

**MINUTES  
FREMONT CITY COUNCIL MEETING  
SEPTEMBER 7, 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 7:02 p.m.
- B. Flag Salute:** Vice Mayor Shao 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 Kassan, Councilmembers: Keng, Jones, Shao, Salwan, and Cox
Noes:	None
Absent:	None
Abstain:	None

- \* **B. Approval of Minutes – None.**
- \* **C. Mayor Mei opened consideration of Report of Actions Taken by the City Manager during Council Recess, July 21, 2021 through September 3, 2021**

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

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 the City Manager or Designee to execute an Agreement with Chabot- Las Positas Community College for PEG Access Production and Programming through August 31, 2023 in an Amount of \$150,000 per year; Appropriate \$750,000 in the Outside Sources Capital Projects Fund (Fund 502)**

This item was removed from the Consent Calendar. Mayor Mei opened the item for public comment. Kelly Abreu shared comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period.

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

1. Appropriated \$750,000 for PEG access production and programming services to PWC8857 502.
2. Authorized the City Manager, or his designee, to execute an agreement with Chabot Las Positas Community College District for PEG access production and programming services for a two-year term, September 1, 2021 through August 31, 2023, in the amount of \$150,000 per year, with three-one-year renewal options, not to exceed a total amount of \$750,000.

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

- \* **E. Mayor Mei opened consideration of Approval of Lease Extension with Newark 88 LLC for the use of storage facility in an Amount Not to Exceed \$62,500; Appropriation Action; and CEQA Action**

This item was removed from the Consent Calendar. Mayor Mei opened the item for public comment. Chris shared comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period.

On a motion by Councilmember Jones, seconded by Councilmember Salwan, the City Council approved the following actions related to the lease agreement:

1. Found the project exempt from the requirements of CEQA per Section 15301: Existing Facilities.

2. Authorized the City Manager or his designee to extend the lease agreement with Newark 88 LLC on a month-to-month basis in an amount not to exceed an additional \$62,500 for the use of a storage facility.
3. Reallocated \$62,500 to PWC8990-501 from PWC8101-501.

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 Request to Reallocate Appropriation from Measure B to Measure BB Funds to Comply with Paratransit Fund Balance Requirements for FY 2020/21.**

This item was removed from the Consent Calendar. Mayor Mei opened the item for public comment. Chris shared comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period.

On a motion by Councilmember Jones, seconded by Vice Mayor Shao, the City Council approved to reallocate appropriations, as of June 30, 2021, from the Measure B Paratransit Fund (Fund 178) to the Measure BB Paratransit Fund (Fund 252) as needed to meet the Timely Use of Funds requirement for FY 2020/21.

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

**\* G. Mayor Mei opened consideration of Amendment to Alameda County Social Services Agency FY 2021/22 Agreement for Family Caregiver Support Program**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council authorized the City Manager, or his designee, to execute a FY 2021/22 Agreement with the Alameda County Social Services Agency for the Family Caregiver Support Program for a total contract amount of \$100,494, and appropriate an additional \$4,159 to fund 173.

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

**\* H. Mayor Mei opened consideration to Authorize the City Manager to execute agreements of HOME Funds to Fremont Family Resource Center and Abode Services and an Amendment of Community Development Block Grant (CDBG) Funds to CURA, Inc.'s Driveway and Patio Replacement Agreement**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council authorized the City Manager, or his designee, to execute:

1. A \$100,000 Community Development Block Grant (CDBG) amendment with CURA, Inc., to support its driveway and patio replacement project, for a new total not to exceed amount of \$180,000.
2. A \$342,860 HOME agreement with the Fremont Family Resource Center, for FYs 2021/22 and 2022/23, for the Stay Housed Program.
3. A \$150,000 HOME agreement with Abode Services, for FYs 2021/22 and 2022/23, for its Rapid Rehousing Program.

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

**\* I. Mayor Mei opened consideration to Authorize the City Manager to Enter into an Agreement with Alameda County for Homeless Housing and Prevention (HHAP) Funds to Provide Services, Including Housing Navigation Center Services**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council authorized the City Manager, or his designee, to enter into an agreement with Alameda County, in an amount not to exceed \$817,819, to provide outreach, health and housing navigation services to people experiencing homelessness, including funding operations for the Housing Navigation Center, from July 1, 2021 to June 30, 2023, as described in this report.

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

**\* J. Mayor Mei opened consideration to Appropriate Permanent Local Housing Allocation State (PLHA) Program Funds**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council appropriated \$424,117 in the Miscellaneous Operating Grants Fund as of June 30, 2021 to reimburse eligible PLHA expenses incurred by the City for the Housing Navigation Center.

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

**\* K. Mayor Mei opened consideration of Consideration of a Resolution Approving and Adopting the City of Fremont's Salary Schedule**

This item was removed from the Consent Calendar. Mayor Mei opened the item for public comment. Chris shared comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period.

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council adopted Resolution No. 2021-60 approving the City of Fremont's Salary Schedule as established by the City Manager.

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

**3. CEREMONIAL ITEMS**

**A. TWENTIETH ANNIVERSARY OF 9/11 RECOGNITION - A NATIONAL MOMENT OF REMEMBRANCE OF THE TWENTIETH ANNIVERSARY OF SEPTEMBER 11**

**4. PUBLIC COMMUNICATIONS**

**A. Oral and Written Communications**

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.

Kelly Abreu, William Yragui, and Suresh commented on the Mission Peak parking ticket fees.

**5. SCHEDULED ITEMS**

**A. Mayor Mei opened consideration of Public Hearing (Published Notice) and Adoption of a Resolution to Vacate a Portion of Niles Boulevard Located Near Alameda Creek – PLN2021-00365 (Niles Boulevard Street Vacation)**

Public Works Director Hans Larsen provided a presentation. Staff responded to questions from Councilmembers. Mayor Mei opened the public hearing. Chris, Gokul Bala, Kelly Abreu, Liz Ames/BART, Suresh, Ram Chittar, and John Hinds expressed a variety of concerns. There

being no additional speakers, Mayor Mei closed the public hearing. Staff responded to questions from Councilmembers. Councilmembers provided comment.

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

1. Conducted a public hearing and adopted Resolution No. 2021-61 to vacate a portion of Niles Boulevard located near Alameda Creek.
2. Authorized the City Manager, or his designee, to execute any and all documents necessary to finalize the sale of the vacated surplus right-of-way to the developer in the amount of \$10,000.

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

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

**7. OTHER BUSINESS**

- \* **A. Mayor Mei opened consideration of an Update on the Parks and Recreation Master Plan and Discuss Status of the Parks and Recreation Master Plan, Including Priority Investment Ratings, Recreation Program Plan, Maintenance Management Plan, Benchmark Assessment, and Levels of Service and Equity Mapping.**

Neelay Bhatt of PROS Consulting gave a presentation. Mr. Bhatt and City Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Chris, Liz Ames/BART, Suresh, William Yragui, Steve Skala, Kelly Abreu, and Bala expressed a variety of comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period. Councilmembers provided comment.

The City Council accepted the staff report and presentation.

- \* **B. Mayor Mei opened consideration to Approve the Fremont Trails Strategy Plan, which Provides a 30-Year Vision for Citywide Trails; Prioritizes Projects for the Next 10 Years; and Identifies Implementation Challenges, Including Unfunded Needs for Maintenance. Approve the Transfer of Funds and Find the Action is Exempt from CEQA.**

Public Works Director Hans Larsen provided a brief verbal summary. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Judy Nam, Liz Ames/BART, William Yragui, Kelly Abreu, Andreas Kadavanich, Steve Skala, and Kathy H.H. expressed a variety of comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period. Councilmembers provided comment.

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

1. Approved the Fremont Trails Strategy Plan.
2. Approved the transfer \$20,000 from 520PWC8541, Bicycle and Pedestrian Non-Infrastructure Project to the project fund 520PWC8997, Citywide Trail Feasibility Study.
3. Found that the action was not a project per CEQA Guidelines, Sections 15378(b)(2) and 15378(b)(4), and, alternatively, that the action is exempt from CEQA review pursuant to CEQA Guidelines, Section 15262.

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

**\* C. Mayor Mei opened consideration of Adoption of a Resolution to Approve the Revised City Council Handbook of Rules and Procedures**

Interim City Attorney Debra Margolis provided an overview. Ms. Margolis responded to questions from Councilmembers. Mayor Mei opened the public comment period. Chris and Kelly Abreu expressed a variety of comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period. This was followed by a question and answer period with Councilmembers and staff.

On a motion by Councilmember Salwan, seconded by Councilmember Keng, the City Council adopted Resolution No. 2021-62 to approve the revised City Council Handbook of Rules and Procedures, including an amendment on page 12 to delete “and written.”

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

**\* D. Mayor Mei opened consideration of Analysis Regarding the Creation of a Juneteenth City of Fremont Employee Holiday**

Human Resources Director Allen DeMers provided an overview. Mayor Mei opened the public comment period. Chris expressed a variety of comments and concerns. There being no additional speakers, Mayor Mei closed the public comment period.

On a motion by Councilmember Cox, seconded by Councilmember Salwan, the City Council accepted the report and provided staff direction regarding Council’s intent to establish Juneteenth as a paid city holiday and move forward with required negotiations with employee

bargaining groups. Direct staff to schedule a closed session for the Council to provide specific bargaining direction.

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

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council appointed Mayor Mei as the City's voting delegate for the League of California Cities Annual Conference and Councilmember Salwan as the voting alternate. The League's 2021 Annual Conference is scheduled for September 22-24, 2021, and an important part of the Annual Conference is the Annual Business Meeting, scheduled for Friday, September 24. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

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

#### 2. Mayor Mei opened consideration of Mayor Mei Referral: Appointment to Advisory Body

Appointment:

<u>Advisory Body</u>	<u>Appointee</u>	<u>Term Expires</u>
Mobility Commission <i>Transit Representative 2</i>	Jain Shikha	12/31/2023

Recreation Commission	Mywand Zazay	12/31/2022
-----------------------	--------------	------------

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council approved the appointments to advisory bodies.

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



**B. Oral Reports on Meetings and Events**

Councilmembers reported on their various meetings and activities

**9. ADJOURNMENT:** There being no further business, Mayor Mei adjourned the meeting at 10:52 p.m.

Attest:

Approved:

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

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