



CITY OF NEWARK

CITY COUNCIL MEETING

Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4266 | E-mail: city.clerk@newarkca.gov

MINUTES

Thursday, January 22, 2026
7:00 P.M.

A. ROLL CALL

Mayor Hannon called the meeting to order at 7:03 p.m. Vice Mayor Jorgens, Council Members Grindall, Catancio, and Little were present.

B. PRESENTATIONS

1. Commendation for Debbie Rodriguez in recognition of her dedication, with best wishes for her retirement

Mayor Hannon presented the commendation to Debbie Rodriguez.

2. Commendation for Planning Commissioner Fitts's 40th anniversary on the Planning Commission

Mayor Hannon presented the commendation to Planning Commissioner Fitts.

3. Introduction of an employee

Mayor Hannon introduced new employee, Permit Technician Sara Liew.

Mayor called for a recess at 7:30 p.m. The meeting resumed at 7:46 p.m.

C. PUBLIC COMMENT

No one from the audience requested to speak.

D. CONSENT CALENDAR

No one from the audience requested to speak.

Council Member Catancio moved, Council Member Grindall seconded, to approve Consent Calendar items D.1 to D.8, that the resolutions be numbered consecutively, and that reading of the titles suffice for adoption. The motion passed, 5 AYES.

1. Approval of January 8, 2026, City Council Minutes

2. Waive further reading and adopt an ordinance amending Section 17.18.030 of the Newark Municipal Code and adding Chapter 17.27 to the Newark Municipal Code to update the Newark affordable housing program and affordable housing requirements
Ordinance No. 560
3. Waive further reading and adopt an ordinance adding Chapter 5.45 of the Newark Municipal Code and adding Chapter 5.50 to the Newark Municipal Code to establish rent review and residential landlord and tenant relations requirements
Ordinance No. 561
4. Adopt a resolution approving the acceptance of State General Fund Grant Funds (Grant) for Jerry Raber Ash Street Park - Updated Playground and Park Furnishings (CIP No. 1407), approving the Project Information Form, and appointing the City Manager or his designee to execute documents as necessary to effectuate utilization of the Grant to complete the Project
Resolution No. 11811
5. Approve the project specifications and adopt a resolution accepting the bid and awarding a construction contract to Villalobos & Associates, Inc. for the 2026 Curb, Gutter, Sidewalk Replacement Project (CIP No. CIPA10007.FY2026) and the 2026 Citywide Accessible Ramps Project (CIP No. CIPA10001.FY2026), for a combined not-to-exceed project authorization, and determine the projects to be categorically exempt from the CEQA Guidelines Section 15301
Resolution No. 11812
6. Approval of Audited Demands
7. Adopt a Resolution Amending the 2024–2026 Biennial Budget and Capital Improvement Plan to increase funding for the Silliman Aquatic Center (CIP No. 1291) and Silliman Activity Center (CIP No. 1375) Roof Replacement Projects
Resolution No. 11813
8. Adopt a resolution authorizing the City Manager to execute a second amendment to the contractual services agreement with CSW Struber Stroeh Engineering Group to not exceed the amount by \$198,435 for a new contract total of \$1,212,932 for the Old Town Streetscape Improvements Project
Resolution No. 11814

E. PUBLIC HEARINGS

1. Hearing to Consider an Ordinance of the City Council of the City of Newark Amending Title 17 (Zoning) of the Newark Municipal Code to Amend Chapter 17.26, §17.26.040, Accessory Dwelling Units, Generally Affecting Development Standards for the Construction Of Accessory Dwelling Units and Junior Accessory Dwelling Units, and to Amend Chapter 17.45, §17.45.010, Residential Uses, Generally Affecting the Use Classification for Accessory Dwelling Units and Junior Accessory Dwelling Units

City Manager Benoun provided introductory remarks and project background.

Associate Planner Joseph Balatbat gave the presentation. The presentation is on file with the City Clerk.

Mayor Hannon opened the public hearing.

No one from the audience requested to speak.

Mayor Hannon closed the public hearing.

Council Members asked clarifying questions and held discussion regarding amendments to Newark's zoning code.

Council Member Grindall moved, Council Member Little seconded, to approve the staff recommendation, with an amendment to remove the 2-foot allowance for the detached ADU and passed by the following votes: AYES: Jorgens, Grindall, Little, Hannon; NOES: Catancio; ABSTAIN: None.

F. OTHER BUSINESS

1. Presentation of the 2025 Community Survey Results

City Manager Benoun provided introductory remarks and project background.

Strategic Initiatives Manager Roya Gonzalez and ETC Institute's Director of Community Research Ryan Murray gave the presentation. The presentation is on file with the City Clerk.

No one from the audience requested to speak.

Council Members asked clarifying questions and held discussion regarding community Survey.

2. Consider a resolution adopting an update to the January 2010 Climate Action Plan initial framework Resolution No. 11815

City Manager Benoun provided introductory remarks and project background.

Environmental Services Manager James Scanlin gave the presentation. The presentation is on file with the City Clerk.

No one from the audience requested to speak.

Council Members asked clarifying questions and held discussion regarding the Climate Action Plan.

Vice Mayor Jorgens moved, Council Member Little seconded, to approve the staff recommendation. The motion passed, 5 AYES.

3. Economic Development Update and Informational Report

City Manager Benoun provided introductory remarks and project background.

Deputy Economic Development Director Angela Tsui gave the presentation. The presentation is on file with the City Clerk.

No one from the audience requested to speak.

Council Members asked clarifying questions and held discussion regarding the Economic Development Update.

4. Accept the Annual Comprehensive Financial Report (ACFR) for the period ending June 30, 2025

City Manager Benoun provided introductory remarks and project background.

Senior Accountant Michelle Villanueva gave the presentation. The presentation is on file with the City Clerk.

No one from the audience requested to speak.

Council Member Little moved, Council Member Catancio seconded, to approve the staff recommendation. The motion passed, 5 AYES.

G. CITY MANAGER UPDATES

City Manager Benoun announced:

1. Ribbon Cutting Ceremony on January 29, 2026, from 3:00 p.m. to 5:00 p.m. at the Newark Resource Center (37365 Ash Street, Newark)
2. The City of Newark launched a new bi-weekly digital newsletter. To subscribe, visit www.newarkca.gov/newsletters

H. CITY COUNCIL MATTERS

Council Member Catancio reported on attending the January 21, 2026, AVA meeting as Newark's representative, announced a save-the-date for a free Lunar New Year community event on February 28, 2026, from 12:00 to 3:00 p.m. at the Newark Library, in partnership with Senator Aisha Wahab, Assessor Phong La, and with Assembly Member Alex Lee expected to attend.

Vice Mayor Jorgens shared historical background on Newark's name as part of the City's 150th anniversary, noting two possible origins: one tied to J. Barr Robertson, who named it after Castle in Port Glasgow, Scotland, and another linked to EB Parin, who may have named it after Newark, New Jersey.

Council Member Little announced the Tri-City Veterans Mixer at O'Sullivan's Sport Pub on January 29, 2026, from 5:30 p.m. to 8:00 p.m., Mission Peak District Cub Scout Yo-Yo Day on February 28, 2026, at the First Presbyterian Church from 1:00 p.m. to 6:00 p.m.; and the third Annual Teen College & Career Fair in partnership with Ohlone College on March 28, 2026, at the Ohlone College Newark Center, 39399 Cherry Street, Newark, CA from 1:00 p.m. to 3:00 p.m.

Council Member Grindall announced a Town Hall with Tamales on January 26, from 6:00 p.m. to 8:00 p.m., inviting community members to discuss community issues and ideas for improving Newark.

The Mayor reported participating in the Point-in-Time Count and plans to attend Fremont's 70th anniversary event.

I. CLOSED SESSION

None.

J. ADJOURNMENT

Mayor Hannon adjourned the meeting at 10:46 p.m.

Neetu Salwan, City Clerk