

**MINUTES  
FREMONT CITY COUNCIL SPECIAL MEETING  
JUNE 18, 2019  
FREMONT CITY HALL  
4:30 PM**

**Call to Order:** Mayor Mei called the meeting to order at 4:30 p.m.

**Roll Call:** Present: Mayor Mei, Vice Mayor Salwan, Councilmembers: Bacon, Keng, Jones, Kassan, and Shao.

**Public Comment:** None.

**CONVENE TO A CLOSED SESSION at 4:31 p.m.**

**CONFERENCE WITH LABOR NEGOTIATOR:** The City Council will hold a special meeting which will commence as an open meeting and then adjourn to a closed session as authorized by Government Code Section 54957.6 for the purpose of reviewing its position for upcoming employee negotiations and for instructing Mark Danaj, City Manager; Brian Stott, Assistant City Manager; Karena Shackelford, Assistant City Manager; Allen DeMers, Human Resources Director; Kim Petersen, Chief of Police; Dave Persselin, Finance Director; Harvey Levine, City Attorney, as the City's negotiators regarding salaries, salary schedules, compensation paid in the form of fringe benefits of its represented and unrepresented employees, and for any other matters within the statutorily provided scope of representation.

The names of the organizations representing employees in question are:

Fremont Association of Management Employees  
City of Fremont Employee Association  
Operating Engineers, Local Union No. 3  
Fremont Police Association  
Fremont Police Managers' Association  
Professional Engineers and Technicians Association  
Teamsters, Local 856  
Fremont Professional Fire Fighters, International Association of  
Fire Fighters, Local 1689  
Battalion Chiefs, International Association of Fire Fighters, Local 1689

The Special Meeting of the Fremont City Council adjourned at 5:25 p.m.

Attest:

Approved:

\_\_\_\_\_  
Susan Gauthier, City Clerk

\_\_\_\_\_  
LILY MEI, Mayor

**MINUTES  
FREMONT CITY COUNCIL MEETING  
JUNE 18, 2019  
FREMONT CITY HALL  
7:00 P.M.**

**1. PRELIMINARY**

- A. Call to Order:** Mayor Mei called the meeting to order at 7:05 p.m.
- B. Flag Salute:** Councilmember Jones led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Salwan, Councilmembers: Bacon, Keng, Jones, Kassan, and Shao.
- D. Announcements by Mayor/City Manager**

Mayor Mei announced the Boards and Commissions vacancies. City Manager Danaj shared information regarding items of Council/community interest.

**2. CONSENT CALENDAR**

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

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

Ayes:	Mayor Mei, Vice Mayor Salwan, Councilmembers: Bacon, Keng, Jones, Kassan, and Shao
Noes:	None
Absent:	None
Abstain:	None

- \* **B. Approval of Minutes – None.**
- \* **C. Mayor Mei opened consideration of Approval to Execute an Agreement with Lyft and Life Eldercare for FY 2019/20 Ride-Hailing Services Pilot Project and Authorization to Execute an Agreement with Siddiq, Inc. for FY 2019/20 Taxi Services (Transportation Services for Older Adults and People with Disabilities (RIDE-ON TRI-CITY!))**

On a motion by Councilmember Jones, seconded by Councilmember Shao, the City Council:

1. Authorized the City Manager or his designee to execute an agreement with Siddiq, Inc., for FY 2019/20 taxi services in an amount not to exceed \$350,000, and to extend the agreement for up to two additional one-year terms (FY 2020/21 and FY 2021/22).

2. Authorized the City Manager or his designee to execute an agreement with Life ElderCare for the FY 2019/20 Ride-Hailing Pilot Project in an amount not to exceed \$100,000.
3. Authorized the City Manager or his designee to execute an agreement with Lyft for the FY 2019/20 Ride-Hailing Pilot Project in an amount not to exceed \$75,000.

Ayes: Mayor Mei, Vice Mayor Salwan,  
Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao

Noes: None

Absent: None

Abstain: None

### 3. CEREMONIAL ITEMS

#### A. Proclamation: Elder Abuse Awareness Month

### 4. PUBLIC COMMUNICATIONS

#### A. Oral and Written Communications

Cowboy Bob presented plaques and shirts to Councilmembers who sponsored the Thunder in the Valley motorcycle event, that supports veterans, this past Memorial Day.

### 5. SCHEDULED ITEMS

#### A. **Mayor Mei opened consideration of a Public Hearing (Published and Posted Notice) on the Levy of Annual Assessments for Landscaping Assessment District 88, Adopt a Resolution Confirming Diagrams and Assessments for District 88 for Fiscal Year 2019/20, and Find that the Action is Exempt from Review under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15301.**

\*This item was added to the Consent Calendar.

On a motion by Councilmember Jones, seconded by Councilmember Shao, the City Council:

1. Opened public hearing.
2. Considered all oral statements and written protests.
3. Closed public hearing.
4. Levied the proposed assessment by adopting Resolution No. 2019-27 confirming Diagrams and Assessments for Fiscal Year 2019/20 for Fremont Landscaping Assessment District 88.
5. Found the project exempt under CEQA Guidelines Sections 15061(b)(3) and 15301.

Ayes: Mayor Mei, Vice Mayor Salwan,  
Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
Noes: None  
Absent: None  
Abstain: None

**B. Mayor Mei opened consideration of Approval to Adopt the Master Plan for Dusterberry Neighborhood Park; Accept and Approve to Name the New Park “Dusterberry Neighborhood Park”; Adopt a Resolution to Authorize the City Manager or his designee to submit a Grant Application to the State of California for \$6,375,000 of Statewide Park Development and Community Revitalization Program (SPP) Funds and Authorize the appropriation of the State grant funds; and Find that, pursuant to CEQA Guidelines, the Project Mitigated Negative Declaration (MND), previously adopted by the City Council in 1998, is acceptable, and does not need to be re-adopted or re-circulated (PWC8581)**

Community Services Director Suzanne Wolf and Parks Planning and Design Manager Roger Ravenstad provided a presentation. Staff responded to questions from Councilmembers. Mayor Mei opened the public hearing. Diane Shaw felt there was a lot of input from the community at the project meetings and commended staff on their great work. There were no additional speakers. Mayor Mei closed the public hearing.

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

1. Adopted Resolution No. 2019-28 authorizing the City Manager or his designee, to submit a grant application to the State of California Statewide Park Development and Community Revitalization Program (Proposition 68).
2. Found that the proposed substitution mitigation measure shown in Exhibit “C” is more effective in mitigating potential significant impacts related to hazardous materials and it will not in itself cause any potential significant impacts. As such, a Mitigated Negative Declaration (MND) was adopted by the City Council on November 17, 1998, in accordance with the requirements of CEQA (included with Informational Item #1) and does not need to be re-adopted or re-circulated.
3. Adopted the Master Plan for Dusterberry Neighborhood Park as shown in Exhibit A to the staff report.
4. Approved the name of the new park at the corner of Dusterberry Way and Peralta Boulevard, “Dusterberry Neighborhood Park”.
5. If the grant is awarded to the City of Fremont by the State, Council authorized the appropriation of the grant funds to PWC8581-525.

Ayes: Mayor Mei, Vice Mayor Salwan,  
Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
Noes: None  
Absent: None  
Abstain: None

**C. Mayor Mei opened consideration of Approval to enter into contract with Universal Building Services and Supply Co. for Janitorial Services at the Police Department**

Public Works Director Hans Larsen and Chief of Police Kim Petersen gave a joint presentation for agenda items 5.C and 5.D. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Rocio Silva, Vidal Bejarano, Will Favely, and Jane Martin shared a variety of concerns. This was followed by another question and answer period. Solomon Wong, owner of SWA, responded to questions from Councilmembers.

On a motion by Councilmember Bacon, seconded by Vice Mayor Salwan, the City Council authorized the City Manager or designee to execute a five-year Janitorial Service Agreement (July 1, 2019 to June 30, 2024) for Police Department janitorial services with Universal Building Services and Supply Co., with an option to extend the agreement for three additional years, at an annual cost of \$320,736, with annual price increases based on CPI-U, but capped at 4 percent per year.

Ayes: Mayor Mei, Vice Mayor Salwan,  
Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
Noes: None  
Absent: None  
Abstain: None

**D. Mayor Mei opened consideration of Approval to Authorize Agreement with SWA Service Group for Janitorial Services at City Facilities and Amendment No. 5 to the County of Alameda Lease Agreement for Continued Janitorial Services at Fremont Libraries (Continued from June 11, 2018 City Council Meeting)**

Public Works Director Hans Larsen and Chief of Police Kim Petersen gave a joint presentation for agenda Items 5.C and 5.D. See public speakers listed under agenda Item 5.C. Solomon Wong, owner of SWA, responded to questions from Councilmembers. Mr. Wong agreed to an amendment to the contract regarding employee wages, benefits, and retention of seniority.

On a motion by Councilmember Shao, seconded by Councilmember Kassan, the City Council:

1. Authorized the City Manager to execute a five-year Janitorial Service Agreement (July 1, 2019 to June 30, 2024) for City-wide janitorial services (excluding Police Department facilities) with SWA Service Group, with option to extend for three additional years, at an annual cost of \$1,607,480.71, with annual price increases based on CPI-U but capped at 4 percent per year, which includes Mr. Wong's agreement to amending the contract regarding employee wages, benefits, and retention of seniority.
2. Authorized the City Manager to execute Amendment No. 5 to the County of Alameda Lease Agreement to Provide Janitorial Services at the Fremont libraries for the term of the Janitorial Agreement and to execute any additional amendments needed to continue the services at the Fremont libraries during any extended term of the Janitorial Service Agreement.

Ayes: Mayor Mei, Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
Noes: Vice Mayor Salwan  
Absent: None  
Abstain: None

**6. REPORT FROM CITY ATTORNEY – None.**

**7. OTHER BUSINESS**

**A. Mayor Mei opened consideration of Approval for Supplementing Resolution No. 2017-94 to Authorize the Issuance and Sale of Special Tax Bonds, Approving the Official Statement and Authorizing Related Documents and Actions (Warm Springs CFD No. 2)**

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council adopted Resolution No. 2019-29, supplementing Resolution No. 2017-94, to authorize the issuance and sale of the 2019 Special Tax Bonds, appointing an underwriter, approving an official statement and authorizing the execution of related documents and actions.

Ayes: Mayor Mei, Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
Noes: None  
Absent: None  
Recused: Vice Mayor Salwan (business/property)

**8. COUNCIL COMMUNICATIONS**

**A. Council Referrals – None.**

**B. Oral Reports on Meetings and Events – None.**

**9. ADJOURNMENT:** There being no further business, Mayor Mei adjourned the meeting at 8:20 p.m.

Attest:

Approved:

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Susan Gauthier, City Clerk

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LILY MEI, Mayor