

**MINUTES  
FREMONT CITY COUNCIL MEETING  
JULY 14, 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:** Councilmember Shao led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Kassan, Councilmembers: Bacon, Salwan, Keng, Jones, and Shao
- 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 Jones, seconded by Councilmember Bacon, the City Council waived further readings of proposed ordinances.

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

- \* **B. Mayor Mei opened consideration of Approval of Minutes**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved minutes for the Regular Meeting of May 5, 2020, the Regular Meeting of May 12, 2020, the Regular Meeting of May 19, 2020, and the Special and Regular Meetings of June 2, 2020.

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

\* **C. Mayor Mei opened consideration of Approval of a Resolution Authorizing Submission of a Grant Application to the State of California's Local Housing Trust Fund Program (State Affordable Housing Grant)**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council adopted Resolution No. 2020-32 authorizing the City Manager, Mark Danaj, or his designee submittal of an application for \$5 million in grant funds from the Local Housing Trust Fund Program (LHTFP) and authorizing execution of a contract for LHTFP if the City is selected for funding and making findings of CEQA exemption.

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

\* **D. Mayor Mei opened consideration of Approval for Setting the Annual Tax Rate for Voter-Approved General Obligation Bonds Debt Service for Fiscal Year 2020/21**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved the following actions related to the General Obligation Bonds Tax for FY 2020/21:

1. Established the Fire Safety Project General Obligation Bonds tax rate of \$0.005 per \$100 of assessed valuation (0.005%) for Fiscal Year 2020/21.
2. Adopted Resolution No. 2020-33 requesting and authorizing the County of Alameda to levy a tax on all taxable properties in the City as a voter-approved levy with respect to the Fire Safety Project General Obligation Bonds.

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

\* **E. Mayor Mei opened consideration of Approval of Certification and Mutual Indemnification Agreement with the County of Alameda Regarding Collection of Taxes and Assessments on the Fiscal Year 2020/21 Secured Property Tax Bill**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council adopted Resolution No. 2020-34 approving the Certification and Mutual Indemnification Agreement with the County of Alameda, and authorize the City Attorney to sign the agreement on behalf of the City.

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

- \* **F. Mayor Mei opened consideration of Approval of Plans and Specifications; Award of Contract to CalState Construction, Inc. in the amount of \$2,680,658.00; and Funding Reallocation for the Maintenance Center New Storage Warehouse Building; Exempt from Environmental Review per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15311 (Accessory Structures).**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved the following actions related to the New Storage Warehouse Building:

1. Found the project exempt from CEQA review pursuant to CEQA Guidelines Section 15303 “New Construction or Conversion of Small Structures” and Section 15311 “Accessory Structures”
2. Approved the Plans and Specifications for this project.
3. Accepted the Bid and awarded the construction contract to the apparent lowest responsive and responsible bidder, CalState Construction, Inc. in the amount of \$2,680,658 and allocate a construction contingency in the amount of \$200,000 for a total construction contract amount of \$2,880,658 and authorize the City Manager or designee to execute the contract.
4. Reallocated \$650,000 from PWC9035-501 to PWC8990-501.

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

Noes: None

Absent: None

Abstain: None

- \* **G. Mayor Mei opened consideration of a Resolution approving the City of Fremont’s five-year Permanent Local Housing Allocation Plan and authorizing the City Manager and assigned staff to submit an application to the State of California Department of Housing and Community Development.**

*\*\*See Green Sheet on file\*\**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved the following actions related to the Permanent Local Housing Allocation Grant:

1. Received and approve the Draft Permanent Local Housing Allocation Plan; and
2. Adopted Resolution No. 2020-35 Approving the City of Fremont’s Five-Year PLHA Plan and Authorizing the City Manager and Assigned Staff to Submit an Application to the State of California Department of Housing Community Development for Permanent Local Housing Allocation Funds.

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

Noes: None

Absent: None

Abstain: None

**\* H. Mayor Mei opened consideration to Authorize City Manager or Designee to Issue a Purchase Order to Stryker for Cardiac Monitor/Defibrillators in the amount of \$817,593**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council authorized the City Manager or designee to issue a purchase order to Stryker for the purchase of 25 Stryker Lifepak 15 monitor/defibrillators in the amount of \$817,593.

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

**\* I. Mayor Mei opened consideration of Approval of Plans and Specifications and Award of Contract to State Roofing Systems, Inc. in the Amount of \$1,280,500 for the Family Resource Center (FRC) Buildings I & II Roof Replacement Project (PWC 9035); Exempt from Environmental Review per CEQA Guideline Section 15301 (Existing Facilities).**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved the following actions related to the FRC Roof Replacement Project:

1. Found the project is exempt from the CEQA review pursuant to CEQA Guideline section 15301 as a repair or modification of an existing facility involving negligible or no expansion of use.
2. Approved Plans and Specifications for the Family Resource Center Buildings I & II Roof Replacement project.
3. Accepted the Bid and awarded the construction contract to the lowest responsive and responsible bidder State Roofing Systems, Inc. in the amount of \$1,280,500 and allocate a contingency in the amount of \$200,000 for a total construction contract amount of \$1,480,500 and authorize the City Manager or designee to execute the contract.

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

**\* J. Mayor Mei opened consideration to Approve and Authorize City Manager to Execute a Cooperative Purchase Agreement with NPPGov and Authorize Purchase of Fire Apparatus**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council authorized the City Manager or designee to issue a purchase order for one Pierce Manufacturing Type I Fire Engine in an amount not to exceed \$860,462 using the NPPGOV FireRescue GPO contracts with Pierce Manufacturing.

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

**\* K. Mayor Mei opened consideration to Authorize the City Manager, or designee, to Execute an Agreement with All City Management Services, Inc. for School Crossing Guard Services**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council authorized the City Manager, or his designee, to execute a contract with All City Management Services, Inc. for adult crossing guard services in an amount not to exceed \$318,740 for the 2020/21 school year, for extension option year two in an amount not to exceed \$318,740 for the 2021/22 school year, for extension option year three in an amount not to exceed \$328,363 for the 2022/23 school year, and to accept any funding provided by FUSD

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

**\* L. Mayor Mei opened consideration of Request for Continued Participation in the Alameda County HOME Investment Partnership Act (HOME) Program Consortium**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved the following actions related to Participation in County Home Program:

1. Adopted Resolution No. 2020-36:
  - a. Approving the City's continued participation in the Alameda County HOME Program Consortium for the next three (3) Federal Fiscal Years 2021/22, 2022/23 and 2023/24 for the purpose of securing federal HOME funds and making findings of CEQA exemption;
  - b. Authorizing the continued participation of the Alameda County Urban County in the Alameda County HOME Consortium; and
  - c. Authorizing the City Manager or his designee to execute the participation agreement between the City and Alameda County, to take all actions necessary for participation in the Consortium, and to execute the necessary documents to maintain the eligibility of the Consortium for HOME program funds in accordance with the National Affordable Housing Act of 1990

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

**3. CEREMONIAL ITEMS – None.**

**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.

Michelle voiced concerns regarding the Police Department budget. Sharon Scharff requested that the City website be updated and the opportunity to speak at a Fremont City Council meeting be clarified. Tom Liu shared his support for the Police Department. Setareh Tehrani provided her support for the City's Housing Navigation Center. There were no additional speakers. Mayor Mei closed the public comment period.

**5. SCHEDULED ITEMS**

**A. Mayor Mei opened consideration of a Public Hearing (Published and Posted Notice) on the Levy of Annual Assessment for Landscaping Assessment District 88, Adopt a Resolution Confirming Diagrams and Assessment for District 88 for Fiscal Year 2020-2021 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 Bacon, the City Council:

1. Held a public hearing.
2. Considered all oral statements and written comments.
3. Closed public hearing.
4. Adopted Resolution No. 2020-37 confirming Diagrams and Assessments for Fiscal Year 2020/21 for Fremont Landscaping Assessment District 88 and levying the proposed assessment.
5. Found the project exempt under CEQA Guidelines Sections 15061(b)(3) and 15301.

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

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

**7. OTHER BUSINESS – None.**

**8. COUNCIL COMMUNICATIONS**

**A. Council Referrals**

**1. Mayor Mei opened consideration of Mayor Mei Referral: Appointment to Advisory Body**

Appointment:

<i>Advisory Body</i>	<i>Appointee</i>	<i>Term Expires</i>
Economic Development Advisory Commission	Matthew Pawluk	12/31/2023

By consensus, the City Council approved the appointment.

- Ayes: Mayor Mei, Vice Mayor Kassan, Councilmembers: Bacon, Salwan, Keng, Jones, and Shao
- 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 7:21 p.m.

Attest:

Approved:

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

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