

**MINUTES
FREMONT CITY COUNCIL MEETING
DECEMBER 4, 2018
FREMONT CITY HALL
7:00 P.M.**

1. PRELIMINARY

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

Mayor announced the Boards and Commissions vacancies.

2. CONSENT CALENDAR

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

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

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

- * **B. Approval of Minutes – None.**
- C. Mayor Mei opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Rezoning an Approximately 0.14-Acre Site Located at 37697 Third Street from O-S (Open Space) to R-1-6 (Single Family Residential), and Rezoning an Approximately 0.70-Acre Site Located at 351 G Street from O-S (Open Space) to R-1-8 (Single Family Residential), to Prepare Two City-owned Rental Properties for Sale**

This item was removed from the Consent calendar. Mayor Mei opened the public comment period. John Weed and Robert Daulton expressed a variety of concerns. There were no additional speakers. Mayor closed the public comment period. Staff responded to questions from Councilmembers.

On a motion by Vice Mayor Salwan, seconded by Councilmember Jones, the City Council adopted Ord. 24-2018.

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

- * **D. Mayor Mei opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont amending the Fremont Municipal Code by adding Chapter 10.35, Bicycle and Motorized Scooter Shared Active Transportation Programs, and Amending Section 1.15.050, Power of Arrest, to Authorize the Public Works Director to Regulate and Permit the Operation of Bicycle and Motorized Scooter Shared Active Transportation Programs in Public Streets and Highways**

On a motion by Vice Mayor Salwan, seconded by Councilmember Jones, the City Council adopted Ord. 25-2018.

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

- * **E. Mayor Mei opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Rezoning a 1.97-Acre Site Located at 4101 Mowry Avenue and 38853 and 38871 Bell Street from R-3-18 and R-3-27 (Multifamily Residential) to R-3-70 (Multifamily Residential), to Allow for the Conversion of a 70-Room Motel into a 79-Unit Below Market Rate Apartment Building, and for the Construction of a New 49-Unit Below Market Rate Apartment Building (PLN2018-00191)**

On a motion by Vice Mayor Salwan, seconded by Councilmember Jones, the City Council adopted Ord. 26-2018.

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

- * **F. Mayor Mei opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Amending Planned District P-2014-250 to Change the Affordability Levels for a Project Commonly Known as “Central Commons,” Located at 4369 Central Avenue (PLN2014-00250)**

On a motion by Vice Mayor Salwan, seconded by Councilmember Jones, the City Council adopted Ord. 27-2018.

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

*** G. Mayor Mei opened consideration of Adoption of a Resolution to Amend the City Council Handbook of Rules and Procedures to Change the Process for the Selection of the Vice Mayor and make other changes to reflect the increase in the size of the Council and the creation of Districts**

On a motion by Vice Mayor Salwan, seconded by Councilmember Jones, the City Council adopted Resolution No. 2018-69 amending the City Council Handbook of Rules and Procedures to change the Regular Order of Selection of the Vice Mayor to reflect the larger city council and make necessary amendments to the Handbook to reflect the increase in the number of council members. The changes to the Vice Mayor Selection process will be implemented in November 2019 at the end of the current 2018-2019 Vice Mayor term.

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

*** H. Mayor Mei opened consideration of Authorization of the City Manager to enter into a \$115,127 Standard Service Agreement with the County of Alameda for the City to Operate a Temporary Seasonal Shelter for the Homeless and Appropriate Additional Funds**

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

1. Authorized the City Manager or his designee to execute a FY 2018/19 service agreement with the County of Alameda.
2. Appropriated \$101,127 to the Human Services Donations Fund (Fund 146) for the operation of the temporary seasonal shelter for the homeless.

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

*** I. Mayor Mei opened consideration of Authorization to execute a 1-year service contract with Alameda County Probation Department for Cognitive Behavioral Groups supporting youth in Probation’s Community Supervision Programs and Parenting Classes and Support to parents of these youth, from 2018 through 2019, and to execute sub-contracts to Union City and Girls, Inc.**

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

1. Authorized the City Manager or his designee to execute a one-year contract in the amount of \$119,407 with Alameda County Probation Department to provide Trauma-focused Cognitive Behavioral Groups and Parenting Classes for at-risk youth and families in South Alameda County.
2. Authorized the City Manager or his designee to execute two sub-contracts, one with Union City in the amount of \$24,414 and one with Girls, Inc. in the amount of \$58,094.
3. Appropriated \$119,407 for this purpose in the Youth and Family Services Behavioral Health Fund (Fund 170).

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

*** J. Mayor Mei opened consideration of Introduction of an Ordinance Amending the Fines Under The Administrative Remedies Ordinance and Penalty Provisions (FMC Chapters 1.20 and 1.15), Adopt a Resolution to Amend the Civil Penalties Schedule to Reflect the New Penalty Amounts and Finding that the Project is Exempt from the California Environmental Quality Act (CEQA) per Guideline 15061(b)(3) in that it does not have the Potential for Causing a Significant Effect on the Environment.**

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

1. Waived full reading and introduced an ordinance amending Fremont Municipal Code Title 1, Chapter 1.15 Penalty Provisions, Section 1.15.020 Penalty, and Chapter 1.20 Administrative Remedies, Section 1.20.040 Procedures for administrative citations and Section 1.20.080 Penalties assessed.
2. Directed the City Clerk to post and publish the ordinance in accordance with Government Code Section 36933(c)(1).
3. Adopted Resolution No. 2018-70 amending the Civil Penalties Schedule.
4. Found that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to Guideline 15061(b)(3).

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

* **K. Mayor Mei opened consideration of Authorization to execute a contract amendment with Alameda County Behavioral Health Care Services for Adolescent Substance Use Disorder Services provided by the Human Services Department’s Youth and Family Services Division for FY 2018/19.**

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

1. Approved and authorized the City Manager, or his designee, to execute a FY 2017/18 master contract amendment with Alameda County Behavioral Health Care Services for the delivery of adolescent substance use disorder intervention and treatment services, for the period of June 1, 2018 through December 31, 2018 for an additional amount of \$39,604.
2. Appropriated \$39,604 to the Youth and Family Services Behavioral Health Fund (Fund 170).

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

3. CEREMONIAL ITEMS – None.

4. PUBLIC COMMUNICATIONS

A. Oral and Written Communications – None.

5. SCHEDULED ITEMS – None.

6. REPORT FROM CITY ATTORNEY – None.

7. OTHER BUSINESS

A. Mayor Mei opened consideration of Results of Public Outreach Regarding a Local Minimum Wage Ordinance and Options for Council Action

Finance Director David Persselin gave a presentation. Staff responded to questions from councilmembers. Mayor Mei opened the public comment period. Kelsey Pressnall, Cullen Tiernan, Annie Koruga, and Robert Daulton spoke in support of an accelerated schedule to an increased minimum wage. Cyndy Mozzetti, Matt Senekeremian, Ken Ariathurai, Greg Green, and Jasmine Basrai spoke in opposition. There were no additional speakers. Mayor Mei closed the public comment period. Councilmembers asked questions and provided comment.

Council directed staff to prepare two draft ordinances to be heard at a meeting in January; one with the schedule as shown in the staff report and one with a different schedule in consideration of businesses with 25 or less employees. Council also requested that the

Revenue department solicit additional information about employee makeup from Fremont businesses when sending out annual business tax renewal notices.

8. COUNCIL COMMUNICATIONS

A. Council Referrals

1. Mayor Mei opened consideration of Update to Council Assignments to Outside Commissions, Committees, or Boards to reflect a change of the delegates of the East Bay Community Energy (EBCE) Board.

By consensus, the City Council unanimously approved adoption of Resolution No. 2018-71 designating Mayor Mei as delegate and Councilmember Bacon as the alternate to the East Bay Community Energy (EBCE) Board.

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

B. Oral Reports on Meetings and Events – None.

9. ADJOURNMENT: There being no further business, Mayor Mei adjourned the meeting at 8:35 p.m.

Attest:

Approved:

Merry Monlux, Deputy City Clerk

LILY MEI, Mayor