

**MINUTES  
FREMONT CITY COUNCIL MEETING  
MAY 11, 2021  
FREMONT CITY HALL  
VIRTUAL MEETING VIA ZOOM  
7:00 P.M.**

**1. PRELIMINARY**

- A. Call to Order:** Mayor Mei called the meeting to order at 7:00 p.m.
- B. Flag Salute:** Councilmember Jones led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng, Jones, Kassan, Salwan, and Cox
- D. Announcements by Mayor/City Manager**

Mayor Mei 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 Councilmember Jones, seconded by Councilmember Cox, the City Council waived further readings of proposed ordinances.

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

- \* **B. Approval of Minutes – None.**
- \* **C. Mayor Mei opened consideration to Adopt a Resolution Acknowledging the Fremont Fire Department’s Report Regarding Performance of Annual Fire Inspections Pursuant to Sections 13146.2 and 13146.3 of California Health and Safety Code**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council accepted the annual fire inspections report and adopted Resolution No.2021-28 acknowledging the Fremont Fire Department’s level of compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

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

**\* D. Mayor Mei opened consideration to Authorize a Five-Year Agreement with Schneider Electric Buildings Americas, Inc. for Security System Services at City Building Facilities for an Amount Not to Exceed \$1,500,000**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council authorized the City Manager or designee to execute a five-year Master Service Agreement for City-wide security system services with Schneider Electric Buildings Americas, Inc. for a not-to-exceed amount of \$1,500,000 for the five (5) year term.

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

**\* E. Mayor Mei opened consideration to Authorize an Amendment to the Streetlight and Exterior Facilities Light Maintenance Agreement with Bear Electrical Solutions Inc. Increasing the Annual Budget by \$274,000 for the Remainder Two Years, for a Total Contract Amount Not to Exceed \$3,345,965 of Five-Year Contract Term**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council authorized the City Manager or his designee to execute an amendment to the Streetlight and Exterior Facilities Light Maintenance Agreement with Bear Electrical Solutions Inc. to increase the annual compensation for the remaining two fiscal years (2020/21 and 2021/22) by \$274,000, bringing the total contract amount to \$3,345,965 for the entire term of the five-year contract.

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

**\* F. Mayor Mei opened consideration to Authorize the City Manager or their designee to enter into a \$102,800 Standard Service Agreement with the County of Alameda for the City to Provide Access Point and Housing Resource Center Services and Making Findings of CEQA Exemption**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council approved the following actions:

1. Authorized the City Manager or his designee to execute a FY 2020/21 Standard Service Agreement of \$102,800 with the County of Alameda to provide Access Point and Housing Resource Center services and make findings of CEQA exemption discussed in this report.
2. Increased revenue estimates and appropriated \$102,800 to Human Services Department (Fund 179).

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

### 3. CEREMONIAL ITEMS

**A. Proclamation: Affordable Housing Month Proclamation**

**B. Resolution: Honoring City Attorney Harvey E. Levine upon his Retirement**

### 4. PUBLIC COMMUNICATIONS

**A. Oral and Written Communications – None.**

Email submitted to the City Clerk were compiled, distributed to the City Council and staff, and published in the City's Agenda Center on fremont.gov, and were placed on file.

### 5. SCHEDULED ITEMS

**A. Mayor Mei opened consideration of a Public Hearing (Published Notice) on the Use of Federal Community Development Block Grant Funds for FY 2021-22; Adopting a Resolution Approving the FY 2021-22 Annual Action Plan, and Authorizing the City Manager to Execute Agreements with the U.S. Department of Housing and Urban Development and CDBG Grantees and Programs and Making Findings of CEQA Exemption (CDBG Fiscal Year 2021-22 Funding Recommendations and Annual Action Plan)**

On a motion by Councilmember Jones, seconded by Vice Mayor Shao, the City Council approved the following actions:

1. Held public hearing on the proposed FY 2021-22 CDBG Program Final Statement of Community Development Objectives and projected Use of Funds.
2. Allocated CDBG funds for FY 2021-22 in the amounts stated herein, and contingent upon adoption of the FY 2021-22 budget by the City Council.

3. Authorized staff to:
  - a. Allocate additional funds to public service projects should the City receive additional program income in FY 2020-21 or a greater entitlement.
  - b. Reserve unallocated funds to provide gap funding or fund projects that meet emerging needs
  
4. Adopted Resolution No. 2021-29:
  - a. Approving and authorizing the City Manager or his designee to submit the FY 2021/22 CDBG Program Final Statement of Community Development Objectives and Projected Use of Funds, the City’s CDBG Annual Action Plan, as recommended by staff in the amounts stated herein.
  - b. Authorizing the City Manager or his designee to execute CDBG Entitlement funding agreements with HUD.
  - c. Authorizing the City Manager or his designee to execute agreements effective July 1, 2021, with the grantees recommended for funding by staff in the amounts set forth herein, contingent upon a finding of no significant impact in the corresponding environmental assessments and completion of the required public comment period.

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

**B. Mayor Mei opened consideration of a Public Hearing (Published Notice) to Adopt a Resolution Amending the Master Fee Schedule to Add a Preapproved Accessory Dwelling Unit Plan Review Fee**

Mayor Mei opened the public hearing. Lisa Danz spoke in support of the item. There were no additional speakers. Mayor Mei closed the public hearing.

On a motion by Councilmember Salwan, seconded by Vice Mayor Shao, the City Council adopted Resolution No. 2021-30 amending the Master Fee Schedule to include a Preapproved ADU Plan Review Fee set at the flat rate of \$1000, as described in this report.

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

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

**7. OTHER BUSINESS**

**A. Mayor Mei opened consideration of Adoption of a Resolution Appointing Debra Margolis to the Position of Interim City Attorney**

On a motion by Councilmember Cox, seconded by Councilmember Keng, the City Council adopted Resolution No. 2021-31 appointing Debra Margolis to the position of Interim City Attorney effective May 16, 2021.

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

**B. Mayor Mei opened consideration to Receive Presentation and Provide Input on Proposed Five-Year Capital Improvement Program for Fiscal Years 2021/22 through 2025/26.**

Public Works Director Hans Larsen and Community Services Director Suzanne Wolf gave a presentation. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Chris, Mark Spencer (Mobility Commissioner), and Blair Beekman expressed a variety of concerns. There being no additional speakers, Mayor Mei closed the public comment period. Staff responded to questions Councilmembers.

The City Council received presentation and provided input to staff on the proposed 5-year Capital Improvement Program for Fiscal Years 2021/22 through 2025/26.

**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