



City Manager's Weekly Update

October 2, 2014

UPCOMING MEETINGS

- 10/6** City Council Meeting,
7:00 p.m.,
Council Chambers
- 10/13** City Council Work
Session, 7:00 p.m.,
Council Chambers
- 10/20** City Council Meeting,
7:00 p.m.,
Council Chambers
- 11/03** City Council Meeting,
7:00 p.m.,
Council Chambers
- 11/10** City Council Work
Session, 7:00 p.m.,
Council Chambers
- 11/17** City Council Meeting,
7:00 p.m.,
Council Chambers
- 12/01** City Council Meeting,
7:00 p.m.,
Council Chambers
- 12/08** City Council Work
Session, 7:00 p.m.,
Council Chambers
- 12/15** City Council Meeting,
7:00 p.m.,
Council Chambers

To: City Council
From: Chris Zapata, City Manager

Mark Your Calendar

National Manufacturing Day

Friday, October 3, 8:00 a.m. to 5:00 p.m., locations listed below

- This Friday three San Leandro companies will open their doors for public tours, which will demonstrate manufacturing and its economic opportunities in a whole new light.
- MFG DAY addresses common misperceptions about the industry by giving manufacturers an opportunity to open their doors and show what they do. By working together, San Leandro manufacturers will begin to address the skilled labor shortage they face, connect with future generations, take charge of their public image, and ensure the industry's prosperity.
- Tours will be available according to following schedule:
 - ❖ Scandic Springs: Advanced Manufacturing – Metal Stamping and Springs, 700 Montague Ave., 8:00 a.m. – 1:30 p.m. [Register here for tour.](#)
 - ❖ Ghirardelli Chocolate Company: Premium Chocolate Production and Retail Sales, 1111 139th Avenue, 9:00 a.m. – 10:30 a.m. (with option for an 11 a.m. tour if enough people register) [Register here for tour.](#)
 - ❖ Method Machine Tools, Inc.: Supplier of leading-edge precision machine tools and solutions, 650 Whitney Street, 8:00 a.m. – 5:00 p.m. [Register here for tour.](#)

Fall Book Sale (flyer attached)

Saturday, October 4, 11 a.m. – 4 p.m., San Leandro Main Library, 300 Estudillo Avenue

- The Friends of the San Leandro Library is hosting their Fall Book Sale on October 4 in the Karp and Estudillo Rooms of the Main Library. For additional information, please contact (510) 577-3986 or see the [press release](#).

San Leandro to Host Flu Shot Clinic For All Ages (press release attached)

Friday, October 10, 9:00 a.m. to 2:00 p.m., Senior Community Center, 13909 E. 14th Street

- Registered Nurses from Sutter Care at Home will be giving flu immunizations given on a first come, first served basis. No appointment is required, and flu shots are available to persons of all ages.
- Flu shots cost \$5.00 per person. If you are covered by Medicare Part B, Sutter Health will bill Medicare and you will not be charged; however, proof of insurance must be provided. Pneumonia shots will be available for \$70, preservative free shots (for those pregnant or allergic to thimerosal) will be available for \$30, and Flu Mist (for ages 2 - 49) for \$30. Fees are payable by cash or check only.
- For more information about the clinic, please call (510) 577- 3462.

For questions about flu shots, please call the Sutter Care at Home Flu Hotline at 1-800-500-2400 or visit [Sutter Care at Home webpage](#).

Council Information

HBO to Film Episode of TV Series “Looking” in San Leandro

- Throughout the day on Monday October 6 and Tuesday October 7, HBO is planning to film in San Leandro an episode of their comedy-drama series “Looking”. Much of the filming is planned to take place in the vicinity of Parrott and Clarke Streets, although some scenes may be filmed elsewhere. HBO will be renting out the top floor of the downtown parking garage both days in order to store vehicles associated with the production. For more information, please contact Eric Engelbart, Assistant to the City Manager at (510) 577-3391.

International Walk to School Day October 8, 2014 (staff report attached)

- To celebrate *International Walk to School Day*, students from Corvallis, Dayton, Garfield, McKinley, Roosevelt, Washington and Wilson Elementary Schools will join schools from around the world to walk to school along with parents, teachers and community leaders on October 8, 2014. At 7:30 a.m., walkers will begin their journey to their schools. Upon arrival at school at 8:00 a.m., all participants will be greeted with fun activities. Similar celebrations are expected to be held at 5,000 schools nationwide as well as in forty countries around the world.
- For more details, contact Reh-Lin Chen at (510) 577-3428 or visit the [Walk/Bike to School website](#).

Successful Multi-agency Evaluation of the City’s Certified Unified Program Agency (CUPA) Program by CalEPA

- On September 23, 2014, staff received notification from the California Environmental Protection Agency (CalEPA) regarding completion of a successful multi-agency evaluation of the City’s Certified Unified Program Agency (CUPA) program. In 1997, the City of San Leandro became one of only a few California cities to achieve such certification, which was established by the state in 1993.
- As a CUPA, the City’s Environmental Services Section, which is a part of the Water Pollution Control Plant Division in the Public Works Department, ensures consistency for portions of numerous state-mandated hazardous waste management programs.
- The State’s evaluation lauded the City for Outstanding Inspection Frequencies and Outstanding Efforts in Outreach, for its work ensuring that all regulated businesses are participating in the reporting requirements and providing prompt assistance to businesses. The evaluation team praised the Environmental Services program, highlighting staff’s thoroughness and customer service.
- The Environmental Services Division is supervised by John Camp, with three full-time inspectors: Tiffany Treece, Dave Denis, and Lisa Maffei and part-time administrative support from Gail Schino. In total, Environmental Services staff routinely provide over 230 CUPA-related inspections annually. This Section also is in charge of: monitoring and regulating discharges of wastewater into the City’s sanitary sewer system; property site information related to hazardous materials and above/belowground tanks; and safeguarding the City’s stormwater system.

Successful Bond Sale (informational document attached)

- On September 30th, the Successor Agency to the Redevelopment Agency of the City of San Leandro sold \$11,235,000 in Tax Allocation Refunding Bonds (Refunding Bonds) to refund the Redevelopment Agency’s 2002 and 2004 Tax Allocation Bonds. The successful bond sale provides interest rate and refinancing savings, which are significantly better than the terms approved by the City Council in June.
- Total refinancing savings increased to \$5.9 million, versus \$3.4 million that was estimated in June. The true interest cost of the Refunding Bonds is 3.30%.
- In preparation for the sale, Standard & Poor’s provided the Successor Agency an AA- rating for the Bonds (S&P report attached). No other California Successor Agency holds a higher rating. The strong, investment grade rating ensures that the bond market bids aggressively for these bonds.

- Savings from the lower debt service is primarily generated in the next four years and savings will continue each year until the Refunding Bonds mature in 2034. As a result of these actions, the City will achieve \$708,000 in General Fund savings.

CERT Graduates (photo attached)

- For six consecutive Thursdays throughout August and September, the Alameda County Fire Department provided a free Community Emergency Response Team (CERT) class, consisting of 20 hours of training from the Federal Emergency Management Agency (FEMA).
- The CERT Program educates people about disaster preparedness for hazards in their homes, neighborhoods and workplace. Using the training learned, CERT members can assist others following an event when professional responders are not immediately available to help.

30th Annual California Coastal Clean-up Held in San Leandro (photos attached)

- The 30th Annual California Coastal Cleanup up was held on Saturday, September 20th
- Staff was stationed at Monarch Bay Bridge and at the Heron Bay shoreline entrance. Staff volunteers included: Debbie Pollart, Judy Walker, Delmarie Snodgrass, Marian Handa, Susan Levensen, Mr. and Mrs. Patrick Grajeda, Mike Albertini, Jebin Olberg, and CJ Faria. In total, 245 people participated in this year's event, which reflects a 39% increase from last year. Several community groups participated including, KIPP Academy, Inglesia Ni Cristo - The Church of Christ, The Principled Academy, the Becket Family and many students from local high schools, churches, and residents.
- Participants collected 147 bags of trash and 14 bags of recyclables; large items collected included: queen size air mattress, suitcase, comforter, pillows, tires, shopping cart, car grate, and speakers.
- The Heron Bay Homeowners Association issued 10 parking passes for the teachers and staff volunteers.
- The event was a success. A huge thank you to all of the participants.

[San Leandro Next](#)

San Leandro Next is an initiative of the City of San Leandro Community Development Department providing news and updates on economic development and innovation. The following stories were posted since last week:

- [San Leandro Sausage & Suds Festival this SUNDAY](#)
- [National Manufacturing Day – San Leandro Manufacturers Open Doors This Friday!](#)
- [The East Bay Ranks among the best in Quality of Life](#)

To follow San Leandro Next, please visit www.sanleandronext.com or connect with us on [Facebook](#) or [Twitter](#).

Correspondence From Other Agencies

OAK Airport Noise Events During September 19 – 23 (informational flyer attached)

- Friday, September 19, 2014 through Tuesday, September 23, 2014, Oakland International Airport encountered a rare combination of weather conditions and maintenance-related unavailability of the instrument landing system (ILS) on the main air carrier runway, which resulted in unusual approaches by airline flights throughout the weekend.
- The communities of San Leandro, Hayward, San Lorenzo and Castro Valley were all subjected to unusual aircraft operations and noise. Under the circumstances, the Airport used the ILS on the back up air carrier runway at North Field to provide aircraft guidance and maintain airport operations.
- The Oakland International Airport expresses a deep apology to all local residents who were exposed to extensive noise impacts over the weekend. The over flights and noise was a temporary situation caused by unusual circumstances. ILS on the preferred air carrier runway is now back in service and the airport has resumed normal operations.
- For further information about aircraft noise programs at OAK, please visit the [Oakland Airport Noise and Environmental Impact website](#).



THE FRIENDS OF THE SAN LEANDRO LIBRARY

Next

Fall Book Sale

will be

Saturday, Oct. 4th

9 am to 11 am: Members Only

11 am to 4 pm: General Public

*Main Library
Karp-Estudillo Rooms
300 Estudillo Avenue*



Individual membership: \$10

Family membership: \$15

Membership forms can be picked up at the Reference Desk,
Circulation Desk, Gift Shop and the Booktique

Questions? Call 577-3986



City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



SAN LEANDRO NEWS

FOR IMMEDIATE RELEASE

September 19, 2014

CONTACT: Heather Hafer
Recreation Supervisor
(510) 577-6079

San Leandro to Host Flu Shot Clinic For All Ages on October 10th

San Leandro, CA: Mayor Stephen Cassidy and the San Leandro City Council announced that San Leandro will be hosting a flu shot clinic on Friday, October 10th from 9:00 a.m. to 2:00 p.m. The event will take place at the Senior Community Center, located at 13909 E. 14th Street.

“Given the serious nature of recent influenza outbreaks, it is important to not only protect ourselves, but to also prevent the spread of illnesses to others,” stated Mayor Cassidy. “I urge community residents to take advantage of this convenient and low cost opportunity to help keep our community healthy.”

Flu viruses are constantly changing. Each year’s flu vaccine protects against three or four viruses that are most likely to occur that year. Flu vaccinations cannot prevent all cases of the flu, but getting an annual flu shot greatly decreases the likelihood of contracting this serious respiratory illness.

As part of the clinic, registered nurses from Sutter Care at Home will be providing flu immunizations on a first come, first served basis. No appointment is required, and flu shots are available to persons of all ages. Flu shots cost \$5.00 per person. For those covered by Medicare Part B, Sutter Health will bill Medicare, and recipients will not be charged; however, proof of insurance must be provided. Pneumonia shots will be available for \$70; preservative-free shots

(for those pregnant or allergic to thimerosal) will be available for \$30; and Flu Mist (for ages 2 - 49) will be provided for \$30. Fees are payable by cash or check only.

For more information about the clinic, please call Customer Service at (510) 577- 3462. For questions about flu shots, please call the Sutter Care at Home Flu Hotline at 1-800-500-2400 or visit the [Sutter Care at Home webpage](#).

About San Leandro

One of the most diverse cities in the nation located at the center of the dynamic San Francisco Bay Area, San Leandro is a safe, vibrant community of 87,000 residents with well-maintained neighborhoods, excellent public libraries, twenty-one public parks, quality local schools, and a wide range of shopping, dining, and entertainment options. The western border of the city consists of over eight miles of pristine shoreline and amenities on San Francisco Bay while a regional park and nature areas fall on the eastern border. San Leandro businesses enjoy multiple advantages including close proximity to the Oakland International Airport and Port of Oakland, two major freeways, two BART stations, and access to a large and well-educated workforce. Through a public-private partnership known as Lit San Leandro (www.LitSanLeandro.com), a fiber optic network encircles San Leandro's industrial and commercial core offering businesses virtually unlimited internet connectivity. In 2014, the City is welcoming new businesses by providing free business licenses for their first year of operation.

Visit www.sanleandro.org to learn more about San Leandro. To receive City press releases, meeting agendas or other notifications by email, sign up at www.sanleandro.org/portal.

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CITY OF SAN LEANDRO

STAFF REPORT

Date: September 30, 2014

To: Chris Zapata, City Manager

From: Uchenna Udemezue, P.E., Director
Engineering and Transportation Department

By: Keith Cooke, P.E., Principal Engineer

Subject: International Walk to School Day October 8, 2014

SUMMARY AND RECOMMENDATION

To celebrate International Walk to School Day, students from numerous schools in San Leandro will walk to school on October 8, 2014. This report is for information only, and no action is required.

BACKGROUND AND DISCUSSION

In 1997, the Partnership for a Walkable America began hosting Walk to School Day annually to increase awareness of the need for “walkable communities”. This U.S. based partnership joined with UK and Canada in 2000 to broaden the event’s reach and now more than forty countries world-wide participate. Federal legislation was passed in 2005 to create a national Safe Routes to School program.

To celebrate International Walk to School Day, students from Corvallis, Dayton, Garfield, McKinley, Roosevelt, Washington and Wilson Elementary Schools will join schools from around the world to walk to school along with parents, teachers and community leaders on October 8, 2014. At 7:30 a.m., walkers will begin their journey to their schools. Upon arrival at school at 8:00 a.m., all participants will be greeted by special International Walk to School Day activities. Similar celebrations are expected to be held at 5,000 schools nationwide as well as in forty countries around the world.

International Walk to School Day and events are integral in addressing the importance of increasing physical activity among children, pedestrian safety, traffic congestion, concern for the environment and building connections between families, schools and the broader community in the City of San Leandro.

This event and others like it held throughout the year are grant funded by Safe Routes to School funding administered by the Alameda County Transportation Commission and the San Leandro Engineering & Transportation Department. For additional information on International Walk to School Day activities, please contact Reh-Lin Chen at (510) 577-3428 or visit the Walk Bike to School website.



RatingsDirect®

Summary:

Successor Agency to the San Leandro Redevelopment Agency, California; Tax Increment

Primary Credit Analyst:

Li Yang, San Francisco (1) 415-371-5024; li.yang@standardandpoors.com

Secondary Contact:

Cody J Nelson, San Francisco 415-371-5022; cody.nelson@standardandpoors.com

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Related Criteria And Research

Summary:

Successor Agency to the San Leandro Redevelopment Agency, California; Tax Increment

Credit Profile

US\$12.855 mil tax alloc rfdg bnds ser 2014 due 09/01/2034

Long Term Rating

AA-/Stable

New

Rationale

Standard & Poor's Ratings Services assigned its 'AA-' long-term rating to the Successor Agency (SA) to the former San Leandro Redevelopment Agency, Calif.'s 2014 refunding tax allocation bonds (TABs). The outlook is stable.

The rating reflects our view of the SA's:

- Diverse project area that covers roughly 1,195 acres, representing roughly 12% of the City of San Leandro's total acreage;
- High taxpayer concentration and high volatility ratio for the combined project areas;
- Very strong 4.64x coverage of maximum annual debt service (MADS) by the pledged fiscal 2015 revenue;
- Lack of a finding of completion (FOC) as a result of an ongoing dispute with the state department of finance (DOF); and
- Closed lien, except for refunding purposes.

Based on the 2014 bond indenture, the 2014 TABs are secured by a first lien on money deposited from time to time in the redevelopment property tax trust fund (RPTTF) generated by the SA's Plaza Project area and the West San Leandro/MacArthur Boulevard (WSL) Project Area but excluding senior pass-through payments. The proceeds from the 2014 TABs will be used to refund the SA's series 2002 and 2004 TABs.

The Plaza Project area covers only 155 acres and largely consists of commercial and residential properties located in downtown San Leandro. The WSL project area consists primarily of industrial and commercial properties and represents a substantially larger part of the city, comprising roughly 1,040 acres total. The combined project areas have demonstrated consistent assessed value (AV) growth during the past few years, with AV growing by 7.4% in fiscal 2015. Total AV for the combined project areas reached roughly \$1.5 billion with incremental AV at roughly \$888.9 million. Taxpayer concentration for the project areas is high, in our view, with the top 10 taxpayers accounting for roughly 42.4% of total incremental AV. With the recent growth in AV, MADS coverage on the 2014 bonds remains very strong, in our view, at roughly 4.64x.

We consider the volatility (base-year to total AV) ratio of 0.43 in the combined project areas high. At this volatility ratio, and given the current MADS coverage of 4.64x, we believe the project areas could withstand an additional 44.9% decline in total AV before MADS coverage fell to less than 1x. We note that this would cover all of the top 10 taxpayers.

The City of San Leandro has acted as SA to the former redevelopment agency (RDA) since the state legislature and a subsequent court ruling dissolved all RDAs in California in February 2012, pursuant to Assembly Bill (AB) X1 26 and subsequent amending legislation AB 1484. ABX1 26 and AB 1484 provide an SA and its oversight board with the ability to issue refunding debt. AB 1484 also provides that bonds issued after dissolution maintain the same validity as those issued before dissolution, and includes provisions that make it possible in practice to issue refunding debt. The law requires an SA to receive approval from its oversight board and the state DOF before it can issue refunding bonds. ABX1 26 and AB 1484 require SA and oversight officials to adhere to deadlines for requesting debt service payment amounts and subordinating pass-through payments when necessary. Because the law limits the SA revenue to payment on enforceable obligations and because it requires more proactive management than under the pre-dissolution flow of funds, we believe an SA's debt management practices since dissolution are more important to credit quality. We note that the SA received its approval to issue the proposed refunding bonds from the DOF on Aug. 29, 2014.

The SA has neither received its FOC nor submitted its long-range property management plan as a result of current litigation with the DOF with respect to its due diligence review. The DOF has determined that certain agreements and loans between the city and the SA are not enforceable obligations, including a pre-dissolution loan repayment from the SA to the city for roughly \$2.9 million. The DOF argues that this loan repayment is not an enforceable obligation and should be repaid to the SA. A letter issued by the DOF indicates that a failure to remit the \$2.9 million in funds to the SA could result in offsets to sales tax or property tax allocations to the city or the SA. However, management reports that the city has set aside sufficient funds to repay the \$2.9 million to the SA should the city be unsuccessful in its litigation with the DOF. As a result, we believe this ongoing litigation will not affect the payment of debt service on the 2014 TABs.

Dissolution legislation permits the SA to issue debt only for purposes such as paying or amending an enforceable obligation, generating savings, or flattening spikes in debt service. After reviewing the enforceable obligations as listed on the agency's recognized obligation payment schedule and confirming the obligations outstanding with management, we view the possibility of additional debt as unlikely, except for refunding purposes.

The City of San Leandro is located in central Alameda County and encompasses roughly 15 square miles with an estimated population of 87,965 in 2013. We consider San Leandro's economy strong, with projected per capita effective buying income at 100.3% of the U.S. level and per capita market value of \$119,324. The city also has access to the broad and diverse economy of the San Francisco Bay Area, and the county unemployment rate for calendar 2013 was 7.4%.

Outlook

The stable outlook reflects our anticipation that tax increment revenue will continue its positive trend and produce debt service coverage that we consider strong at a minimum over the next two years. However, should coverage fall to levels that we consider less than strong as a result of the ongoing litigation with the DOF, substantial declines in project area AV, or a substantial amount of successful tax appeals, then we could lower the rating. We do not anticipate raising the rating during the next two years.

Summary: Successor Agency to the San Leandro Redevelopment Agency, California; Tax Increment

Related Criteria And Research

Related Criteria

USPF Criteria: Special-Purpose Districts, June 14, 2007

Complete ratings information is available to subscribers of RatingsDirect at www.globalcreditportal.com. All ratings affected by this rating action can be found on Standard & Poor's public Web site at www.standardandpoors.com. Use the Ratings search box located in the left column.

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Congratulations San Leandro CERT Graduates!



Fall 2014

30th Annual California Coastal Clean-up – San Leandro



Inglesia Ni Cristo with Councilmember Prola gathering at Monarch Bay Drive and gearing up for the event



Volunteers



at work



Trash Collection





Oakland International Airport



A division of the Port of Oakland

RE: OAK Airport Noise Events During September 19th to 23rd.

Friday, September 19, 2014 through Tuesday, September 23, 2014, Oakland International Airport encountered a rare combination of weather conditions and maintenance-related unavailability of the instrument landing system (ILS), on the main air carrier runway, which resulted in unusual approaches by airline flights throughout the weekend.

The communities of San Leandro, Hayward, San Lorenzo and Castro Valley were all subjected to unusual aircraft operations and noise. Under the circumstances, the Airport used the ILS on our back up air carrier runway at North Field to provide aircraft guidance and maintain airport operations.

The Oakland International Airport expresses a deep apology to all of our local citizens that were exposed to a large amount of noise over the weekend. We want to inform all those concerned, that the over flights and noise was a temporary situation caused by unusual circumstances. We are happy to report that the ILS on the preferred air carrier runway is back in service and the airport has resumed normal operations.

Thank you for contacting the Port of Oakland regarding your concerns.

For further information about aircraft noise programs at OAK, please go to the website:

<http://www.oaklandairport.com/noise/index.shtml>