

**MINUTES  
FREMONT CITY COUNCIL SPECIAL MEETING  
SEPTEMBER 10, 2019  
FREMONT CITY HALL  
5:30 P.M.**

**1. PRELIMINARY**

- A. Call to Order:** Mayor Mei called the meeting to order at 5:32 p.m.
- B. Flag Salute:** Vice Mayor Salwan 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 Bacon, seconded by Councilmember Jones, 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 a Report of Actions Taken by the City Manager during Council Recess, July 17, 2019 through September 2, 2019**

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

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 the City Manager or his Designee to Execute Master Service Agreements with Consulting Firms to Support Land Use and Development Services (On-Call Land Use and Development Consultant Services)**

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council approved and authorized the City Manager or his designee to enter into the on-call land use and development consultants as listed in the staff report and detailed in Exhibit "A."

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

**\* E. Mayor Mei opened consideration of Approval to Authorize the City Manager or his Designee to Execute Master Service Agreements with Hines EDM, Inc. and ImageNet, LLC. to Provide On-Call Scanning Services and Appropriate Funds (On-Call Scanning Services)**

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

1. Approved and authorized the City Manager or his designee to enter into a Master Service Agreement with Hines, EDM, Inc. to provide on-call scanning services for a term of five years in an amount not-to-exceed \$750,000.
2. Approved and authorized the City Manager or his designee to enter into a Master Service Agreement with ImageNet, LLC. to provide on-call scanning services for a term of five years in an amount not-to-exceed \$750,000.
3. Appropriated \$500,000 for on-call scanning services in Fund 392.

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

**\* F. Mayor Mei opened consideration of Approval to Authorize the City Manager, or his designee, to Execute a Contract with Alameda County Health Care Services Agency (Health Promotion Contract)**

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council authorized the City Manager, or designee, to execute a contract with the Alameda County Health Care Services Agency in the amount of \$194,289 for the period of July 1, 2019 through June 30, 2020 for the Health Promoter Project.

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

- \* **G. Mayor Mei opened consideration of Approval for Authorization to Execute a Task Order to the Joint Powers Agreement with Fremont Unified School District (FUSD). Task Order HSD-13 for the Provision of Mental Health, Family Support, Parenting Support, Adolescent Substance Use Disorder Treatment Services, Youth Development and Alternative to Suspension Services; as well as outreach, education and a public awareness campaign related to mental health stigma reduction funded through a grant from Kaiser Permanente**

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council approved and authorized the City Manager or his designee to execute Task Order No. HSD-13 to the existing joint powers agreement with FUSD for the Youth and Family Services and Fremont Family Resource Center divisions of the Human Services Department to provide mental health services, family support services, parenting support services, substance use disorder treatment services, youth development programming, and outreach, education and a mental health stigma reduction public awareness campaign, in an amount not to exceed \$118,923.

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

- \* **H. Mayor Mei opened consideration of Approval to Authorize the City Manager, or Designee, to Enter into Agreements and Issue Purchase Orders with Active Network, LLC, (Active) for the Implementation, Annual Software Support and Subscription and Maintenance of the Web-based Solution (Replacement of the City's Activity, Facility Reservation and Registration Software)**

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council:  
1. Authorized the City Manager, or Designee, to enter into Agreements with Active Network, for term of five (5) years in the amount not to exceed \$430,033. This amount

includes one-time project costs of \$186,033 and four (4) years of annual subscription costs not to exceed \$244,000 (\$61,000 annually).

2. Appropriated funding from Fund 186, Senior Center Fund in the amount of \$37,206 to support Human Services project costs.

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

**\* I. Mayor Mei opened consideration of Approval for Authorization to Enter into Contract with Matrix Consulting Group to Perform a Comprehensive Organizational Workload Study for the Police Department**

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council authorized the City Manager or designee to execute the agreement for the Police Organizational Workload Study with Matrix Consulting Group at a total cost of \$110,000.

Ayes: Mayor Mei, Vice Mayor Salwan,  
Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
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 (1) Receive Additional Information On a Possible Housing Navigation Center at Either the City Hall Site or Decoto Site including Cost Analysis; Site Design/Preparation; Public Safety Considerations; Center Operations; Summary of Community Outreach Efforts; and Zoning/CEQA Considerations; and (2) Approve or Provide Further Direction on Whether Council Desires to Proceed With a Housing Navigation Center; and; if a Site is Approved, for Council to Appropriate the**

## **Funds Required and Approve Other Related Actions To Implement the Housing Navigation Center. (Fremont Housing Navigation Center)**

Management Analyst Anna Guiles, Chief of Police Kim Petersen, Human Services Director Suzanne Shenfil, Deputy Human Services Director Arquimides Caldera, Public Works Director Hans Larsen, and Land Use Initiatives Manager Cliff Nguyen gave a presentation. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. The following speakers expressed support for any Housing Navigation Center site: Harris Mojadidi, Rev. Jeffrey Spencer, Cal Larrish, Vinita Verma, Jane Lin, Gheda Christine Musselman, Catherine, Peggy Rahman, Rich Yacco, Joanne, Maybelle, Dr. Jasmine Zartman, Robert Daulton, Annie Koruga, Jim Griffin, Al Minard, Ann Crosbie, Syeda Inamdar, Rabbi Avi Schulman, Julie Moore, Dacobi Anderson, Samar Barakat, Joel Brown, Dee Minor, and David Wong. The following spoke in favor of the City Hall Site: Laura Jones, Pamela Jackson, Nilab Atta, Vikram Parajape, Mike Forney, Arun Ramani, Himay Shukla, Priyanka Chopra, Tina Patel, Xiaohong Dong, Qingwei Zhu, Alondra Villegas, Andrea Thomas, and Keith Parker. The following spoke in opposition to a Housing Navigation Center on the Decoto Site / in favor of the City Hall Site: Paul Uurich, Michelle Fu, Rachel Wang, Travis Mikjaniel, Jeff Stalanker, Omar Lopez-Garrity, Richelle Burnett, Ying Ying, Munlo, Justin Hiker, Shing Mao, Ying Jiang, Gaddie Gaio, Kelly Mchan, Celine Cheng, Shridar Kumar, Hiu Ng, Vijay Damojipurapu, Laura Jones, Gushua Jiao, Larry Sweeney, Kishore Kalidindi, Anita Ford, Meeva Rajaram, Warren Wolfeld, Yugang Zhang, Subhani Shaik, Nick Ali, Peter Fong, Zipei Liu, Natia Patel, Maggie, Sharfang Zian, Mei Hong, Qi Sun, Chung Wu, Tony Yu, Curtis Gasbard, Eugene, Stacy Liu, Prahlad Purohit, Patrick Chan, Ying Sheng Gau, Ailing Song, Marie Hughes, Darlene Johnston, Walter Suchyta, Alex Villegas, Ming, Erica Yu, Rohini Shimpatwah, David Bernath, Char Zheng Liu, Satish Kamath, Qi Zhang, Zhou J, Li Fong Chang, James Deng, Nancy Zaller, Eric Zaller, Nancy Haylock, Kirsten Lee, Sabina, Andy Yao, Zhen Huang, Alvin Tam, Rajkumar Chinnaswamy, Jeet Singh Bali, Steven Zhang, Mohir Parikh, Parag Dhumale, Manish Birla, Arvind Santhanaraman, Frank James, Lan Dai, Sarayu, Nipun Agarwal, Yanwei Han, Yancong Feng, Kumani, Shing Wei, Jeff Wang, George Frank, Yan Ting Li, Chen Want, Florence Chow, Carlo Joseph Sunseri, Jun, Lakshmi, Vanessa, Judi Chung, Qiuyi Huang, Piyush Modi, Jeffrey Wu, Gregory LeFevre, Chen Bao, Guangquiang (Aries) Li, Sushamna Deodhar, Prashanth, Ajaya Loya, Krishna Shekhram, Xiaogi He, Zhen Li, Xiaodong Yang, Ling Ling, Minmin Lu, Joshua Chou, Yang, Lane, Anan Tekkan, Stephanie Szto, Navin, Uday Gokarn, Nagesh Y, Yee, Yan Yan, Chucai Yi, Xian Xi, Rua Sha, Gordon, and Santal. The following spoke in opposition to City Hall Site: Eric Golangco, Matt Senekeremian (Fremont Chamber of Commerce), Cindy Bonior, Tien Li, and Jeff Liu. The following spoke in opposition to a Housing Navigation Center: Subbu Viswanathan, John Li, Jieyu Yan, Gushua Jiao, Yigni Meng, Katherine Robie, Lily Yan, Lee/Li, Christina, Norm Barnes, Chris Rael, LiPin Chang, Chandra Iyer, Salim Mastan, Brad Hatton, Zheng Lu, Tom John, Youna Hu, Wanca Wolfeld, Jeff, Yanli Chang, John Snelling, Monita Wong, Yan Li Chang, Jane Wang, Varun Nigary, Anding Fan, King Wong, Ming Wang, Rajkumar Ketan Phaye, Linda, Ling Xung, Ashwini Kumar, Naveen Sveenramachandra, Senthil Ramamoorthy, and Josh Chao. There were several speakers that did not fill out a speaker card nor provide their name for the record. There being no additional speakers, Mayor Mei closed the public comment period. Councilmembers asked questions and provided comment.

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

1. Found that the proposed Housing Navigation Center development at the City Hall site is a Low Barrier Navigation Center, as defined in Government Code Section 65660(a), based on the findings in the staff report, and so is a “use by right” and not a “project” under CEQA as provided by Government Code Sections 65660(b) and 65583.2;
2. Found that all actions by the City Council to encumber and facilitate the use of the site for a Low Barrier Navigation Center (i.e., the proposed Housing Navigation Center development) are statutorily exempt from CEQA pursuant to Government Code Section 65660(b);
3. Approved the final site, City Hall as shown in Exhibit “A,” and the proposed project for implementing the Housing Navigation Center based on the information provided in this report and input received at the special meeting, which the City Council finds most favorable and feasible for a Housing Navigation Center in accordance with Resolution No. 2018-60;
4. Appropriated \$1.1 million in the City-Funded Affordable Housing Fund (Fund 112) for Housing Navigation Center development and operations;
5. Authorized the City Manager or his designee to execute a multi-year services and lease agreement with Bay Area Community Services (BACS) for an initial term through June 30, 2022, with the option to extend for two additional one-year terms, in an amount not to exceed approximately \$5.3 million over the initial term of the agreement; and
6. Authorized the City Manager or his designee to take other actions as required and necessary and to expend the appropriated funds to implement the Housing Navigation Center pursuant to Resolution No. 2019-12.

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

## 8. COUNCIL COMMUNICATIONS

### A. Council Referrals

#### 1. Mayor Mei opened consideration of Mayor Mei Referral: Designation of League of California Cities Annual Conference Voting Delegate

\*This item was added to the Consent Calendar.

On a motion by Councilmember Bacon, seconded by Councilmember Jones, the City Council appointed Mayor Mei as the City’s voting delegate for the League of California Cities Annual Conference and Councilmember Jones as the voting alternate. The League’s 2019 Annual Conference is scheduled for October 16-18, 2019, in Long Beach, and an important part of the Annual Conference is the Annual Business Meeting, scheduled for Friday, October 18. At this

meeting, the League membership considers and takes action on resolutions that establish League policy.

Ayes: Mayor Mei, Vice Mayor Salwan,  
Councilmembers: Bacon, Keng, Jones,  
Kassan, and Shao  
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 11:10 p.m.

Attest:

Approved:

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Susan Gauthier, City Clerk

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LILY MEI, Mayor