



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda

City Council

Welcome to your City of San Leandro City Council meeting.

*Your City Councilmembers are:
Mayor Pauline Russo Cutter
Vice Mayor Pete Ballew, District 6
Deborah Cox, District 1
Bryan Azevedo, District 2
Victor Aguilar, Jr., District 3
Fred Simon, District 4
Corina N. Lopez, District 5*

Tuesday, June 21, 2022

6:30 PM

City Council Chambers

Access the meeting remotely by using this URL

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

Members of the public may attend the meeting in-person at the Council Chambers 835 E. 14th Street, 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 Monday before the scheduled council meeting and distributed to City Councilmembers prior to the start of the City Council meeting. Written public comment will not be verbally read out loud.

1. CALL TO ORDER

1.A. PLEDGE OF ALLEGIANCE TO THE FLAG

1.B. ROLL CALL

Members Aguilar, Azevedo, Ballew, Cox, Lopez, Simon; Mayor Cutter

2. RECOGNITIONS

- 2.a. [22-346](#) Mayor's Award for Kindness for Julia Chivers
- 2.b. [22-157](#) Proclaiming June 25 - July 1, 2022 as Boys and Girls Club Week in San Leandro
- 2.c. [22-418](#) Proclaiming June 27, 2022, as Fred Zehnder Day in San Leandro
- 2.d. [22-425](#) EBMUD Presentation of a Resolution Recognizing the City of San Leandro's Sesquicentennial

2.A. ANNOUNCEMENTS**3. REPORT ON CLOSED SESSION ACTIONS TAKEN****4. CITY MANAGER AND CITY ATTORNEY REPORTS AND COMMENTS****5. 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.

6. CITY COUNCIL CALENDAR AND ANNOUNCEMENTS

City Councilmembers announce calendar of upcoming events and coordinate attendance; report on local events attended since the last meeting; and make brief comments on issues of concern.

7. PRESENTATIONS

No presentations scheduled.

8. AMENDMENT OF CONSENT CALENDAR

City Councilmembers or staff have an opportunity at this time to request that an item be removed from the Consent Calendar for the presentation of a staff report or other special consideration. Members of the public may request the opportunity to address the City Council regarding items remaining on the Consent Calendar. Items remaining on the Consent Calendar will be considered for approval under one motion.

9. CONSENT CALENDAR

City Councilmembers or staff have an opportunity at this time to request that an item be removed from the Consent Calendar for the presentation of a staff report or other special consideration. Members of the public may request the opportunity to address the City Council regarding items remaining on the Consent Calendar. Items remaining on the Consent Calendar will be considered for approval under one motion.

9.a. [22-387](#) Minutes of the Finance Committee Meeting of January 12, 2022

Attachments: [Minutes of the Finance Committee Meeting of January 12, 2022](#)

9.b. [22-386](#) Minutes of the Finance Committee Meeting of December 7, 2021

Attachments: [Minutes of the Finance Committee Meeting of December 7, 2021](#)

- 9.c. [22-391](#) Minutes of the Disaster Council Meeting of May 19, 2022
- 9.d. [22-411](#) Motion Nominating Reina Canale as Homeowner/Resident Member to the Rent Review Board for Term Ending December 31, 2022.
- 9.e. [22-413](#) Motion Nominating Mia Ousley as Landlord Member the Rent Review Board for Term Ending December 31, 2022.
- 9.f. [22-437](#) MOTION Approving the Cancellation of the July 11, 2022 City Council Districts 3, 4, and 6 Town Hall Meeting
- 9.g. [22-430](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute a Consulting Services Agreement with Townsend Public Affairs for State Legislative Advocacy Services through June 30, 2023 for a Total Not to Exceed Amount of \$96,000
Attachments: [Att A - Reso Townsend CSA](#)
[Att B - Townsend Scope of Work](#)
[Att C - Townsend Compensation Schedule](#)
- 9.h. [22-397](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute a Consulting Services Agreement with Dixon Resources Unlimited for Parking Program Management Services through June 30, 2023 for a Total Maximum Amount of Compensation of \$176,400.00.
Attachments: [Att A - Reso Dixon CSA](#)
[Att B - Dixon Scope of Work](#)
[Att C - Dixon Comp Schedule](#)
- 9.i. [22-398](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute a Non-Professional Services Agreement with ANI Private Security and Patrol, Inc. (provides security services for facility reservations at the Marina Community Center, San Leandro Senior Community Center, Surlene Grant Community Room, and during open business hours at City Hall at a total cost of \$135,000 (\$65,000 in account number 010-61-025-5890 and \$70,000 in account number 010-12-060-5120))
Attachments: [Att A - Reso 2022-23 ANI Security](#)
[Att B - ANI NPSA Security 2022-23](#)
- 9.j. [22-407](#) Adopt a Resolution Denouncing Discriminatory Housing Practices of the Past and Affirming that San Leandro is a Welcoming Place for All
Attachments: [Att A - Reso Denouncing Discriminatory Housing Practices](#)
- 9.k. [22-431](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute a Consulting Services Agreement with RRM Design Group for Design of Improvements to Memorial Park, Project Number 2020.3040
Attachments: [Att A - Reso CSA RRM Memorial Park](#)
[Att A - Ex A CSA PRM Design](#)

[Att B - RPC Minutes 2019-11-6](#)

[Att C - RPC Minutes 2021-3-3](#)

[Att D - Reso No. 2021-173 Accept Grand Funds](#)

- 9.i. [22-409](#) Adopt a Resolution Approving the City's Gann Appropriation Limit for 2022-2023
Attachments: [Att A - Reso Approving FY 22-23 Appropriation Limit](#)
[Att B - 2022-23 Gann Limit Calculation](#)
- 9.m. [22-435](#) Adopt a Resolution Amending the San Leandro Management Organization Salary Schedule to Add the Classification of Senior Management Analyst and Revise Additional Classification Titles
Attachments: [Att A - Reso SLMO SS Reorg Revisions](#)
[Att B - SLMO SS](#)
- 9.n. [22-436](#) Adopt a Resolution to Approving and Authorizing the City Manager to Execute an Amendment to the Consulting Services Agreement Between the City of San Leandro and Teri Black and Company, LLC for Additional Recruiting Services for a Total Maximum Amount of Compensation of \$72,000
Attachments: [Att A - Reso to Amend Teri Black and Company, LLC CSA](#)
[Att B - Amendment 1 with revised Scope of Work and Compensation Schedule](#)
[Att C - CSA between City of SL and Teri Black and Company, LLC](#)
- 9.o. [22-395](#) Adopt a Resolution Amending the Non-Represented Part-Time Salary Schedule
Attachments: [Att A - Reso NonRep PT Salary Schedule](#)
[Att B - Non-Represented PT SS](#)
- 9.p. [22-378](#) Adopt a Resolution Authorizing the City Manager to approve Letters of Agency and an Agreement Between the City of San Leandro, Columbia Telecommunications Corporation (CTC), and the Corporation for Education Network Initiatives in California (CENIC) for the Provision, Installation, and Maintenance of 1Gbps Broadband Data Connections for Each of the Four San Leandro Public Library Facilities, with a Total Annual Cost of \$2,160 for Five Years, Through the California Library Connect Program, Made Possible by Subsidized Grant Funding Through the Federal E-Rate Grant and California State Broadband Fund.
Attachments: [Att A - Reso CENIC-CTC CSA](#)
[Att B - CSA -CSL CLC San Leandro Public Library 6-21-2022](#)
[Att C - LOA - 2022-4-29 CPUC CTF LOA](#)
[Att D - LOA - 2022-4-29 CENIC-Library E-rate LOA \(2022-23 to 2026-27\)](#)
[Att E - Minutes - LHC Oct 7 2021](#)
[Att F - Minutes - LHC Mar 15 2022](#)

- 9.q. [22-396](#) Adopt a Resolution to Approving and Authorizing the City Manager to Execute all Documents for the San Leandro Public Library to Join the Bay Area Library and Information System (BALIS), and by Default, the Pacific Library Partnership (PLP), with a First-Year Membership Fee not to exceed \$4,999.
- Attachments:** [Att A - Reso BALIS Membership](#)
[Att B - PLP Organizational Benefits Packet 2021-2022](#)
[Att C - Minutes - LHC Mar 15 2022](#)
- 9.r. [22-414](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute Amendment No. 1 for a New Maximum Amount of Compensation of \$120,523.20 to the Consulting Services Agreement Between the City of San Leandro and Robert Half International Inc. for Staff Augmentation Services at the Police Department
- Attachments:** [Att A - Reso Robert Half CSA](#)
[Att B - Original CSA between the City of San Leandro and Robert Half Internatic](#)
- 9.s. [22-432](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute Amendment No. 1 for \$15,240 to the Nonprofessional Services Agreement between the City of San Leandro and BrightView Landscape Services, Inc. dba Emerald Landscape for Landscaping Services at the City of San Leandro Water Pollution Control Plant
- Attachments:** [Att A - Reso Agreement SL -BrightView Landscape Services](#)
[Att B - BrightView Landscape Services NPSA signed.pdf](#)
[Att C - BrightView Landscape NPSA Amendment 1 05-2022.pdf](#)
- 9.t. [22-433](#) Adopt a Resolution Authorizing the City Manager to Execute a Non-Professional Services Agreement with Angeles Contractor, Inc. for Asphalt and Concrete Improvements at the Tony Lema Golf Course Parking Lot for \$499,667.22 Plus Up to an Additional 10% (\$49,966) in Change Orders, For a Total of \$549,633.22, Re-appropriation of \$381,000 from the FY 2021-2022 to the FY 2022-2023 Budget from Account 596-56-115-5240, and an Appropriation of \$168,633.22 from the Golf Fund Undesignated Fund Balance to Account 596-56-115-5240
- Attachments:** [Att A - Reso Agreement SL- Angeles Contractor](#)
[Att B - NPSA for Angeles Contractor Inc.docx](#)
- 9.u. [22-434](#) Adopt a Resolution Approving and Awarding a Construction Contract to Spencon Construction, Inc. for the Maximum Amount of Compensation of \$699,000, for the Annual Sidewalk Repair Program 2021-2022, Project No. 2022.0060; to Authorize the City Manager to Negotiate and Approve Individual Change Orders Up to 5% of the Original Contract Amount; and to Authorize the City Manager to Negotiate and Approve Cumulative Change Orders up to 25% of the Original Contract Amount
- Attachments:** [Att A - Reso Spencon Construction Inc. Contract](#)

[Att B - Bid Summary](#)

- 9.v. [22-399](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute Amendment No. 1 to the Installation Agreement Between the City of San Leandro and Climatec, LLC to Include Replacement of the HVAC System at the Senior Community Center for \$973,575

Attachments: [Att A - Reso Amendment Agreement Climatec](#)

[Att B - Amendment No 1 to Installation Agreement.pdf](#)

- 9.w. [22-401](#) Adopt a Resolution Approving and Authorizing the City Manager to Execute a Non-Professional Services Agreement with Lind Marine, Inc. for Removal and Disposal of 15 Boats and Four (4) Boat Trailers from the San Leandro Marina in an Amount Not-to-Exceed \$99,500.00

Attachments: [Att A -Reso NPSA Lind Marine Boat Disposal](#)

[Att B - NPSA Lind Marine](#)

- 9.x. [22-405](#) Adopt a Resolution Approving and Authorizing the City Manager to Enter into a Two-Year Non-Professional Services Agreement with the Option for Three One-Year Extensions Between the City of San Leandro and David Sams for Management of the City's Management Agreement with American Golf Corporation for an Annual Amount of \$60,000 (Plus Annual COLA)

Attachments: [Att A -Reso Sams](#)

[Att B - David Sams 2022-2027.docx](#)

10. ITEMS REMOVED FROM CONSENT CALENDAR

Public Comments are limited to 2 minutes per speaker per item, subject to adjustment by the Mayor.

11. PUBLIC HEARINGS

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

- 11.a. [22-404](#) Hold a Public Hearing and Approve Resolutions 1) Approving the U.S. Department of Housing and Urban Development (HUD) Final FY 2022-2023 Annual Action Plan and 2) Approving the Community Development Block Grant (CDBG) Agreements for Fiscal Year 2022-2023 Between the City of San Leandro and CDBG Sub-Recipients for Public Services Grants to the Child Abuse Listening, Interviewing, and Coordination Center (CALICO) for \$22,552; Davis Street Family Resource Center for \$33,812; Service Opportunities for Seniors, Inc. (SOS/Meals On Wheels) for \$33,812; Spectrum Community Services (San Leandro Senior Nutrition Program) for \$24,064; ECHO Housing for \$10,000; and 3) to Approve the FY2022-2023 CDBG Agreement with Rebuilding Together Oakland East Bay (RTO) to administer the City's Minor Home Repair Grant Program for \$100,000 (Approve 6 CDBG Agreements totaling \$224,240)

Attachments: [Att A - Reso HUD FY22-23 AAP](#)[Att A Ex A - FY22-23 Final HUD Annual Action Plan](#)[Att -Resolution_CDBG FY22-23 Public Service Contracts_2022.06.21](#)[Att B Exh A - CALICO_CDBG Subrecipient Agmt FY22-23](#)[Att B Exh B - Davis Street Family Resource Center \(DSFRC\)_CDBG Subrecipie](#)[Att B Exh C - Service Opportunity for Seniors Meals on Wheels \(SOSMOW\)_CE](#)[Att B Exh D - Spectrum_CDBG Subrecipient Agmt FY 22-23](#)[Att B Exh E - ECHO Fair Housing_CDBG Subrecipient Agmt FY 22-23](#)[Att C - Resolution_RTO_FY22-23 Minor Home Repair Program_2022.06.21](#)[Att C Exh A - Rebuilding Together Oakland East Bay \(RTO\)_CDBG Subrecipier](#)[Att D - FY22-23 AAP_Final CDBG-HOME Funding](#)[Att E- AAP FY 22-23 Presentation_2022.06.21](#)**11.b.** [22-245](#)

Hold a Public Hearing and Adopt Resolutions and Ordinance 1) Resolution Adopting an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) and Approving a Planned Development Project and Site Plan Review for the Private Elements of the Monarch Bay Shoreline Development - a Public-Private Partnership between the City of San Leandro (City) and Cal-Coast Companies LLC, Inc. (Developer) that Includes a 285-unit Apartment project, 144 Single-Family Homes, 62 Townhomes, a Hotel with Attached Restaurant, a Two-Story Restaurant/Banquet Facility, a Market/Café, and Related Site Improvements; and 2) an Ordinance Approving and Authorizing the City Manager to Execute a Development Agreement for the Project; and 3) a Resolution Approving and Authorizing the City Manager to Execute a Second Amendment to the Purchase and Sale Agreement and Disposition and Development Agreement with Cal Coast Companies LLC, Inc. The Monarch Bay Shoreline area is bounded by Marina Blvd to the north, the San Francisco Bay to the west, and Fairway Drive to the south. Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner)

Attachments: [Att A - Reso Approving Third Addendum and Planning Entitlements](#)[Att A Exhibit A - Recommended Findings of Fact](#)[Att A Exhibit B - Third Shoreline CEQA Addendum](#)[Att A Exhibit C - Hotel, Restaurant, and Market Plans](#)[Att A Exhibit D - Multi-Family Plans](#)[Att A Exhibit E - Single-Family and Townhome Plans](#)[Att A Exhibit F - Recommended Conditions of Approval](#)[Attachment B - Ordinance Approving Development Agreement](#)[Att B Exhibit A - Recommended Findings of Fact](#)

[Att B Exhibit B - Development Agreement](#)

[Attachment C - Resolution Approving 2nd Amendment to DDA](#)

[Att C Exhibit A - Amendment to PSA and DDA w Exhibits](#)

[Att D - Shoreline Project Summaries](#)

[Att E - Public Private Partnership Summary](#)

[Att F - Inclusionary Housing Plan](#)

[Att G - Preliminary Bike and Ped Exhibit](#)

[Att H - Preliminary Maintenance Exhibit](#)

[Att I - Preliminary Sea Level Rise Exhibit](#)

[Att J - Shoreline Environmental Review Overview](#)

[Presentation](#)

12. ACTION ITEMS

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

- 12.a. [22-393](#) Adopt a Resolution Approving Project Concept Designs for the East Bay Greenway Multimodal Project (Phase I) led by the Alameda County Transportation Commission

Attachments: [Att A - EB Greenway Multimodal Phase Project 1 Cocept Plans](#)

[Att B -Summary of Outreach Summary.pdf](#)

[Att C - Project Concept Typical Plans.pdf](#)

[Att D - Parking and Occupancy.pdf](#)

[Att E - Speed Survey.pdf](#)

[Att F - Presentation.pdf](#)

- 12.b. [22-408](#) Adopt a Resolution Approving Proposed Adjustments to the 2021-2022 and 2022-2023 General Fund, Special Revenue Funds, Enterprise Funds, and Internal Service Funds Budget

Attachments: [Att A - Budget Resolution 2022-23](#)

[Att B - Proposed Budget Adjustments](#)

[Att C - Revenue and Expenditure Appropriations FY 2021-22](#)

[Att D - Revenue and Expenditure Appropriations FY 2022-23](#)

[Att E - Summary of Staffing Changes](#)

[Presentation Fiscal Year 2021-23 Mid-Cycle Budget Review Final](#)

13. 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.

14. CITY COUNCIL REPORTS

City Councilmembers report on attendance at intergovernmental agency meetings,

conferences, and seminars since the last meeting.

15. ADJOURN

MEETING ACCESSIBILITY

If special accommodations are required for the disabled, please call the City Clerk's Office at (510) 577-3366 or TDD at (510) 577-3343.

RESPECTFULLY SUBMITTED:

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