

**MINUTES  
FREMONT CITY COUNCIL MEETING  
OCTOBER 20, 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 7:00 p.m.
- B. Flag Salute:** Councilmember Jones 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 Salwan, 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**

This item was removed from the Consent Calendar. Mayor Mei opened the public comment period. Blair Beekman shared a variety of concerns. There being no additional speakers, Mayor Mei closed the public comment period.

On a motion by Councilmember Jones, seconded by Councilmember Keng, the City Council approved minutes for Regular Meetings of September 1, 2020, the Regular Meeting of September 8, 2020, the Special and Regular Meetings of September 15, 2020, the Regular Meeting of October 6, 2020, and the Regular Meeting of October 13, 2020

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

\*Consent Items

- \* **C. Mayor Mei opened consideration to Approve Plans and Specifications and Award Contract to Rosas Brothers Construction in the Amount of \$2,198,902.00 for the 2021 Citywide Concrete Repairs and Intersection Ramps Project (PWC 8483-E, 8239, 8444, 8195, & 8234); Find the Project is Exempt from Environmental Review per CEQA Guidelines Section 15301 (Existing Facilities).**

On a motion by Councilmember Jones, seconded by Councilmember Bacon, the City Council approved the following actions related to the 2021 Citywide Concrete Repairs and Intersection Ramps Project (PWC 8483-E, 8239, 8444, 8195, & 8234):

1. Found that the project is categorically exempt from review under California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15301 as the repair, maintenance or minor alteration of an existing facility involving no or negligible expansion of use beyond that presently exists.
2. Approved the plans and specifications for the project.
3. Accepted the bid and award the contract to the lowest responsive and responsible bidder, Rosas Brothers Construction in the amount of \$2,198,902.00 and allocate a 5% construction contingency in the amount of \$110,000 for a total construction contract amount of \$2,308,902.00 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

- \* **D. Mayor Mei opened consideration to Approve the Plans and Specifications, Accept the Bid and Award a Construction Contract for the Bid Amount of \$96,660 to B & D Excavation and Construction, and Allocate a 10% Construction Contingency of \$9,666 for a Total Construction Contract in the Amount of \$106,326 for the Arbor and Pergola Demolition at Warm Springs Community Park and Bill Ball Plaza Project (PWC8501 and PWC8833)**

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

1. Approved the Plans and Specifications for the Arbor and Pergola Demolition at Warm Springs Community Park and Bill Ball Plaza (PWC8501 and PWC8833). Plans and Specifications are included in the attachments above.
2. Found that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline section 15301 (l) and 15304 (b).
3. Rejected the bid protest submitted by WC Fairchild dba Xcede Construction submitted on September 24, 2020.
4. Accepted the base bid, awarded a construction contract and authorized the City Manager or his designee to execute all construction related agreements with the lowest responsive and responsible bidder, B & D Excavation and Construction in the amount of \$96,660,

plus a 10% construction contingency in the amount of \$9,666 for a total construction contract amount of \$106,326.

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 Revised 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.**

This item was removed from the Consent Calendar. Mayor Mei opened the public comment period. Blair Beekman shared a variety of concerns. There being no additional speakers, Mayor Mei closed the public comment period.

On a motion by Councilmember Jones, seconded by Councilmember Shao, the City Council adopted Resolution No. 2020-48 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

**\* F. Mayor Mei opened consideration of Agreement to Administer Emergency Rental Assistance Grant Program on Behalf of the City of Newark**

This item was removed from the Consent Calendar. Mayor Mei opened the public comment period. Blair Beekman shared a variety of concerns. There being no additional speakers, Mayor Mei closed the public comment period.

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

1. Approved and authorized the City Manager or his designee to execute an agreement in the amount of \$33,199, effective retroactively to March 17, 2020, with Newark to administer the CARES funded emergency rental assistance grant program to assist Newark renters affected by the loss of income due to COVID-19.
2. Approved an increase the revenue estimate in the Family Resource Center Fund (Fund 108) by \$33,199.

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**

Andrew Chao, Veronica Pang, and Arun Bahmani expressed concerns regarding a potentially unlawful Accessory Dwelling Unit (ADU) in their neighborhood. JJ, Christian Rodriguez, and Jacob Vital shared concerns regarding a voicemail left for Tejinder Dhami by Councilmember Bacon. Blair Beekman shared a variety of concerns. There being no additional speakers, Mayor Mei closed the public comment period.

**5. SCHEDULED ITEMS – None.**

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

**7. OTHER BUSINESS**

**A. Mayor Mei opened consideration of Presentation of Year-end Results for FY 2019/20 and Recommended Fund Balance Allocation**

Finance Director Dave Persselin provided the presentation. Mayor Mei opened the public comment period. The following persons commented: Blair Beekman and Kelly Abreu. There being no additional speakers, Mayor Mei closed the public comment period. Staff responded to questions from Councilmembers. Councilmembers provided comment.

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

1. Transfer \$500,000 from the Development Cost Center Fund 391 to fund 503 and appropriate the funds to the Community Planning Fee project **\*\***(SPP8934-503).  
*\*\*Non-substantive clerical correction*
2. Accepted the report and presentation.

Ayes: Mayor Mei, Vice Mayor Kassan, Councilmembers: Bacon,  
Salwan, Keng, Jones and Shao  
Noes: None  
Absent: None  
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 8:00 p.m.

Attest:

Approved:

---

Susan Gauthier, City Clerk

---

LILY MEI, Mayor