

**MINUTES  
FREMONT CITY COUNCIL MEETING  
MARCH 1, 2022  
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 Shao led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Salwan, Councilmembers: Keng, Jones, Kassan, Shao, and Cox
- D. Announcements by Mayor/City Manager**

Mayor Mei, on behalf of the City Council, extended our sincerest condolences to the Bobbitt family regarding the passing of Captain Fred Bobbitt. Mayor held a moment of silence in memory of Captain Bobbitt. Mayor shared information regarding the scheduled memorial services for Captain Bobbitt.

City Manager Shackelford shared information regarding items of community interest and introduced newly appointed City Attorney, Rafael Alvarado, Jr.

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

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

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

This item was removed from the Consent Calendar by Councilmember Cox. Councilmember Cox requested corrections be made to the February 8, 2022 minutes. No minutes were approved at this time.

- \* **C. Mayor Mei opened consideration of a Second Reading and Adoption of an Ordinance of the City of Fremont Amending Fremont Municipal Code Title 12, Streets, Sidewalks and Public Property, Chapter 12.25 Sections 12.25.010, 12.25.040, 12.25.050 AND 12.25.120 (Special Events)**

On a motion by Councilmember Jones, seconded by Councilmember Shao, the City Council adopted Ordinance No. 01-2022.

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

- \* **D. Mayor Mei opened consideration of Approval of Purchase Order with Tymco, Inc. for the Purchase of One Street Sweeper in an Amount Not to Exceed \$345,280.95; with Peterson Trucks, Inc. for the Purchase of One Dump Truck in an Amount Not to Exceed \$140,993.69 and; with The Ford Store San Leandro for the Purchase of Seven Police Vehicles in an Amount Not to Exceed \$354,163.89. Exempt from CEQA Review per Guideline 15061. (Purchase of Fleet Vehicles)**

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

1. Authorized the City Manager or Designee to execute a purchase order with Peterson Trucks, Inc. for the purchase of one dump truck in an amount not to exceed \$140,993.69.
2. Authorized the City Manager or Designee to execute a purchase order with Tymco, Inc. for the purchase of one street sweeper in an amount not to exceed \$345,280.95.
3. Authorized the City Manager or Designee to execute a purchase order with The Ford Store San Leandro for the purchase of seven Ford Utility Hybrids in an amount not to exceed \$354,165.89.

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

- \* **E. Mayor Mei opened consideration of Approval to Amend a Professional Services Agreement with MNS Engineers, Inc., in an amount not to exceed \$300,000 for Construction Management Services related to the Warm Springs BART West Access Bridge and Plaza Project (PWC 8804), for a Total Contract Amount Not to Exceed \$2,851,020**

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

1. Reallocated funds of \$300,000 from PWC 9041-514 and appropriate to PWC 8804-514.
2. Authorized the City Manager or her designee to execute an Amendment to the Professional Services Agreement with MNS Engineers, Inc., in an amount not to exceed

\$300,000, for Construction Management Services for the Warm Springs BART West Access Bridge and Plaza Project for a total contract amount not to exceed \$2,851,020.

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

**\* F. Mayor Mei opened consideration to Approve a Three-Year Agreement with California Association of Food Banks for participation in the CalFresh Outreach program and Making Finding of CEQA Exemption**

On a motion by Councilmember Jones, seconded by Councilmember Shao, the City Council authorized the City Manager or her designee to enter into a Memorandum of Understanding (MOU) with the California Association of Food Banks (CAFB) for the federal fiscal years beginning October 1, 2021 and ending September 30, 2024. Also, approve this contract for review by the California Department of Social Services and the United States Department of Agriculture.

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

**\* G. Mayor Mei opened consideration of Approval for the Closeout of Completed Capital Projects and Partial Defunding of Selected Projects; and Approval of Fund Transfers and Appropriations (Capital Project Closeouts)**

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

1. Approved the closeout of the capital projects identified on Exhibit A - Project Closeout List and return the remaining project appropriations to available fund balance in their respective funds.
2. Approved the defunding of the capital projects identified on Exhibit B - Project Defund List and return the remaining project appropriations to available fund balance in their respective funds.
3. Approved appropriation actions identified on Exhibit C - Project Appropriations List.

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

### 3. CEREMONIAL ITEMS

- A. **Resolution: 125th Anniversary of the Country Club of Washington Township Women's Club**
- B. **Proclamation: Women's History Month - Celebrate our Elected Women to Fremont City Council Past and Present**

### 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.

The following persons spoke in opposition of the HomeKey affordable housing project at Motel 6: Jane, Fang, Lei Fan, and Lucy. John Hinds commented on Homekey and Safe Parking initiatives. The following persons spoke in support of the HomeKey affordable housing project: Marie Hughes, Lisa Danz, and Katherine.

### 5. SCHEDULED ITEMS

- A. **Mayor Mei opened consideration of the City of Fremont Redistricting Process Public Hearing and Introduction of an Ordinance Amending Sections 2.05.130 and 2.10.110 of Fremont Municipal Code regarding the Redrawing of Election District Boundaries and making Conforming Changes Due to having a Seven Member City Council (Fourth Public Hearing on City of Fremont Redistricting Process, Start time - 7:15pm)**

Management Analyst Amanda Gallo provided an introduction. Kristen Parks, Consultant with the National Demographics Corporation provided a presentation. Ms. Parks responded to questions from Councilmembers. Mayor Mei opened the public hearing. There being no speakers, Mayor Mei closed the public hearing. This was followed by another question and answer period. Councilmembers provided comment.

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

1. Conducted a public hearing to receive additional public input on communities of interest and district boundaries.
2. Identified and selected NDC 91064 Revised Council District Map for additional modification and review.
3. Introduced an ordinance amending the Fremont Municipal Code, sections 2.05.130 and 2.10.110.
4. Directed the City Clerk to post and publish a summary of the ordinance in accordance with Government Code Section 36933(c)(1).

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

**B. Mayor Mei opened consideration of a Public Hearing (Published Notice) to Consider Adoption of a Resolution to Apply an Annual Inflationary Adjustment to the City’s Development Impact Fees, Including the Parkland Fee, Park Facilities Fee, Traffic Impact Fee, Capital Facilities Fee, and Fire Facilities Fee, Increasing the Fees in an Amount of 6.62%, Based on the Bay Area Construction Cost Index, Effective July 1, 2022. (Proposed Development Impact Fee Annual Inflationary Increase)**

This item was added to the Consent Calendar and approved. It was later noted in the meeting that the public hearing needed to be opened for public speakers. Mayor Mei opened the public hearing. There being no public speakers, Mayor Mei closed the public hearing.

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

1. Held a public hearing to hear public comments regarding the proposed impact fee adjustment.
2. Adopted Resolution No. 06-2022 approving a 6.62% increase to development impact fees for the Parkland Fee, Park Facilities Fee, Traffic Impact Fee, Capital Facilities Fee, and Fire Facilities Fee programs to reflect construction cost changes in 2021, effective July 1, 2022 and amending the Master Fee Schedule to include the increased fees.

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

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

**7. OTHER BUSINESS – None.**

**8. COUNCIL COMMUNICATIONS**

**A. Council Referrals – None.**

**B. Oral Reports on Meetings and Events**

Councilmember Shao reported on Alameda County Housing Authority meeting he attended regarding voucher programs and Newark Homekey projects.

Before adjournment, Mayor Mei held a moment of silence in support of those under attack in Ukraine. Mayor expressed condolences again to the Bobbitt Family.

**9. ADJOURNMENT:** There being no further business, Mayor Mei adjourned the meeting at 9:35 p.m.

Attest:

Approved:

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Susan Gauthier, City Clerk

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LILY MEI, Mayor