

**MINUTES  
FREMONT CITY COUNCIL MEETING  
SEPTEMBER 15, 2020  
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 7:01 p.m.
- B. Flag Salute:** Mayor Mei led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Kassan, Councilmembers: Bacon, Salwan, Keng, and Shao  
Absent: Councilmember Jones
- D. Announcements by Mayor/City Manager – None.**

**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 Shao, the City Council waived further readings of proposed ordinances.

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

- \* **B. Approval of Minutes – None.**
- \* **C. Mayor Mei opened consideration of Approval for Landscape Maintenance Services for Innovation Plaza: Parcel D (LMC) and Parcel F (St. Anton), Civic Center Plaza (Event Center), Warm Springs Plaza (at BART) and Warm Springs Senior Center-Award Agreement and Authorize the City Manager and/or Designee to Execute Agreement with Gachina Landscape Management, Inc.**

On a motion by Councilmember Bacon, seconded by Councilmember Shao, the City Council awarded a facilities maintenance agreement through June 30, 2025 and authorized the City Manager or designee to execute agreement with Gachina Landscape Management Inc., with a total not to exceed amount of \$514,885. The Fiscal Year 2020/21 not to exceed amount is \$58,904.

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

**\* D. Mayor Mei opened consideration to Approval to Authorize the City Manager to Execute a Contract with The Hoffman Agency for Public Relations Services (Renewal of Public Relations/Marketing Communications Contract)**

On a motion by Councilmember Bacon, seconded by Councilmember Shao, the City Council authorized the City Manager, or his designee, to execute a contract with The Hoffman Agency for public relations/marketing communications services at a not-to-exceed amount of \$180,000 for a one-year term.

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

**\* E. Mayor Mei opened consideration of Approval for Authorization to Execute a Contract with Alameda County Behavioral Health Care Services for Mental Health Services; and Appropriate Additional Funds**

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

1. Approved and authorized the City Manager or designee to execute two FY 2020/21 agreements totaling \$2,165,798 including:
  - a. an agreement with Alameda County Behavioral Health (ACBH), in the amount of \$1,933,570, to provide mental health services
  - b. an agreement with LaFamilia, in the amount of \$232,228, to provide mental health counseling services to adults transitioning to work,
2. Staff also requested the City Council appropriate additional funds totaling \$156,948 to equal the two-contract total of \$2,165,798, as described in the report.

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

**\* F. Mayor Mei opened consideration of Approval to Execute an Agreement to Administer Community Development Block Grant (CDBG) Cares Funded Emergency Rental Assistance Grant Program on Behalf of the City of Union City**

On a motion by Councilmember Councilmember Bacon, seconded by Councilmember Shao, the City Council Approve and authorize the City Manager or his designee to:

1. Executed an agreement in the amount of \$37,000, effective retroactively to March 17, 2020, with Union City to administer the CDBG CARES funded emergency rental assistance grant program to assist Union City renters affected by the loss of income due to COVID-19.
2. Increase the revenue estimate in the Family Resource Center Fund (Fund 108) by \$37,000.

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

Noes: None

Absent: Councilmember Jones

Abstain: None

- \* **G. Mayor Mei opened consideration of Approval to Authorize the City Manager or Designee to execute an extension to the Agreement with Chabot- Las Positas Community College to Renew PEG Access Production and Programming through June 30, 2021 in an Amount of \$150,000**

On a motion by Councilmember Bacon, seconded by Councilmember Shao, the City Council authorized the City Manager, or his designee, to extend the agreement with Chabot-Las Positas Community College District for access to PEG production and programming services for an additional twelve months through June 30, 2021 in the amount of \$150,000.

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

Noes: None

Absent: Councilmember Jones

Abstain: None

### **3. CEREMONIAL ITEMS**

#### **A. Proclamation: Fremont Bike Month**

### **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.

B. Beekman spoke on a variety of issues. There being no additional speakers, Mayor Mei closed the public comment period.

**5. SCHEDULED ITEMS**

- A. Mayor Mei opened consideration of Approval to Consider the Art Review Board’s recommended artists for the design, fabrication, and installation of artwork for Toll Brothers’ Metro Crossing Urban Plaza, located at 44960 Warm Springs Boulevard, to authorize the City Manager or his designee to execute an agreement to fund public art at Metro Crossing, and to consider an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule, which states that, where it can be seen with certainty that the activity will not have a significant effect on the environment, that activity is not subject to CEQA (Public Art for Metro Crossing Development Urban Plaza Site in Warm Springs Innovation District)**

\*This item was added to the Consent Calendar.

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

1. Approved the Art Review Board’s recommended artist Michael Clapper and his concept of Community for the Urban Plaza site under the Warm Springs Innovation District Art Program.
2. Authorized the City Manager or his designee to execute a service agreement in the amount of \$320,000 to be funded from the Warm Springs Innovation District Art Fees paid by Toll Brothers for the Metro Crossing project.

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

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

**7. OTHER BUSINESS**

- A. Mayor Mei opened consideration to Receive and Comment on the Fire Department Standards of Coverage Assessment, its Findings and its Recommendations**

Fire Chief Curtis Jacobson provided a brief introduction. Stu Gary, representing Citygate Associates, gave a presentation. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Chris Hampton encouraged the City to seek opportunities for grants. There were no additional speakers. Mayor Mei closed the public comment period.

The City Council received and commented on the Fire Department Standards of Coverage Assessment findings and its recommendations, and authorized staff to begin the work necessary to achieve the standards outlined in the Standards of Coverage Assessment.

**B. Mayor Mei opened consideration to Receive Presentation Regarding the Activities of the Association of Bay Area Government (ABAG) with Respect to the Regional Housing Needs Allocation (RHNA), and ABAG and the Metropolitan Transportation Commission (MTC) with Respect to Plan Bay Area 2050**

Community Development Director Dan Schoenholz, Planning Manager Joel Pulland, and Principal Planner Wayland Li provided an informational update on the regional planning initiatives. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Kelly Abreu expressed his concerns. There being no additional speakers, Mayor Mei closed the public comment period. The City Council received presentation and provided comment.

**C. Mayor Mei opened consideration to Response to Councilmember Salwan Referral on Project Labor Agreements (PLA)**

Assistant City Manager Karena Shackelford provided an overview of the item. Mayor Mei opened the public comment period. Nicole Gehring, with Associated Builders and Constructors, spoke in opposition to the PLA. The following spoke in support of PLA: Andreas Cluver (Alameda County Building and Construction Trades Council), John Hinds, Anthony Viscuso, Jeff Dixon (Sprinkler Fitters Local 43 also part of the Alameda County Building Trades). There were no additional speakers. Mayor Mei closed the public comment period. Councilmembers provided comment.

On a motion by Councilmember Salwan, seconded by Councilmember Bacon, the City Council accepted staff report on Project Labor Agreements and provided direction to staff to negotiate with Building Trades and bring back to Council after discussions.

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

**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 10:00 p.m.

Attest:

Approved:

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Susan Gauthier, City Clerk

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LILY MEI, Mayor