

**MINUTES
FREMONT CITY COUNCIL MEETING
MARCH 18, 2025
FREMONT CITY HALL AND
VIRTUAL MEETING VIA ZOOM
7:00 P.M.**

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953(b), the following meeting will include teleconference participation by Councilmember Shao from:

*Howard Plaza Hotel Taipei
Business Center
No. 160 Section 3 Ren Ai Road
Taipei 10657 Taiwan*

1. PRELIMINARY

- A. Call to Order:** Mayor Salwan called the meeting to order at 7:00 p.m.
- B. Flag Salute:** Councilmember Liu led the salute to the flag.
- C. Roll Call:** Mayor Salwan, Vice Mayor Campbell, Councilmembers: Keng, Kimberlin, Shao, Zhang and Liu

D. Announcements by Mayor/City Manager/City Attorney

Mayor Salwan announced the Boards and Commissions vacancies.

City Manager Shackelford shared information regarding items of Council/community interest/introduced colleagues.

E. Report Out of Closed Session

City Attorney Alvarado reported that the Council conducted a conference in Closed Session this evening. The Council discussed Conference with Labor Negotiator pursuant to Government Code 54957.6. No reportable action was taken.

2. CONSENT CALENDAR

- * **A. Waive Reading of Ordinances:** The City Attorney read the titles of ordinances to be considered.

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council waived further readings of proposed ordinances.

*Consent Items

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

* **B. Approval of Minutes – None.**

* **C. Mayor Salwan opened consideration of appropriating Funds and Adopt a Resolution Authorizing the City Manager to Execute an Acquisition Loan Agreement for \$9.5 Million with Pacific West Communities, Inc. and Making Findings of CEQA Exemption.**

This item was removed from the Consent Calendar. Mayor Salwan opened the public comment period. The following people commented: Sandra Moore, Mari-lyn Harris, Kate Amon, Monica, and Antonio. There being no additional speakers, Mayor Salwan closed the public comment period. Community Development Director Dan Schoenholz and Housing Manager Lucia Hughes were present for discussion.

On a motion by Councilmember Keng, seconded by Councilmember Zhang, the City Council: 1) adopted Resolution No. 2025-06 authorizing the City Manager to execute an acquisition loan in the amount of \$9.5 million (in the form of a 55-year loan at a rate of 3% simple interest) with Pacific West Communities, Inc. for the 240-unit affordable housing project to be built at 45021 Warm Springs Boulevard and making findings of CEQA exemption; and 2) correspondingly, appropriated \$12 million to the project from Fund 196 (Affordable Housing Fund); and 3) authorized the City Manager to amend the loan agreement with PWC prior to the start of construction to add the remaining \$2.5 million in funding to the City loan commitment.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

* **D. Mayor Salwan opened consideration of authorize the City Manager, or her designee, to execute a Master Services Agreement for Commercial Real Estate Consulting Services in an amount not to exceed \$1,000,000 over five years and authorize the appropriation of \$1,250,000 from Fund 542 unallocated fund balance to PWC9070-542.**

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council:

1. Authorized the City Manager, or her designee, to execute a Master Service Agreement with RSG, Inc. to perform commercial real estate consulting services for a total not-to-exceed compensation of \$1,000,000 over a period of five years.
2. Authorized the appropriation of \$1,250,000 from Fund 542 unallocated fund balance to PWC9070-542 to support real estate related consulting fees and incremental staff charges for parkland acquisition efforts.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

*** E. Mayor Salwan opened consideration of authorize the City Manager to Enter into an Amendment with Alameda County for Homeless Housing And Prevention Funds to Support the Housing Navigation Center and Other Services, Appropriate \$531,144 in HHAP funding in Fund 179, and Make Findings of CEQA Exemption.**

This item was removed from the Consent Calendar. Mayor Salwan opened the public comment period. The following people commented: David Bonaccorsi (Fremont For Everyone), Marie Hughes, Kate Amon and Sai Nagarajan. There being no additional speakers, Mayor Salwan closed the public comment period. Community Development Director Dan Schoenholz and Housing Manager Lucia Hughes were available for discussion.

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council:

1. Authorized the City Manager, or her designee, to enter into an amendment with Alameda County to extend the current HHAP funding agreement until December 31, 2025, and to add an additional \$531,144 in HHAP Round 5 funding, for a total agreement amount not to exceed \$2,737,465 for eligible services, including interim housing such as the Housing Navigation Center, permanent housing, and affordable or supportive housing operating subsidies.
2. Increased the revenue estimate and appropriate \$531,144 in the OHCC-HNC HHAP account of Fund 179.
3. Made findings of CEQA exemption as specified in this report.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

*** F. Mayor Salwan opened consideration of authorizing the City Manager, or her Designee, to Issue Purchase Orders and to Execute Implementing Documents with ZONES IT SOLUTIONS, INC., for the Cisco Smartnet License Renewal.**

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council authorized the City Manager, or her designee, to issue purchase orders and to execute implementing documents with ZONES IT SOLUTIONS, INC., for the Cisco Smartnet license renewal in an amount not to exceed \$211,939.15 for a three-year term.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

*** G. Mayor Salwan opened consideration of authorizing the City Manager, or her Designee, to Issue Purchase Orders and to Execute Implementing Documents with Solutions Simplified, for the Annual Software Licenses of the Zscaler Internet Access (ZIA) Web Monitoring and Security.**

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council authorized the City Manager, or her designee, to issue purchase orders and to execute implementing documents with Solutions Simplified, for the Zscaler Internet Access (ZIA) Web Monitoring and Security renewal in an amount not to exceed \$191,475 for a three-year term.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

*** H. Mayor Salwan opened consideration of authorize the City Manager to Execute a Memorandum of Understanding with Alameda County Health for FY 2024/25 Targeted Case Management Services.**

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council adopted Resolution No. 2025-07: (1) authorizing the City Manager, or her designee, to execute a Memorandum of Understanding with Alameda County Health to enable the City's Human Services Department to receive reimbursement for eligible FY 2024/25 expenses through Alameda County's Targeted Case Management (TCM) program, and making findings of CEQA exemption, as described in this staff report; and (2) delegating to the City Manager, Finance Director, or their designee, the authority to sign, certify or execute documents on behalf of the City with respect to the TCM and MAA programs.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

*** I. Mayor Salwan opened consideration of Transmittal and Acceptance of Fiscal Year 2023/24 Audit Reports.**

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council received financial audit reports for Fiscal Year 2023/24 and filed.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

*** J. Mayor Salwan opened consideration of consider a Resolution to Adopt the 2025 Labor Negotiation Guidelines for the Upcoming 2025 Collective Bargaining Process.**

On a motion by Councilmember Keng, seconded by Councilmember Liu, the City Council adopted Resolution No. 2025-08 adopting the 2025 Labor Negotiation Guidelines for the upcoming 2025 collective bargaining process.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

3. CEREMONIAL ITEMS

- A. Proclamation: Red Cross Month (March 2025)**
- B. Proclamation: Women’s History Month (March 2025)**
- C. Proclamation: Save Soil Day (March 21, 2025)**

4. PUBLIC COMMUNICATIONS

A. Oral and Written Communications

Communications 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 Salwan opened the public comment period. The following people commented: Dianne Jones, Vivian Wan, Jennifer Dow-Rowell (SAVE), Linda Dewlaney, Marie Hughes, Sonia Manrique (PG&E), Kate Hart, Linda Susoev, Kelly Abreu, and Joanne Schwab. There being no additional speakers, Mayor Salwan closed the public comment period.

5. SCHEDULED ITEMS

- A. Mayor Salwan opened consideration of a Public Hearing (Published Notice) to consider an annual report on the status of implementation of the General Plan and the 2023 – 2031 Housing Element; and to consider a finding that the annual report is exempt from the requirements of the California Environmental Quality Act (CEQA), each on a separate and independent basis, pursuant to CEQA Guidelines §15061 (Review for Exemption),**

§15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), and §15378 (Project).

Senior Planner Mark Hungerford, Housing Manager Lucia Hughes and Planning Manager Joel Pullen were present for discussion and shared a presentation. Mayor Salwan opened the Public Hearing. The following people commented: Kate Amon and Kelly Abreu. There being no additional speakers, Mayor Salwan closed the Public Hearing. Staff responded to questions from Councilmembers. Councilmembers provided comments.

On a motion by Councilmember Keng, seconded by Councilmember Zhang, the City Council:

1. Found the APR is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to, without limitation and each on a separate and independent basis CEQA Guidelines §15061 (Review for Exemption), §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), and §15378 (Project).
2. Accepted Exhibit “A” and Exhibit “B,” which depict the status of the General Plan and Housing Element, and directed Staff to submit the APR to LCI and HCD.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

6. OTHER BUSINESS

A. Mayor Salwan opened consideration of adoption of an Urgency Ordinance Amending Fremont Municipal Code Chapter 8.90 Regulating Camping on Property in the City of Fremont, and Finding that the Action is Exempt From Review Under the California Environmental Quality Act (CEQA).

City Attorney Rafael Alvarado was present for discussion. Mayor Salwan opened the Public Comment period. The following people commented: Sundari Yanamanram, Mae Ge, Chung, Min Chi, Herb Chiu, Junmei Zhang, Rajesh Konanganparambath, Sr. Annette Burkart (Compassionate Fremont), David Bonaccorsi (Fremont For Everyone), Elizabeth Schaefer (Mission Peak Unitarian Universalist Congregation), Steve Skala, Vivian Wan (Abode Services), Jennifer Dow-Rowell (SAVE), Vijaya Aasuri, Sandra Moore, Valerie Stewart (Mission Peak UU Congregation), Marie Hughes, Mark Rahman, Veeru Vupala, Vipin Sharma, Joanne Kemp, Rachael Kuhne, Grace Shepherd, Katherine Rubie, Sai Nagarajan, Padma Gopalakrishnan, Kate Amon, Reshma Inamdar, Mari-lyn Harris, Venkat Adusumalli, Sree, Kelly Abreu, and Joanne Schwab. There being no additional speakers, Mayor Salwan closed the Public Comment period. Staff responded to questions from Councilmembers. Councilmembers provided comments.

On a motion by Councilmember Zhang, seconded by Councilmember Kimberlin, the City Council adopted an urgency ordinance, attached as Exhibit A, by a four-fifths vote of the City Council, amending Chapter 8.90 of the Fremont Municipal Code.

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers:
Keng, Kimberlin, Shao, Zhang and Liu
Noes: None
Absent: None
Abstain: None

B. Mayor Salwan opened consideration of Selection of the Vice Mayor for the Period Covering March 2025 through November 2025.

Deputy City Manager Allen DeMers was present for discussion. Mayor Salwan opened the Public Comment period. There being no speakers, Mayor Salwan closed the Public Comment period. Staff responded to questions from Councilmembers. Councilmembers provided comments.

On a motion by Councilmember Liu, seconded by Councilmember Zhang, the City Council by motion, selected Councilmember Keng to serve as Vice Mayor for the period covering March 2025 through November 2025, based upon the following recommended option, Option A.

1. Option A: Select the Council member that would have followed the former Councilmember’s (in this case former Councilmember Kassan) turn as vice mayor in the order of selection and advance the appointment schedule for future vice mayors accordingly. This option would result in the selection of Councilmember Keng and would advance the normal order of selection by one term. This selection process will be memorialized by resolution when the City Council Handbook is revised this year.
2. Option B: Select the councilmember (in this case Councilmember Kimberlin) that has been appointed to the vacant seat that would have been next in line to serve as Vice Mayor. In this scenario, the regular order of vice mayorship appointments would resume following the appointed councilmember’s term as vice mayor.
3. Option C: Extend the term of the current vice mayor (in this case Vice Mayor Campbell) by eight months and continue to use the pre-established order of vice mayorship selection.

Chart for each option, showing the future appointments for each period:

Vice Mayor Term	Order of Vice Mayor Selection (Option A)	Order of Vice Mayor Selection (Option B)	Order of Vice Mayor Selection (Option C)	Notes
March 2025 - November 2025	Teresa Keng	Kathy Kimberlin	Desrie Campbell	Third highest number of votes in 2022 election. (fourth year of term)

Vice Mayor Term	Order of Vice Mayor Selection (Option A)	Order of Vice Mayor Selection (Option B)	Order of Vice Mayor Selection (Option C)	Notes
November 2025 - July 2026	Yajing Zhang	Teresa Keng	Teresa Keng	Highest number of votes in 2024 election. (second year of term)
July 2026 – March 2027	Raymond Liu	Yajing Zhang	Yajing Zhang	Second highest number of votes in 2024 election. (third year of term)
March 2027 - November 2027	Councilmember with highest number of votes in 2026 election.	Raymond Liu	Raymond Liu	Third highest number of votes in 2024 election. (fourth year of term)
November 2027 - July 2028	Councilmember with second highest number of votes in 2026 election.	2026 election	2026 election	Highest number of votes in 2026 election. (second year of term)
July 2028 – March 2029	Councilmember with third highest number of votes in 2026 election.	2026 election	2026 election	Second highest number of votes in 2026 election. (third year of term)
March 2029 – November 2029	Councilmember with highest number of votes in 2028 election.	2026 election	2026 election	Third highest number of votes in 2026 election. (fourth year of term)

Ayes: Mayor Salwan, Vice Mayor Campbell, Councilmembers: Keng, Kimberlin, Shao, Zhang and Liu
 Noes: None
 Absent: None
 Abstain: None

7. ITEMS REFERRED BY COUNCILMEMBERS

- A. Council Referrals – None.**
- B. Appointments to Boards, Commissions, Committees – None.**

*Consent Items

C. Legislative Actions – None.

D. Report on Committee Assignments

Councilmembers reported on their various meetings.

8. ADJOURNMENT: There being no further business, Mayor Salwan adjourned the meeting at 9:20 p.m. in memory of Firefighter Anthony Ganzler.

Attest:

Approved:

Susan Gauthier, City Clerk

RAJ SALWAN, Mayor