



CITY OF NEWARK CITY COUNCIL

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City Administration Building
7:30 p.m.
City Council Chambers

Minutes

Thursday, April 14, 2016

A. ROLL CALL

Mayor Nagy called the meeting to order at 7:31 p.m. Present were Council Members Hannon, Collazo, Bucci, and Vice Mayor Freitas.

B. MINUTES

B.1 Approval of Minutes of the regular City Council meeting of Thursday, March 24, 2016.

Council Member Bucci moved, Council Member Collazo seconded, to approve the Minutes of the regular City Council meeting. The motion passed, 5 AYES.

C. PRESENTATIONS AND PROCLAMATIONS

C.1 Presentation by the Farmers and Farmerettes Square Dance Club.

Don Baker and members of the Farmers and Farmerettes Square Dance Club presented a contribution to the Newark Betterment Corporation to be used for Meals on Wheels, Graffiti Abatement, and the K-9 Corps.

C.2 Presentation on Alameda County's efforts to develop a Community Choice Energy Program.

Bruce Jensen from the Alameda County Planning Department and Seth Baruch a consultant for LEAN Energy gave the presentation (copy on file with the City Clerk). The County is exploring the creation a Community Choice Energy program that would allow local governments to procure energy. If the technical study recommends moving forward, then a Joint Powers Agency would be formed that each Alameda City could join.

D. WRITTEN COMMUNICATIONS

D.1 Planning Commission referral of an Architectural and Site Plan Review and an addendum to an Environmental Impact Report for a project consisting of two hotels (Staybridge Suites and SpringHill Suites) and

one restaurant (Bubba's 33) at 6000 NewPark Mall Road (APN: 901-111-3 & 4). RESOLUTION NO. 10475-10476

Assistant City Manager Grindall stated that SyWest Development submitted an application for a 104 unit, four-story, 21,550 square foot Staybridge Suite hotel, a 120-unit, four-story, 18,100 square foot SpringHill Suites, and a Bubba's 33 restaurant with an outdoor game and recreation area. He recommended approval of the project

In response to Council Member Collazo, Assistant City Manager Grindall stated that the Dodge dealer, which currently parks surplus cars at this location, has space on their lot to house more cars or staff could help them find another location to park the cars.

In response to Council Member Bucci, Assistant City Manager Grindall stated that he would check into using the Cinedome for police department training before it was demolished.

Gregory Lemos stated that he hoped the sidewalk would be wide enough for wheelchairs.

Council Member Freitas moved, Council Member Bucci seconded to by resolutions: (1) approve an Architectural and Site Plan Review for a two hotel (Staybridge Suites and SpringHill Suites) and one restaurant (Bubba's 33) project at 6000 NewPark Mall Road and; (2) approve an addendum to an Environmental Impact Report for a two hotel (Staybridge Suites and SpringHill Suites) and one restaurant (Bubba's 33) project at 6000 NewPark Mall Road (APN:901-111-3 and 4). The motion passed, 5 AYES.

D.2 Planning Commission referral of an extension to Vesting Tentative Map 8157 for the SHH Project along Enterprise Drive and Willow Street. RESOLUTION NO. 10477

Assistant City Manager Grindall stated that in 2014, the City Council approved Vesting Tentative Map 8157 for 88 townhome/condominium units, 75 affordable senior housing units, and a 15,000 square foot retail building along Enterprise Drive and Willow Street. Integral Communities LLC has requested a two year extension.

Council Member Hannon moved, Council Member Collazo seconded to, by resolution, approve a two-year extension to Vesting Tentative Map 8157. The motion passed, 5 AYES.

E. PUBLIC HEARINGS

E.1 Hearing to consider property owners' objections to the 2016 Weed Abatement Program and instruction to the Superintendent of Streets to abate the public nuisances. MOTION APPROVED

City Manager Becker stated that the weed abatement program abates weeds on vacant commercial and industrial properties not maintained by the property owners as directed by

the Fire Marshal. Property owners may object at this hearing or by letter before the hearing.

Mayor Nagy opened the public hearing at 8:38 p.m.

In response to Gregory Lemos, Mayor Nagy stated that the weed abatement program applied to vacant lots.

Mayor Nagy closed the public hearing at 8:39 p.m.

Council Member Bucci moved, Council Member Collazo seconded to, by motion, act upon any objections by property owners to the 2016 Weed Abatement Program, and instruct the Superintendent of Streets to abate the public nuisances. The motion passed, 5 AYES.

F. CITY MANAGER REPORTS

Council Member Collazo moved, Council Member Hannon seconded, to approve Consent Calendar Items F.1 through F.3, that the resolutions and ordinance be numbered consecutively, and that reading of the titles suffice for adoption of the resolutions and ordinance. The motion passed, 5 AYES.

CONSENT

- F.1 Second reading and adoption of an ordinance amending the Newark Municipal Code by repealing Chapter 2.20 Redevelopment Agency. ORDINANCE NO. 493**
- F.2 Establishing the number of residents in the City of Newark for the purpose of determining the voluntary expenditure ceiling for the November 8, 2016, Municipal Election. RESOLUTION NO. 10478**
- F.3 Approval of plans and specifications, acceptance of bid and award of contract to R&R Pacific Construction, Inc., and amendment to the 2014-2016 Biennial Budget and Capital Improvement Plan for Fiscal Year 2015-2016 for the Service Center Concrete Pad, Project 1125. MOTION APPROVED RESOLUTION NO. 10479-10480 CONTRACT NO. C16015**

NONCONSENT

- F.4 Presentation of the Draft Five-Year Forecast 2016-2021.**

Administrative Services Director Woodstock presented the Draft Five-Year Forecast for 2016-2021 (copy on file with the City Clerk).

Council Member Hannon requested that the jobs section include the types of jobs that are being created in future reports. He stated that recreation fees should be increased for non-residents. He requested a comparison of fees charged for our state licensed childcare program with other programs to ensure competitiveness.

Administrative Services Director Woodstock stated that the adoption of the Five-Year Forecast will be scheduled for the April 28, 2016, City Council meeting.

F.5 Update on the 2016-2018 Capital Improvement Plan.

Public Works Director Fajeau provided an update on the 2016-2018 Capital Improvement Plan (on file with the City Clerk). He noted that as a result of direction received at the February 11, 2016 study session, the Citywide Parks Master Plan was removed from the Capital Improvement Plan. Staff anticipates awarding an agreement to a qualified consultant at an upcoming City Council meeting. The final Capital Improvement Plan will be scheduled for the June 9, 2016, City Council meeting.

F.6 Approval of specifications, acceptance of proposal and award of contract to SWA Services Group, Inc., and amendment to the 2014-2016 Biennial Budget and Capital Improvement Plan for Fiscal Year 2015-2016 for Janitorial Services to City Buildings.

**MOTION APPROVED
RESOLUTION NO. 10481 – 10482
CONTRACT NO. 16015**

Maintenance Superintendent Costa and Maintenance Supervisor Connolly recommended awarding the contract to SWA Services Group, Inc. for janitorial services to city buildings.

Council Member Freitas moved, Council Member Bucci seconded to, by motion, approve the specifications, and by resolutions: (1) accept the proposal and award the contract to SWA Services Group, Inc., and (2) amend the 2014-2016 Biennial Budget and Capital Improvement Plan for Fiscal Year 2015-2016 for janitorial services to City buildings. The motion passed, 5 AYES.

G. CITY ATTORNEY REPORTS

G.1 Claim of Steve Barrett.

MOTION APPROVED

City Attorney Benoun gave the staff report recommending denial of the claim.

Council Member Hannon moved, Council Member Collazo seconded to by motion, deny the claim and authorize staff to inform the claimant of such denial. The motion passed, 5 AYES.

H. ECONOMIC DEVELOPMENT CORPORATION

I. CITY COUNCIL MATTERS

J.1 Reappointing Senior Citizen Standing Advisory Committee members.

RESOLUTION NO. 10483

Mayor Nagy recommended the reappointment of Faye Hall, Rick Arellano, Sandra Arellano, Elwood Ballard, and Dolores Powell to a two year term on the Senior Citizen Standing Advisory Committee.

Council Member Bucci moved, Council Member Collazo seconded to, by resolution, reappoint Faye Hall, Rick Arellano, Sandra Arellano, Elwood Ballard, and Dolores Powell to the Senior Citizen Standing Advisory Committee. The motion passed, 5 AYES.

Mayor Nagy thanked City staff for their work organizing the Alameda County Mayors' Conference in Newark.

Council Member Hannon noted that it was library week. He thanked the library staff and volunteers for their efforts.

Council Member Collazo thanked the Farmers and Farmerettes for their donation to the Newark Betterment Corporation. She stated that the local Rotary Clubs were holding a membership drive at Lake Elizabeth on Saturday. She announced that Avanzando is holding their 7th annual scholarship and recognition event in April.

Council Member Bucci thanked the Farmers and Farmerettes and noted that their contribution to Graffiti Abatement pays for a years' worth of paint. He wished his wife Megan a Happy Anniversary.

J. CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

K. ORAL COMMUNICATIONS

Michelle Padilla stated that she was a member of the Bunker/Milani Merger Cohesion Team. In anticipation of the merger, she requested that the City install a four way stop at Birch Street and Robertson Avenue, hire a crossing guard for that location and

provide an additional drop off zone at Birch street. She stated that information on their work was available on the Newark Unified School District website.

In response to Mayor Nagy, City Manager Becker stated that NUSD staff has not contacted the City to discuss potential impacts of merger. City staff will need to analyze the location to make sure it meets warrants for a stop sign. The City pays an outside vendor for crossing guard services.

Gregory Lemos stated that he has a problem with residents who allow their landscaping to block the sidewalk. He shared his opinion on the different types of street repairs and cost versus longevity of the work.

L. APPROPRIATIONS

Approval of Audited Demands for the City Council meeting of April 14, 2016.

City Clerk Harrington read the Register of Audited Demands: Check numbers 107350 to 107544.

Council Member Freitas moved, Council Member Collazo seconded, to approve the Register of Audited Demands. The motion passed, 5 AYES.

M. CLOSED SESSION

N. ADJOURNMENT

At 9:32 p.m., Mayor Nagy adjourned the City Council meeting.

SHEILA HARRINGTON
City Clerk