



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes City Council

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Tuesday, June 21, 2022

6:30 PM

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

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### 1. CALL TO ORDER

*Mayor Cutter called the meeting to order at 6:32 p.m.*

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

*Mayor Cutter led the Pledge of Allegiance to the Flag.*

#### 1.B. ROLL CALL

**Present** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent** 2 - Ballew, Simon

### 2. RECOGNITIONS

2.a. [22-346](#) Mayor's Award for Kindness for Julia Chivers

**This matter was Presented**

2.b. [22-157](#) Proclaiming June 25 - July 1, 2022 as Boys and Girls Club Week in San Leandro

**This matter was Presented**

2.c. [22-418](#) Proclaiming June 27, 2022, as Fred Zehnder Day in San Leandro

**This matter was Presented**

2.d. [22-425](#) EBMUD Presentation of a Resolution Recognizing the City of San Leandro's Sesquicentennial

**This matter was Presented**

Item 12A was moved to after Item 2. Recognitions

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

*Comments were made by the following individuals: John Minot*

**This matter was Approved**

**Aye:** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent:** 2 - Ballew, Simon

Enactment No: 2022-084

## **2.A. ANNOUNCEMENTS**

*None.*

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

*No reportable actions taken.*

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

*None.*

## **5. PUBLIC COMMENTS**

*Comments were made by the following individuals: Douglas Spalding, Jim Prola and Leo West*

## **6. 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.*

Items 11.b. and 11.a. were moved after Item 6. City Council Calendar and Announcements

- 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)

*Comments were made by the following individuals: Todd Barber, Jim Prola, Lawrence Abbott, John Minot, Ginny Madsen and Douglas Spalding*

**A motion was made by Councilmember Lopez that this Attachment A Resolution be Approved. The motion CARRIED by the following vote: Yes: Councilmembers Aguilar, Azevedo, Cox, Lopez, and Mayor Cutter Absent: Councilmembers Ballew and Simon**

**A motion was made by Councilmember Aguilar that this Attachment B Ordinance be Approved. The motion CARRIED by the following vote: Yes: Councilmembers Aguilar, Azevedo, Cox, Lopez, and Mayor Cutter Absent: Councilmembers Ballew and Simon**

**A motion was made by Councilmember Azevedo that this Attachment C Resolution be Approved. The motion CARRIED by the following vote: Yes: Councilmembers Aguilar, Azevedo, Cox, Lopez, and Mayor Cutter Absent: Councilmembers Ballew and Simon**

**Aye:** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent:** 2 - Ballew, Simon

**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)

*Comments were made by the following individuals: Ginny Madsen*

**This matter was Approved**

**Aye:** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent:** 2 - Ballew, Simon

**7. PRESENTATIONS**

*None.*

**8. AMENDMENT OF CONSENT CALENDAR**

Item 9.j. was removed from the Consent Calendar to Item 8, Items Removed from Consent Calendar.

**9. CONSENT CALENDAR****Approval of the Consent Agenda**

**A motion was made by Councilmember Azevedo, seconded by Mayor Cutter, to Approve the Consent Calendar. The motion carried by the following vote.**

**Aye:** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent:** 2 - Ballew, Simon

- 9.a.** [22-387](#) Minutes of the Finance Committee Meeting of January 12, 2022  
**Approved as Submitted on the Consent Calendar.**
- 9.b.** [22-386](#) Minutes of the Finance Committee Meeting of December 7, 2021  
**Approved as Submitted on the Consent Calendar.**
- 9.c.** [22-391](#) Minutes of the Disaster Council Meeting of May 19, 2022  
**Approved as Submitted on the Consent Calendar.**
- 9.d.** [22-411](#) Motion Nominating Reina Canale as Homeowner/Resident Member to the Rent Review Board for Term Ending December 31, 2022.  
**Adopted on the Consent Calendar.**  
Enactment No: Min Order 2022-010
- 9.e.** [22-413](#) Motion Nominating Mia Ousley as Landlord Member the Rent Review Board for Term Ending December 31, 2022.  
**Adopted on the Consent Calendar.**  
Enactment No: Min Order 2022-011
- 9.f.** [22-437](#) MOTION Approving the Cancellation of the July 11, 2022 City Council Districts 3, 4, and 6 Town Hall Meeting  
**Received and Filed on the Consent Calendar.**

Enactment No: Min Order 2022-012

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

Enactment No: 2022-090

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

Enactment No: 2022-091

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

Enactment No: 2022-092

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

Enactment No: 2022-093

- 9.l.** [22-409](#) Adopt a Resolution Approving the City's Gann Appropriation Limit for 2022-2023
- Received and Filed on the Consent Calendar.**

Enactment No: 2022-094

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

Enactment No: 2022-095

- 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

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

Enactment No: 2022-096

- 9.o. [22-395](#) Adopt a Resolution Amending the Non-Represented Part-Time Salary Schedule

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

Enactment No: 2022-097

- 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.

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

Enactment No: 2022-098

- 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.

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

Enactment No: 2022-099

- 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

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

Enactment No: 2022-100

- 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
- Received and Filed on the Consent Calendar.**
- Enactment No: 2022-101
- 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
- Received and Filed on the Consent Calendar.**
- Enactment No: 2022-102
- 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
- Received and Filed on the Consent Calendar.**
- Enactment No: 2022-103
- 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
- Received and Filed on the Consent Calendar.**
- Enactment No: 2022-104
- 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
- Received and Filed on the Consent Calendar.**

Enactment No: 2022-105

- 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)

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

Enactment No: 2022-106

## 10. ITEMS REMOVED FROM CONSENT CALENDAR

- 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

**A motion was made by Councilmember Lopez, seconded by Councilmember Aguilar, that this Staff Report be Approved. The motion CARRIED by the following vote:**

**Aye:** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent:** 2 - Ballew, Simon

Enactment No: 2022-107

## 11. PUBLIC HEARINGS

## 12. ACTION ITEMS

- 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

*There was no public comment.*

**This matter was Approved as Amended**

**Aye:** 5 - Aguilar Jr., Azevedo, Cox, Lopez, Cutter

**Absent:** 2 - Ballew, Simon

Enactment No: 2022-108

## 13. COUNCIL REQUESTS TO SCHEDULE AGENDA ITEMS

*None.*

## 14. CITY COUNCIL REPORTS



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

**15. ADJOURN**

*The meeting was adjourned at 10:29 p.m. in memory of Cpl. Michael Paredes and in memory of Officer Joseph Santana.*

**RESPECTFULLY SUBMITTED:**

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**Kelly B. Clancy**  
**Acting City Clerk for the City of San Leandro**