

**MINUTES  
FREMONT CITY COUNCIL MEETING  
JULY 21, 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 7:02 p.m.
- B. Flag Salute:** Councilmember Keng led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Kassan, Councilmembers: Bacon, Salwan, Keng, and Jones  
Absent: Councilmember Shao
- D. Announcements by Mayor/City Manager**

City Manager Danaj shared information regarding items of Council/community interest.

**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 Vice Mayor Kassan, the City Council waived further readings of proposed ordinances.

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

- \* **B. Approval of Minutes – None.**
- \* **C. Mayor Mei opened consideration of Approval to Adopt a Resolution Delegating Authority to City Manager during City Council Recess, July 22, 2020 through August 31, 2020 (Delegation of Authority)**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council adopted Resolution No. 2020-38 authorizing the City Manager or designee to approve and execute as necessary, on behalf of the City, the items set forth in this report and to take the following actions during the City Council recess period:

1. Authorized the City Manager or designee to execute a purchase order with The Ford Store San Leandro for the purchase of Ford vehicles in an amount not to exceed \$540,000 to replace vehicles that have been approved for replacement.
2. Authorized the City Manager, or Designee, to Execute Documents to Participate in the Minnesota WSCA-NASPO Master Price Agreements with Dell Marketing L.P. (MNWNC-108), EMC Corporation (MNWNC-109) and Microsoft (MNWNC-119). Issue Purchase Orders for Computer Equipment and Related Peripherals and Services and execute any implementing documents and take any necessary implementing actions, with the option to extend up to 36 months, upon agreement by both parties.
3. Authorized the City Manager or designee to issue a purchase order to Tyler Technologies, Inc., in the amount of \$523,662.35, and to execute implementing documents for the annual software support for the Tyler Munis financial management system and include the Tyler Cashiering system for one year effective August 26,2020 through August 25, 2021; Authorize the City Manager or designee to renew the annual software support and services for the Tyler Munis financial management system and Tyler Cashiering system for two additional one-year periods in an amount not to exceed a five percent (5%) increase over the prior year's costs.
4. Authorized the City Manager to Execute a Three-Year Lease Amendment with the County of Alameda for a Total of 4,867 Square Feet of Office and Common Area Space at the Family Resource Center for a total not to exceed amount of \$521,896; Exempt from CEQA Review as the Lease of Existing Facilities per CEQA Guidelines Section 15301.
5. Authorized City Manager or designee to enter into an agreement with Olberding Environmental, Inc., to conduct annual riparian habitat mitigation monitoring and reporting required for Sabercat Creek Historical Park effective July 1, 2020 through December 31, 2025 in an amount not to exceed \$108,000.
6. Authorized the City Manager or designee to enter into an agreement with Tri-City Volunteers, in an amount not to exceed \$101,474, effective July 1, 2020 through June 30, 2021.
7. Authorized the City Manager or designee to execute an agreement with the Afghan Elderly Association, in the amount of \$110,000, for the Afghan Health Promoter project to provide assistance to older adults with complex health conditions.
8. Authorized the City Manager or designee to execute an agreement with the Alameda County Health Care Services Agency, in the amount of \$182,191, for the YFO initiative to increase access to health and wellness services for low-income and uninsured children and their families in Alameda County through the provision of preventative services.
9. Authorized the City Manager or designee to Execute Two Memoranda of Understanding with the Alameda County Health Care Services Agency for Fremont Human Services FY 2020/21 Medi-Cal Administrative Activities for a total not to exceed amount of 600,000 and Targeted Case Management Services for a total not to exceed amount of \$550,000.
10. Authorized the City Manager or designee to execute a Task Order for school based mental health and substance use services for students and their families; for family support services; and for Why Try Groups/Alternative to Suspension program for a total not to exceed amount of \$160,209.
11. Authorized the City Manager or designee to execute an agreement with Alameda County Behavioral Health Care Services to provide outpatient substance use disorder treatment

services to adolescents and transitional age youth/young adults for a total not to exceed amount of \$454,000.

12. Authorized the City Manager or designee to execute a Memorandum of Understanding (MOU) with the County of Alameda to partially reimburse the City for providing COVID-19 testing services in an amount not to exceed \$625,000, subject to review and approval as to form by the City Attorney.
13. Authorized the City Manager or designee to execute an amendment to the Library Services Agreement with the County of Alameda that allows for the specification of changes or additions in service delivery during the shelter-in-place order and the ability to negotiate compensation amounts for these services within the limits identified under the initial service agreement in an amount not to exceed \$491,724.

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

**\* D. Mayor Mei opened consideration of Approval of Final Map, Agreements for Construction of Public and Private Street Improvements, and Dedication of Land and Public Easements for Tract 7694, located at 4141 & 4155 Central Avenue (Aurora Spring)**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council adopted Resolution No. 2020-39 and the following actions:

1. Approved the Final Map and the Improvement Plans for Tract 7694.
2. Approved the Agreement for Public Improvements entitled “Public Improvement Agreement, Tract 7694”, with the developer, Taozhao Property Corporation, and authorize the City Manager to execute the agreement on behalf of the City.
3. Approved the Agreement for Private Improvements entitled “Private Improvement Agreement, Tract 7694”, with the developer, Taozhao Property Corporation, and authorize the City Manager to execute the agreement on behalf of the City.
4. Accepted the developer’s offer of dedication of real property interests, as identified on the Final Map, provided that the acceptance of any property on which the developer is required to construct public improvements shall be conditioned upon the developer’s completion of the improvements to the satisfaction of the City Engineer.

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

**\* E. Mayor Mei opened consideration of Approval of a Multi-Year Purchase Order with Waxie Sanitary Supply for Janitorial Supplies in an Amount Not to Exceed \$150,000 Annually**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council authorized the City Manager or designee to execute a Purchase Order with Waxie Sanitary Supply for janitorial supplies in an amount not to exceed \$150,000 annually for an initial three-year period, with the option to extend for two additional years.

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

**\* F. Mayor Mei opened consideration of Approval for Authorization to Execute a Comprehensive Agreement with the Bay Area Rapid Transit (BART) District Related to the Funding, Design, and Construction of the Irvington BART Station Project (PWC8920)**

This item was removed from the Consent Calendar. Mayor Mei opened the public comment period. John Hinds shared several 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 authorized the City Manager or his designee to execute a Comprehensive Agreement with BART relating to the Irvington BART Station Project, which establishes the terms and conditions for the funding, design and construction of the Irvington Station.

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

**\* G. Mayor Mei opened consideration of Approval of a Professional Services Agreement with Mark Thomas/MNS Engineers, Inc. for \$1,977,924, for Planning and Design Services for the I-880/Decoto Interchange Modernization and the Decoto Road Complete Streets Corridor Projects (PWC9022 and PWC9025); Reallocate and Appropriate Funds**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council approved the following actions related to the Decoto Road Corridor Projects (PWC9022 and PWC9025):

1. Authorized the City Manager or designee to execute a Professional Services Agreement with Mark Thomas in an amount not to exceed for \$1,977,924 for design services.
2. Reallocated \$75,000 from PWC7953-531 to PWC9022-531.
3. Reallocated \$309,233 from PWC7953-531 to PWC9025-531.

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

**\* H. Mayor Mei opened consideration to Authorize the City Manager, or Designee, to Enter into Agreement with Granicus, LLC, for the Acquisition, Design, Implementation, and Ongoing Support of the Granicus govAccess Content Management System (CMS) and Issue Purchase Orders under this Agreement in an Amount Not-to-Exceed \$448,688.14 (Agreement to Purchase Replacement for City’s Hosted Websites (Internal and External))**

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

1. Authorized the City Manager, or his designee, to enter into a five (5) year agreement with Granicus, LLC, for the acquisition, implementation, and ongoing support of the govAccess Content Management System and issue a purchase orders under this agreement in an amount not-to-exceed \$448,688.14, subject to adoption of the applicable budget for ongoing support services in subsequent fiscal years.
2. Authorized the City Manager, or his designee, to execute any implementing documents and take any implementing actions as necessary.

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

**\* I. Mayor Mei opened consideration of Approval of a Professional Services Agreement with Alta Planning + Design, Inc. in an Amount not to Exceed \$2,000,000 for Preliminary Engineering and Environmental Services, and Reallocate Funds for the Dumbarton Bridge to Quarry Lakes Trail Project (PWC9026)**

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

1. Authorized the City Manager or designee to execute a Professional Services Agreement for Preliminary Engineering and Environmental Clearance Services for the Dumbarton Bridge to Quarry Lakes Trail Project with Alta Planning + Design, Inc. for a total not to exceed contract amount of \$2,000,000.
2. Reallocated \$139,690.77 from PWC8969-134 to PWC9026-134.
3. Reallocated \$75,899.02 from PWC8970-134 to PWC9026-134.
4. Reallocated \$59,410.21 from PWC8944-142 to PWC9026-142.
5. Reallocated \$300,000.00 from PWC7953-531 to PWC9026-531.

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

**\* J. Mayor Mei opened consideration of Approval of a Professional Services Agreement with BKF Engineers, in an Initial Amount Not to Exceed \$2,100,000 for Project Planning, Environmental Clearance, and Engineering Design Services for the Pacific Commons Bicycle and Pedestrian Bridge and Trail over I-880 (PWC 8978) (I-880/Pacific Commons Bridge)**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council approved the following actions for the Pacific Commons Bicycle and Pedestrian Bridge and Trail over I-880 (PWC 8978):

1. Authorized the City Manager or designee to execute a Professional Services Agreement with BKF Engineers in an amount not to exceed \$2,100,000 for Phase I design services.
2. Authorized the City Manager or designee to execute Cooperative Agreements with Caltrans and to execute any other documents and transactions in connection with the project.
3. Reallocated \$695,000 from PWC7953-531 to PWC8978-531.

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

**\* K. Mayor Mei opened consideration of Approval of a Professional Services Agreement with WMH, Inc. in an Amount Not to Exceed \$985,464 and Funding Actions for Project Planning and Design Services Related to I-680 Interchange Modernizations at North Mission Boulevard, Washington Boulevard and Auto Mall Parkway (PWC9021)**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council approved the following actions related to the planning and design for the I-680 Interchange Modernizations at North Mission Boulevard, Washington Boulevard and Auto Mall Parkway (PWC9021):

1. Authorized the City Manager or designee to execute a Professional Services Agreement with WMH, Inc. in an amount not to exceed \$985,464 for design services.
2. Authorized the City Manager or designee to execute a Project Funding Agreement with ACTC to receive \$2,000,000 for the I-680 Interchange Modernization at Auto Mall Parkway.
3. Appropriated \$2,000,000 in ACTC Measure BB funds to PWC9021-504 for I-680 Interchange Modernization project.
4. Reallocated \$150,000 from PWC7953-531 to PWC9021-531.

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

**\* L. Mayor Mei opened consideration of Approval of Agreements for On-Call Structural Engineering Consultant Services with Crosby Group, CSG Consultants, Simpson Gumpertz & Heger, and TEAC Structural Engineering**

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

1. Approved and authorize the City Manager or his designee to execute a Master Service Agreement with Crosby Group for on-call structural engineering consultant services for a total not-to-exceed compensation of \$1,000,000 for five years.
2. Approved and authorize the City Manager or his designee to execute a Master Service Agreement with CSG Consultants for on-call structural engineering consultant services for a total not-to-exceed compensation of \$1,000,000 for five years.
3. Approved and authorize the City Manager or his designee to execute a Master Service Agreement with Simpson Gumpertz & Heger for on-call structural engineering consultant services for a total not-to-exceed compensation of \$1,000,000 for five years.
4. Approved and authorize the City Manager or his designee to execute a Master Service Agreement with TEAC Structural Engineering for on-call structural engineering consultant services for a total not-to-exceed compensation of \$1,000,000 for five years.

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

**\* M. Mayor Mei opened Consideration of a Resolution Adopting the City of Fremont's Salary Schedule**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council adopted Resolution No. 2020-40 approving the City of Fremont's Salary Schedules as established by the City Manager.

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

\* **N. Mayor Mei opened consideration to Approve the Donation and Authorize the City Manager or Designee to Execute Any Agreements or Documents Required (Donation of Fire Apparatus to Bay-EMT Program)**

On a motion by Councilmember Jones, seconded by Vice Mayor Kassan, the City Council approved the donation and authorized the City Manager or designee to execute any agreements or other documents required for the donation.

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

**3. CEREMONIAL ITEMS**

**A. Proclamation: Recognizing That Black Lives Matter**

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.

Mayor Mei opened the public comment period. Teresa Cox thanked the City Council for drafting the proclamation but noted the proclamation's tardiness compared to other Bay Area city councils who presented proclamations in June 2020. Monique discussed the City's diversity and asked for the City Council's support. There being no additional speakers, Mayor Mei closed the public comment period.

**B. Proclamation: American Muslim Appreciation and Awareness Month, August 2020**

Mayor Mei opened the public comment period. Sameena Usman and Moina Shaiq thanked the City Council for the proclamation and for recognizing the contributions of American Muslim residents. Justine requested that both proclamations be accompanied with policies in support of African and Muslim Americans. There were no additional speakers. Mayor Mei closed the public comment period.

**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. There were no speakers.

**5. SCHEDULED ITEMS – None.**

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

\*Consent Items



**7. OTHER BUSINESS**

**A. Mayor Mei opened consideration of a Status Report on Fremont Mobility Action Plan and Mobility Commission Workplan**

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.

Public Works Director Hans Larsen and Mobility Commission Chair Mark Spencer gave a presentation. Staff responded to questions from Councilmembers. Mayor Mei opened the public comment period. Laura Winter, member of the Mobility Action Pan Taskforce, asked for clarification regarding the reports section on ambassador counter negativity and misinformation. There were no additional speakers. Mayor Mei closed the public comment period. Councilmembers provided comment.

**8. COUNCIL COMMUNICATIONS**

**A. Council Referrals**

**1. Mayor Mei opened consideration of Councilmember Salwan Referral: Ordinance Limiting Service Fees by Third Party Food Delivery Services**

Councilmember Salwan provided an overview of his referral. Mayor Mei opened the public comment period. Matt Senekeremian, member of the Fremont Chamber of Commerce, provided the Fremont Chamber of Commerce’s support for Councilmember Salwan’s referral. There were no additional speakers. Mayor Mei closed the public comment period. Councilmembers provided comment.

On a motion by Councilmember Salwan, seconded by Councilmember Jones, the City Council authorized the City Manager to act and issue an executive order limiting service fees by third party food delivery services during the recess.

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

**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 8:24 p.m.

Attest:

Approved:

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

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