



CITY OF NEWARK CITY COUNCIL

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

Minutes

Thursday, April 28, 2016

A. ROLL CALL

Mayor Nagy called the meeting to order at 7:32 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, April 14, 2016.

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

C. PRESENTATIONS AND PROCLAMATIONS

C.1 Introduction of employee.

Mayor Nagy introduced newly hired Police Officer Blair Slavazza.

C.2 Proclaiming May 13 - 21, 2016, as Affordable Housing Week in Newark.

Mayor Nagy presented the proclamation to Thuy Fontelera.

C.3 Proclaiming May as National Water Safety Month in Newark.

Mayor Nagy presented the proclamation to Aquatics Coordinator Nick Cuevas.

C.4 Proclaiming May 5, 2016, as National Day of Prayer in Newark.

Mayor Nagy presented the proclamation to Pastor Emeritus Ed Moore.

D. WRITTEN COMMUNICATIONS

E. PUBLIC HEARINGS

F. CITY MANAGER REPORTS

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

CONSENT

- F.1 Resolution authorizing the Annual Program Submittal for Measures B and BB funding of paratransit services. RESOLUTION NO. 10484**
- F.2 Approval of the final map for Tract 8085, a 213-unit residential subdivision (CDCG Group Holdings Bayshores L.P.) at 37555 Willow Street. RESOLUTION NO. 10485**
- F.3 Adoption of the Five-year Forecast 2016-2021. RESOLUTION NO. 10486**
- F.4 Acceptance of work with Rosas Brothers Construction for 2015 Curb, Gutter and Sidewalk Replacement, Project 1095. RESOLUTION NO. 10487**
- F.5 Approval to reclassify the Accounting Technician - Confidential position to Accounting Technician II – Confidential by amending the Employee Classification Plan, to add the classification of Accounting Technician II – Confidential and revise the classification of Accounting Technician – Confidential to Accounting Technician I – Confidential; amending the Compensation and Benefit Plan for the Confidential Employee Group to add the classification of Accounting Technician II - Confidential; and amending the 2014-2016 Biennial Budget to add the position and the funding for the position of Accounting Technician II - Confidential and to delete the position and funding for Accounting Technician - Confidential. RESOLUTION NO. 10488-10490**

NONCONSENT

- F.6 Authorization for the City Manager to sign a combined Master Programs Funding Agreement between the Alameda County Transportation Commission and the City of Newark. RESOLUTION NO. 10491
CONTRACT NO. 16016**

Public Works Director Fajeau stated that the Alameda County Transportation Commission proposed a Master Programs Funding Agreement (MPFA) for the implementation of Measure B, Measure BB, and the Vehicle Registration Fee direct local distribution funds. A combined MPFA would provide consistent policies and requirements applicable to all funds and would streamline program implementation. The proposed 10-year MPFA would replace existing agreements with an effective date of July 1, 2016 and a sunset date of June 30, 2026.

Vice Mayor Freitas moved, Council Member Collazo seconded to by resolution, authorize the City Manager to sign a combined Master Programs Funding Agreement between the Alameda County Transportation Commission and the City of Newark. The motion passed, 5 AYES.

F.7 Authorization for the Mayor to sign a Contractual Services Agreement with RHAA Landscape Architecture and Planning Inc. to complete a Citywide Parks Master Plan.
RESOLUTION NO. 10492
CONTRACT NO. 16017

Assistant City Manager Grindall recommended contracting with Royston Hanamoto Alley and Abbey (RHAA) Landscape Architecture and Planning Inc. for the preparation of the Citywide Parks Master Plan. Four Community Meetings will be held throughout the Master Plan development. He stated that the planning process would take 8 months to complete.

Council Member Hannon suggested holding one of the community meetings on a Saturday and providing Spanish translators and outreach materials.

The City Council discussed outreach resources.

Angela Akridge named other funding resources that she would like used for parks. She suggested other forms of public outreach such as surveys for those who cannot attend the meetings.

Council Member Hannon moved, Council Member Bucci seconded to, by resolution, authorize the Mayor to sign a Contractual Services Agreement with RHAA Landscape Architecture and Planning to complete a Citywide Parks Master Plan and amending the 2014-2016 Biennial Budget. The motion passed, 5 AYES.

F.8 Update on the Civic Center Replacement/Relocation Feasibility Study, and direction to proceed with public opinion polling regarding potential funding measures.
MOTION APPROVED

Dawn Merkes of Group 4 provided an update on the Civic Center Feasibility Study. If the Newark Unified School District were to join this project, they would need approximately

13,350 square feet. The refined site option, including NUSD, was projected to cost \$64,000,000. She reviewed the phases of the project that would allow the current buildings to remain in place while the new buildings were constructed.

Sarah Hollenbeck of Public Financial Management reviewed potential funding strategies such as bonds or tax increases.

Council Member Hannon requested that the final report show the current square footage in comparison to the desired square footage of the buildings. He stated that he wanted to keep land and supported a sales tax model.

Mayor Nagy agreed that sales tax model was preferred.

Stephen Lawrence asked about the developer/impact fees that were included in the potential funding strategy. He asked if there would be additional fees that could be used to pay down the debt. He also asked what the total cost would be to the taxpayers.

Assistant City Manager Grindall stated that \$2 million in fees would be available at the start of the project. He estimated that another \$8 million would be received in developer/impact fees as the project proceeded.

Angela Akridge stated that she did not see a parcel tax on the list or the cost to operate the new versus the current buildings. She questioned the square footage needs of the City Administration and Police Buildings. She supported the library and suggested increasing the square footage for that building.

City Manager Becker stated that the existing buildings are at capacity and that Group 4 performed a comprehensive space needs assessment based on what is needed for the future.

Council Member Bucci noted that the library square footage was set at the request of Alameda County.

Adina Aguirre, Newark Branch librarian stated that she loved the placement of the library and the path to the park. They are excited to get a new library that meets the needs of the public and that 26,000 square feet is on par with the other Alameda County libraries.

Martin Doyle requested that the consultant split out the interest and the principal to show the full cost of the project over 30 years.

City Manager Becker stated that the total cost for the project would be approximately \$118 million (this included the principal amount of \$64,000,000 and the remainder in financing costs).

City Manager Becker recommended moving forward with the public polling for the sales tax option.

The City Council discussed public polling options.

Karen Maisen stated that she just purchased a home in Newark. She stated that property owners are the ones who have a stake in Newark and that the property assessment of \$413 is a drop in a bucket. She stated that increasing the sales tax is a greater tax on the poor.

Council Member Hannon moved, Council Member Bucci seconded to by motion, direct staff to commission a public opinion poll to assess the community support for the project and potential funding measures of sales tax and property assessments in the questions. The motion passed, 5 AYES.

G. CITY ATTORNEY REPORTS

H. ECONOMIC DEVELOPMENT CORPORATION

I. CITY COUNCIL MATTERS

Vice Mayor Freitas congratulated the Mayor on the State of the City speech.

Council Member Collazo wished everyone a Happy Cinco de Mayo and Mother's Day

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

K. ORAL COMMUNICATIONS

Gregory Lemos stated that he attended the Alameda County Water District Financial Workshop. They are considering changing water rate tiers. He stated that it would be difficult for people living on a fixed income.

Angela Akridge provided additional comments on the Citywide Parks Master Plan and the Civic Center Replacement/Relocation Feasibility Study.

L. APPROPRIATIONS

Approval of Audited Demands for the City Council meeting of April 28, 2016.

City Clerk Harrington read the Register of Audited Demands: Check numbers 107545 to 107656.

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

M. CLOSED SESSION

N. ADJOURNMENT

At 9:15 pm, Mayor Nagy adjourned the meeting.

SHEILA HARRINGTON
City Clerk