTION Nominating Brian Crowell as District 5 Representative to the Senior Commission  
**Adopted on the Consent Calendar.**  
Enactment No: Min Order 2021-024
- 8.E.** [21-335](#) Staff Report for a Resolution of the City of San Leandro City Council to Approve and Authorize the City Manager to Execute a Commercial Revitalization Agreement with WannaWin San Leandro, LLC and Authorizing the City Manager to Execute a Grant of Easement to Pacific Gas and Electric Company for Connecting Gas and Electric Facilities to the Property Located at 1495 East 14th Street Through City Owned Property Located at 1490 Washington Avenue (APN 077 0545 024 01)  
**Received and Filed on the Consent Calendar.**
- [21-469](#) RESOLUTION of the City of San Leandro City Council to Approve and Authorize the City Manager to Execute a Commercial Revitalization Agreement with Wannawin San Leandro, LLC and Authorizing the City Manager to Execute a Grant of Easement to Pacific Gas and Electric Company for Connecting Gas and Electric Facilities to the Property Located at 1495 East 14th Street through City Owned Property Located at 1490 Washington Avenue (APN 077-0545-024-01)  
**Adopted on the Consent Calendar.**  
Enactment No: Reso 2021-123
- 8.F.** [21-465](#) Staff Report for a City of San Leandro City Council Resolution to Approve the Final Map Tract Map 8519 for Assessor's Parcel Number 080H-1541-036-00 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement; Owner, Subdivider and Applicant: D. R. Horton Bay, Inc.  
**Received and Filed on the Consent Calendar.**
- [21-466](#) RESOLUTION of the City of San Leandro City Council to Approve the Final Map Tract Map 8519 for Assessor's Parcel Number 080H-1541-036-00 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement; Owner, Subdivider and Applicant: D. R. Horton Bay, Inc.  
**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-124

- 8.G.** [21-471](#) Staff Report for a City of San Leandro City Council Resolution to Authorize the City Manager to Enter the City into a Master Funding Agreement with the Metropolitan Transportation Commission

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

[21-472](#) RESOLUTION of the City of San Leandro City Council to Authorize the City Manager to Enter the City into a Master Funding Agreement with the Metropolitan Transportation Commission

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-125

- 8.H.** [21-473](#) Staff Report for a City of San Leandro City Council Resolution to Accept the Work of the Annual Street Overlay/Rehabilitation 2017-18, Project No. 2018.0050

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

[21-475](#) RESOLUTION of the City of San Leandro City Council to Accept the Work of the Annual Street Overlay/Rehabilitation 2017-18; Project No. 2018.0050 (provides for the acceptance of work performed by DeSilva Gates Construction, filing the Notice of Completion, releasing the Performance and Payment Bonds, and releasing the Maintenance Bond upon successful completion of the one-year maintenance period)

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-126

- 8.I.** [21-476](#) Staff Report for a City of San Leandro City Council Resolution to Approve Annual Renewals for Fiscal Years 2021-2022 and 2022-2023 with SirsiDynix for the Library Information System for the Combined Amount of \$196,659.77 (Approves One Annual Renewal of \$93,647.51 in Fiscal Year 2021-2022 and One Annual Renewal of \$93,647.51 plus up to a 10% increase in Fiscal Year 2022-2023).

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

[21-477](#) RESOLUTION of the City of San Leandro City Council to Approve and to Authorize the City Manager to Execute Annual Renewals for Fiscal Years 2021-2022 and 2022-2023 with Sirsidynix for the Library Information System for the Combined Amount of \$196,659.77 (Approves One Annual Renewal of \$93,647.51 in Fiscal Year 2021-2022 and One Annual Renewal of \$93,647.51 plus up to a 10% increase in Fiscal Year 2022-2023).

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-127

- 8.J.** [21-478](#) Staff Report for a City of San Leandro City Council Resolution to Approve Annual Renewal for Fiscal Years 2022-2023 with Dude Solutions, Inc. for Facilities Management, Mobile 311, Parks, and Water Plan Management Software Systems for the Amount of \$93,705.12, and Appropriate \$37,399.56 from the IT Fund 688 to Account 688-13-001-5311 to cover the costs.

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

- [21-479](#) RESOLUTION of the City of San Leandro City Council to Approve Annual Renewal with Dude Solutions, Inc. for Facilities Management, Mobile 311, Parks, and Water Plan Management Software Systems for the Amount of \$93,705.12 and Appropriate \$37,399.56 from the IT Fund 688 to Account 688-13-001-5311 to cover the costs.

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-128

- 8.K.** [21-488](#) Staff Report for a City of San Leandro City Council Resolution to Amend the San Leandro Management Organization (SLMO) Salary Schedule to Add the Classification of Assistant City Manager

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

- [21-489](#) RESOLUTION of the City of San Leandro City Council Amending the San Leandro Management Organization (SLMO) Salary Schedule to Add the Classification of Assistant City Manager

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-129

- 8.L.** [21-486](#) RESOLUTION of the City of San Leandro City Council Extending the Confirmation of the Proclamation of the 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 2021-130

- 8.M.** [21-512](#) City of San Leandro City Council Resolution Authorizing the Amendment and Restatement of the City of San Leandro 457(b) Deferred Compensation Plan to Include the Roth Contribution Option

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

- [21-513](#) RESOLUTION of the City of San Leandro City Council Authorizing an

Amendment and Restatement of the City of San Leandro 457(b)  
Deferred Compensation Plan to Include the Roth Contribution Option

**Adopted on the Consent Calendar.**

Enactment No: Reso 2021-131

## 9. ITEMS REMOVED FROM CONSENT CALENDAR

## 10. ACTION ITEMS

- 10.A. [21-497](#) Staff Report for a Resolution of the City of San Leandro City Council to Upgrade Residential and Commercial/Industrial Customers to East Bay Community Energy (EBCE) Renewable 100 Plan

*Public Comment was received by Emily Griego.*

**Received and Filed.**

[21-496](#)

RESOLUTION of the City of San Leandro City Council Selecting Renewable 100 as the Default Product for San Leandro Customers Served by East Bay Community Energy

**A motion was made by Councilmember Lopez, 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 2021-132

- 10.B. [21-482](#) Staff Report for a City of San Leandro City Council Urgency Ordinance Amending Ordinance No. 2020-003 to Change the Termination Date of the Moratorium on Evictions Due to Nonpayment of Rent for Commercial Tenants Where the Failure to Pay Rent is from Income Loss Resulting from the Novel Coronavirus (COVID-19) to Align with the State of California's Commercial Eviction Moratorium

*Public Comment was received by Douglas Spalding and Emily Griego.*

**Received and Filed.**

[21-483](#)

AN URGENCY ORDINANCE of the City of San Leandro City Council Amending Ordinance No. 2020-003 to Change the Termination Date of the Moratorium on Evictions Due to Nonpayment of Rent for Commercial Tenants Where the Failure to Pay Rent is from Income Loss Resulting from the Novel Coronavirus (COVID-19)

**A motion was made by Councilmember Cox, seconded by Vice Mayor Aguilar, that this Urgency Ordinance be Passed to Print and Adopted. The motion carried by the following vote.**

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

Enactment No: Ordinance 2021-011

**10.C. [21-490](#)**

Staff Report for a City of San Leandro City Council Resolution Authorizing the City Manager to Execute an Employment Agreement for Police Chief with Abdul Pridgen.

*Public Comment was received by Douglas Spalding.*

**Received and Filed.**

**[21-491](#)**

RESOLUTION of the City of San Leandro City Council Approving and Authorizing the City Manager to Execute an Employment Agreement for Police Chief

**A motion was made by Councilmember Ballew, 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 2021-133

**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**

**15. ADJOURN**

*The meeting was adjourned at 10:23 p.m.  
In memory of Ernest Comelo.*

**RESPECTFULLY SUBMITTED:**

---

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