



City Council Chambers
3300 Capitol Avenue
Fremont, CA

Fremont City Council

Lily Mei, Mayor
Rick Jones, Vice Mayor
Vinnie Bacon
Raj Salwan
David Bonaccorsi

City Staff

Fred Diaz, City Manager
Harvey E. Levine, City Attorney
Jessica von Borck, Assistant City Manager

Susan Gauthier, City Clerk
Kelly Kline, Economic Development Director
Hans Larsen, Public Works Director
Richard Lucero, Chief of Police
David Persselin, Finance Director
Jeff Schwob, Community Dev. Director
Karena Shackelford, Deputy City Manager
Suzanne Shenfil, Human Services Director
Brian Stott, Deputy City Manager
Amiel Thurston, Interim Fire Chief
Suzanne Wolf, Community Services Director

Fremont City Council Agenda and Report

September 19, 2017

General Order of Business

1. Preliminary
 - Call to Order
 - Salute to the Flag
 - Roll Call
2. Consent Agenda
3. Ceremonial Items
4. Public Communications
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Reports from Commissions, Boards and Committees
6. Report from City Attorney
7. Other Business
8. Council Communications
9. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested citizens, may they speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken. Items on the agenda may be moved from the order listed.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address the City Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.



Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address, and the number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker card). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section of Public Communications. Please submit your speaker card to the City Clerk prior to the commencement of Oral communications. **Only those who have submitted cards prior to the beginning of Oral Communications will be permitted to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker card) and each speaker may only speak once on each agenda item.

The City Council Agendas may be accessed by computer at the following World Wide Web

Address: www.fremont.gov

Information

Copies of the Agenda and Report are available in the lobbies of the Fremont City Hall, 3300 Capitol Avenue and the Development Services Center, 39550 Liberty Street, on Friday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available at the Office of the City Clerk.

The regular meetings of the Fremont City Council are broadcast on Cable Television Channel 27 and can be seen via webcast on our website (www.Fremont.gov).

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (510) 284-4060. City Council meetings are *open captioned* for the deaf in Council Chambers and *closed captioned* for home viewing.

Availability of Public Records

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the City Council less than 72 hours prior to the meeting will be available for public inspection in specifically labeled binders located in the lobby of Fremont City Hall, 3300 Capitol Avenue during normal business hours, at the time the records are distributed to the City Council.

Information about the City or items scheduled on the Agenda and Report may be referred to:

Address: City Clerk
City of Fremont
3300 Capitol Avenue, Bldg. A
Fremont, California 94538
Telephone: (510) 284-4060

Your interest in the conduct of our City's business is appreciated.

**Agenda
Fremont City Council Regular Meeting
September 19, 2017
City Council Chambers, 3300 Capitol Avenue, Building A
7:00 PM**

1. Preliminary

- A. Call to Order**
- B. Salute the Flag**
- C. Roll Call**
- D. Announcements by Mayor / City Manager**

2. Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.

A. Motion To: Waive Further Reading of Proposed Ordinances

(This permits reading the title only in lieu of reciting the entire text.)

B. Approval of Minutes - None.

**C. AMENDMENTS TO THE CITY RECORDS RETENTION SCHEDULES -
Consideration of a Resolution Approving Revisions to the Records
Retention Schedules for the Fire Department and the Human Services
Department**

Contact Persons:

Name:	Susan Gauthier	Karena Shackelford
Title:	City Clerk	Deputy City Manager
Dept:	City Clerk's Office	City Manager's Office
Phone:	510-284-4076	510-284-4063
E-Mail:	sgauthier@fremont.gov	kshackelford@fremont.gov

RECOMMENDATION: *Adopt a resolution approving revisions to the records retention schedules for the Fire Department and Human Services Department, and granting approval for the destruction of records in accordance with the Retention Schedules, subject to the review of the City Clerk and consent of the City Attorney.*

D. ISLANDER MOTEL CONVERSION/BELL STREET HOUSING - Authorization to Execute an Agreement with Resources for Community Development (RCD) for Pre-Development Activities Related to 1) the Conversion of the Islander Motel to Permanent Affordable Housing; and 2) the Construction of New Permanent Affordable Housing on Two Vacant Parcels Adjacent to the Islander

Contact Persons:

Name:	Dan Schoenholz	Jeff Schwob
Title:	Deputy Community Development Director	Director
Dept:	Community Development	Community Development
Phone:	510-494-4438	510-494-4527
E-Mail:	dschoenholz@fremont.gov	jschwob@fremont.gov

RECOMMENDATION: Authorize the City Manager to execute a loan agreement and related documents with Resources for Community Development (RCD) in the amount of \$500,000 for pre-development activities related to the Islander Motel conversion project.

E. APPROVE AND AUTHORIZE CITY MANAGER TO EXECUTE A COOPERATIVE PURCHASE AGREEMENT WITH NPPGOV AND AUTHORIZE PURCHASE OF FIRE APPARATUS - Approve and authorize City Manager to execute a contract for cooperative purchasing of goods and services with National Purchasing Partners (NPPGOV) and authorize the City Manager to execute purchase orders using the FireRescueGPO purchasing program for two Pierce Fire Apparatus and one EJ Metals Fire Apparatus in a total amount not to exceed \$1,702,500

Contact Persons:

Name:	Corina Campbell	Amiel Thurston
Title:	Business Manager	Acting Deputy Fire Chief
Dept:	Fire Department	Prevention Bureau
Phone:	510-494-4622	510-494-4213
E-Mail:	ccampbell@fremont.gov	athurston@fremont.gov

RECOMMENDATION:

1. Approve and authorize the City Manager or designee to execute the Interlocal Contract for Cooperative Purchasing with National Purchasing Partners (NPPGOV) to make available for the City's use the NPPGOV FireRescue GPO contracts.
2. Authorize the City Manager or designee to purchase one Pierce Manufacturing Type I Fire Engine, in an amount not to exceed \$870,000, one Pierce Manufacturing Type III Patrol, in an amount not to exceed \$530,000, and one EJ Metals Type VI Patrol, in an amount not to exceed \$302,500, using the NPPGOV FireRescue GPO contracts with Pierce Manufacturing and EJ Metals.

F. FIRST RESPONDER ADVANCED LIFE SUPPORT SERVICES AGREEMENT - Approval of Second Amendment to Emergency Medical Services First Responder Advanced Life Support Services Agreement Between the City of Fremont and the County of Alameda

Contact Persons:

Name:	Amiel Thurston
Title:	Acting Deputy Fire Chief
Dept:	Fire Department
Phone:	510-494-4213
E-Mail:	athurston@fremont.gov

RECOMMENDATION: Authorize the City Manager, or his designee, to execute the Second Amendment to the Emergency Medical Services First Responder Advanced Life Support Services Agreement between the City of Fremont and County of Alameda.

3. Ceremonial Items - None.

4. Public Communications

A. Oral and Written Communications

INDUSTRIAL DEVELOPMENT AUTHORITY - None.

PUBLIC FINANCING AUTHORITY - None.

**CONSIDERATION OF ITEMS REMOVED FROM
CONSENT CALENDAR**

5. Scheduled Items

- A. RENT REVIEW ORDINANCE - Public Hearing (Published Notice; Display Ad) to consider introduction of ordinance to repeal Fremont Municipal Code Chapter 9.60, Residential Rent Increase Dispute Resolution, and replace it with a new Rent Review Ordinance; and to add a new Article XV to Chapter 2.20 entitled Rent Review Board.**

Contact Persons:

Name:	Suzanne Shenfil	Lucia Hughes
Title:	Director	CDBG Administrator
Dept:	Human Services Department	Human Services Department
Phone:	510-574-2051	510-574-2043
E-Mail:	sshensif@fremont.gov	lhughes@fremont.gov

RECOMMENDATIONS:

1. Hold a public hearing
2. Find under Title 14 of the California Code of Regulations, Section 15061(b)(3) that the proposed Fremont Municipal Code Amendment is exempt from the requirements of CEQA in that it is not a Project which has the potential for causing Waive full reading and introduce an Ordinance repealing existing Fremont Municipal Code Chapter 9.60, Residential Rent Increase Dispute Resolution and replacing it with a new Chapter 9.60 entitled Rent Review Ordinance, and adding a new Article XV of Chapter 2.20, Rent Review Board, as shown on Exhibit "A."
4. Direct staff to prepare and the City Clerk to publish a summary of the Ordinance.

6. Report from City Attorney - None.

7. Other Business - None.

8. Council Communications

A. Council Referrals

1. MAYOR MEI REFERRAL: Appointment to Advisory Body

Contact Persons:

Name: Lily Mei
Title: Mayor
Dept: City Council
Phone: 510-284-4011
E-Mail: lmei@fremont.gov

Appointment:

Advisory Body _____ *Appointee*

George W. Patterson House Advisory Board Kathryn Daskal
(East Bay Regional Park District Staff Member representative)

RECOMMENDATION: Approve appointment.

2. COUNCILMEMBER BONACCORSI REFERRAL: Adding a Member Representing the Fremont Unified School District to the City of Fremont's Environmental Sustainability Commission

Contact Persons:

Name: David Bonaccorsi
Title: Councilmember
Dept: City Council
Phone: 510-284-4081
E-Mail: dbonaccorsi@fremont.gov

RECOMMENDATION: If there is Council support, the direction to staff would be to amend the Fremont Municipal Code Title II, Administration and Finance, Chapter 20, Section 2.20.490 to implement these proposed changes to the composition of ESC to include a FUSD representative recommended by FUSD and appointed by the Mayor with confirmation by the City Council.

B. Oral Reports on Meetings and Events

9. Adjournment

ACRONYMS

ABAG	Association of Bay Area Governments	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTC	Alameda County Transportation Commission	HBA	Home Builders Association
ACWD	Alameda County Water District	HRC	Human Relations Commission
ARB	Art Review Board	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
		MTC	Metropolitan Transportation Commission
CALPERS	California Public Employees' Retirement System	NEPA	National Environmental Policy Act
CBC	California Building Code	NLC	National League of Cities
CDD	Community Development Department	NPDES	National Pollutant Discharge Elimination System
CC & R's	Covenants, Conditions & Restrictions	NPO	Neighborhood Preservation Ordinance
CDBG	Community Development Block Grant	PC	Planning Commission
CEQA	California Environmental Quality Act	PD	Planned District
CERT	Community Emergency Response Team	PDA	Priority Development Area
CIP	Capital Improvement Program	PUC	Public Utilities Commission
CNG	Compressed Natural Gas	PVAW	Private Vehicle Accessway
COF	City of Fremont	PWC	Public Works Contract
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
		RFQ	Request for Qualifications
CSAC	California State Association of Counties	RHNA	Regional Housing Needs Allocation
CTC	California Transportation Commission	ROP	Regional Occupational Program
dB	Decibel	RRIDRO	Residential Rent Increase Dispute Resolution Ordinance
DEIR	Draft Environmental Impact Report		
DU/AC	Dwelling Units per Acre	RWQCB	Regional Water Quality Control Board
EBRPD	East Bay Regional Park District	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EDAC	Economic Development Advisory Commission (City)		
EIR	Environmental Impact Report (CEQA)	STIP	State Transportation Improvement Program
EIS	Environmental Impact Statement (NEPA)	TCRDF	Tri-Cities Recycling and Disposal Facility
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio		
FEMA	Federal Emergency Management Agency	UBC	See CBC
FFD	Fremont Fire Department	VTA	Santa Clara Valley Transportation Authority
		WMA	Waste Management Authority
FMC	Fremont Municipal Code		
FPD	Fremont Police Department		
FRC	Family Resource Center	ZA	Zoning Administrator
FUSD	Fremont Unified School District	ZTA	Zoning Text Amendment

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
September 26, 2017		No Council Meeting		
Monday, October 2, 2017	5:30 p.m.	Joint Council/FUSD Meeting	<i>FUSD</i>	Live
October 3, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 10, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 17, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 24, 2017		No Council Meeting		
October 31, 2017		No Council Meeting		
November 7, 2017	5:30 p.m.	Special Meeting – Work Session	Council Chambers	Live
November 7, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 14, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 21, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 28, 2017				
December 5, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 12, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 19, 2017	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 26, 2017				