

**MINUTES
FREMONT CITY COUNCIL MEETING
SEPTEMBER 5, 2017
FREMONT CITY HALL
7:00 P.M.**

1. PRELIMINARY

- A. Call to Order:** Mayor Mei called the meeting to order.
- B. Flag Salute:** Councilmember Bacon led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Jones, Councilmembers: Bacon, Salwan and Bonaccorsi
- D. Announcements by Mayor/City Manager**

Mayor announced the Boards and Commissions vacancies. Mayor Mei held a moment silence and shared heartfelt sympathies to those who are facing recovery from disasters.

2. CONSENT CALENDAR

- * **A. Waive Reading of Ordinances:** The City Attorney read the titles of ordinances to be considered.

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council waived further readings of proposed ordinances.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

- * **B. Approval of Minutes**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council approved minutes for the Special Meeting of May 31, 2017, the Special Meeting and Regular Meetings of June 6, 2017, the Regular Meeting of June 13, 2017, the Special and Regular Meetings of June 20, 2017, the Regular Meeting of July 11, 2017, and the Special and Regular Meetings of July 18, 2017

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

*Consent Items

* **C. Mayor Mei opened consideration of Report of Actions Taken by the City Manager during Council Recess, July 19, 2017 through September 4, 2017**

*See Green Sheet.

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council received report acknowledging actions taken by the City Manager or designee during the recess.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

* **D. Mayor Mei opened consideration of Approval to Adopt a Resolution to Amend the Master Fee Schedule to Implement Changes to Conform to CalEPA's Certified Unified Program (CUPA) Fees (CUPA/HAZMAT State Surcharge Increases)**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council adopted Resolution No. 2017-67 amending the Master Fee Schedule to increase the Unified Program State General Oversight Surcharge to \$49.00 per business/facility and the Underground Tank Program (UGT) Surcharge to \$20.00 per tank.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

* **E. Mayor Mei opened consideration of Approval for a Tax Service Agreement with HdL Coren & Cone**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council:

1. Authorized the City Manager or his designee to execute a service agreement with HdL Coren & Cone at an annual not-to-exceed amount of \$30,000 for an initial three-year term. Compensation for property tax audit and recovery services is contingent on the amount of property tax or documentary transfer tax revenue recovered and is not subject to the annual not to exceed limit.
2. Authorized the City Manager or his designee to annually renew the service agreement with HdL Coren & Cone for up to three additional years subject to fee adjustments based on the California Consumer Price Index as specified in the service agreement.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

- * **F. Mayor Mei opened consideration of Approval to Authorize the City Manager to Execute Two Memorandums of Understanding with the Alameda County Health Care Services Agency for Fremont Human Services FY 2017/18 Medi-Cal Administrative Activities and Targeted Case Management Services (Alameda County regarding Medi-Cal)**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council authorized the City Manager or designee to execute Memoranda of Understanding with the Alameda County Health Care Services Agency to enable the City's Human Services Department to receive reimbursement for eligible FY 2017/18 expenses through Alameda County's Targeted Case Management Program in the anticipated amount of \$510,000, and Medi-Cal Administrative Activities Program in the anticipated amount of \$475,000, as described in this staff report.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

- * **G. Mayor Mei opened consideration of Approval to Reject all Bids Received on August 7, 2017 for the Warm Springs BART West Access Bridge and Plaza Project (PWC8804)**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council rejected all bids submitted on August 7, 2017 for the Warm Springs BART West Access Bridge and Plaza Project and authorized staff to revise the bid package and rebid the project.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon and Bonaccorsi
Noes: None
Absent: None
Recused: Councilmember Salwan (owns property in the business district)

- * **H. Mayor Mei opened consideration of Approval of an Agreement for On-Call Consultant Services with RailPros, Inc. for the Development of Railroad Quiet Zone Projects in the Amount of up to \$150,000 Annually (Quiet Zone Consultant Services)**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council authorized the City Manager or his designee to execute a master service agreement with RailPros, Inc. for on-call quiet zone consulting services in a compensation amount not-to-exceed \$150,000 per year for three years, with the option for the City Manager or his designee to renew the agreement for up to two additional one year terms with a not-to-exceed compensation amount of \$150,000 per year, provided the City Manager or his designee determines that the consultant has been responsive to the City's needs and the quality of work has been satisfactory.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

*** I. Mayor Mei opened consideration of a Request for Continued Participation in the Alameda County HOME Investment Partnership Act (HOME) Program Consortium**

On a motion by Councilmember Bacon, seconded by Vice Mayor Jones, the City Council adopted Resolution No. 2017-68:

1. Approving the City's continued participation in the Alameda County HOME Program Consortium for the next three (3) Federal Fiscal Years 2018/19, 2019/20, and 2020/21 for the purpose of securing federal HOME funds;
2. Authorizing the continued participation of the Alameda County Urban County in the Alameda County HOME Consortium; and
3. Authorizing the City Manager or his designee to execute the participation agreement between the City and Alameda County, to take all actions necessary for participation in the Consortium, and to execute the necessary documents to maintain the eligibility of the Consortium for HOME program funds in accordance with the National Affordable Housing Act of 1990.

Ayes: Mayor Mei, Vice Mayor Jones,
Councilmembers: Bacon, Salwan and Bonaccorsi
Noes: None
Absent: None
Abstain: None

3. CEREMONIAL ITEMS

A. Resolution: Energy Upgrade California

The resolution will be mailed to Mr. Perry as he was not able to attend the meeting.

4. PUBLIC COMMUNICATIONS

A. Oral and Written Communications

Kane York, representing 42 Silicon Valley, shared information regarding their tuition free coding school. Jamie Phillips expressed the need for teen centers at school campuses. Linda Susoev shared a variety of concerns. Joanne Taylor requested the Orchard Homes Tract in Niles be included as a Designated Neighborhood (provided hand-out). Janet Barton, a volunteer with the California Nursery Historical Park, expressed a number of concerns (provided hand-out).

5. SCHEDULED ITEMS

- A. Mayor Mei opened consideration of a Public Hearing (Published Notice; Display Ad) to Consider Planning Commission Recommendations for Amendments to Title 18 (Planning and Zoning) of the Fremont Municipal Code and the Citywide Design Guidelines, including: 1) an update to development standards, design rules, and design guidelines that focus on maintaining the character for single-family residential neighborhoods and further assist in achieving compatibility of new, expanded, or reconstructed homes with surrounding homes in the neighborhood; and 2) creation of a citywide Solar Access Preservation Ordinance so that any increase in the height of an existing building or that any new development does not excessively shade solar zones on adjoining properties, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the proposed amendments do not have the potential for causing a significant effect on the environment (PLN2017-00246). (Update to Residential Zoning Standards and Citywide Design Guidelines, and Creation of Solar Access Preservation Ordinance – Citywide)**

*See Green Sheet.

Community Development Director Jeff Schwob gave a PowerPoint presentation. Mayor Mei opened the public hearing. Lorraine Wilson proposed a crosswalk on Washington Boulevard. Robert Wilson had several questions regarding solar panels (provided hand-out). Chris Cavette, Steve Taylor (provided hand-out), Ronald Nakasone, Debra Witter, Janet Barton and Lydia Choy-Fong shared a number of ideas and many concerns regarding mega-homes. There were no additional speakers. Mayor Mei closed the public hearing. This was followed by a question and answer period between Councilmember and staff. The City Council provided direction to staff and requested the item be brought back to the City Council in October.

6. REPORT FROM CITY ATTORNEY – None.

7. OTHER BUSINESS

A. Mayor Mei opened consideration of an Update on Legislative Efforts the City Has Taken to Oppose SB 649 (Hueso) (Wireless Telecommunications Facilities)

*This item was heard prior to Item 5.A. Management Analyst Jackson Hite gave a presentation and responded to questions from Councilmembers. The City Council received the report.

B. Mayor Mei opened consideration of Approval to Selection of Twelve Members for the Fremont Mobility Task Force and Solicit Applications for Two Additional Members Representing Council District 6 (Irvington Area) and Fremont Unified School District

*See Green Sheet. Public Works Director Han Larsen provided an overview.

On a motion by Councilmember Salwan, seconded by Councilmember Bacon, the City Council:

1. Approved selection of twelve members for the Fremont Mobility Task Force.
2. Approved solicitation of applications for two additional members; one representing Council District 6 (Irvington Area) and one representing Fremont Unified School District, for selection by the Mayor.

Ayes: Mayor Mei, Vice Mayor Jones,
 Councilmembers: Bacon, Salwan and Bonaccorsi

Noes: None

Absent: None

Abstain: None

8. COUNCIL COMMUNICATIONS

A. Council Referrals

1. Mayor Mei opened consideration of Mayor Mei Referral: Appointment to Advisory Body

Appointment:

<u>Advisory Body</u>	<u>Appointee</u>	<u>Term Expires</u>
Human Relations Commission	Cullen Tiernan	December 31, 2018

By consensus, the City Council approved appointment.

Ayes: Mayor Mei, Vice Mayor Jones,
 Councilmembers: Bacon, Salwan and Bonaccorsi

Noes: None

Absent: None

Abstain: None

B. Oral Reports on Meetings and Events – None.

*Consent Items

9. ADJOURNMENT: There being no further business, Mayor Mei adjourned the meeting at 10:00 p.m.

Attest:

Approved:

Susan Gauthier, City Clerk

LILY MEI, Mayor