

**MINUTES
FREMONT CITY COUNCIL MEETING
MAY 20, 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:

*Grand Hyatt Taipei
No. 2 SongShou Road
Taipei City, Taiwan, 110061*

1. PRELIMINARY

- A. Call to Order:** Mayor Salwan called the meeting to order at 7:00 p.m.
- B. Flag Salute:** Councilmember Zhang led the salute to the flag.
- C. Roll Call:** Present: Mayor Salwan, Councilmembers: Campbell, Kimberlin, Shao, Zhang and Liu.
Absent: Vice Mayor Keng
- 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 and introduced colleagues.
- E. Report Out of Closed Session – 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 Kimberlin, seconded by Councilmember Liu, the City Council waived further readings of proposed ordinances.

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

*Consent Items

- * **B. Mayor Salwan opened consideration of Approval of Minutes – for the Special and Regular Meetings of April 1, 2025, the Special and Regular Meetings of April 15, 2025, and the Regular Meeting of May 6, 2025.**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council approved minutes.

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

- * **C. Mayor Salwan opened consideration of approval of a Second Reading and Adoption of an Ordinance of the City Council of the City of Fremont Amending Chapter 8.70 of Fremont Municipal Code to Expand the Definition of a Residential Unit that Qualifies for Tenant Relocation Assistance as Defined by State Law, and; Second Reading and Adoption of an Ordinance of the City Council of the City of Fremont Amending Sections 8.75.010 and 8.75.210 of Chapter 8.75 of the Fremont Municipal Code to Clarify Ordinance Enforcement, and a Second Reading and Adoption of an Ordinance of the City of Fremont Adding Chapter 8.85 to the Fremont Municipal Code to Adopt an Exterior Elevated Elements Ordinance.**

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

1. Adopted Ordinance No. 07-2025 amending Chapter 8.70 (Tenant Relocation) of the Fremont Municipal Code.
2. Adopted Ordinance No. 08-2025 amending Chapter 8.75 (Tobacco Retailers Licensing) of the Fremont Municipal Code.
3. Adopted Ordinance No. 09-2025 adding Chapter 8.85 (Exterior Elevated Elements) to the Fremont Municipal Code.

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

- * **D. Mayor Salwan opened consideration of approval to authorize the City Manager, or Designee, to Issue a Purchase Order to Saitech Inc. in the amount of \$245,490.80 for the Purchase of Cisco Wi-Fi Access Points and Meraki Licenses for the City's Facilities, and to Execute Any Implementing Documents and Take Any Implementing Actions as Necessary.**

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

1. Authorized the City Manager, or designee, to issue a purchase order to Saitech Inc for the purchase of Cisco Wi-Fi Access Points and Meraki Licenses for the City's Facilities in the amount of \$245,490.80 (including applicable sales tax and shipping charges).
2. Authorized the City Manager, or designee, to execute any implementing documents and take any implementing actions as necessary.

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

- * E. **Mayor Salwan opened consideration of approval to Execute an Agreement with Alameda County Probation Department for Positive Youth Development Programs Supporting At-Risk (At-Risk) Youth and Families, July 1, 2025 through June 30, 2027, and a Subcontractor Agreement with Union City; and Make Findings of CEQA Exemption.**

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

1. Authorized the City Manager, or designee, to execute an agreement with ACPD to provide Positive Youth Development programs for a two-year period from July 1, 2025, through June 30, 2027, in an amount not-to-exceed \$726,095, including \$355,928 in FY 2025/26 and \$370,167 in FY 2026/27.
2. Authorized the City Manager, or designee, to execute a subcontractor agreement with the City of Union City, for a two-year period from July 1, 2025, through June 30, 2027, in an amount not-to-exceed \$437,190, including \$214,309 for FY 2025/26 and \$222,881 for FY 2026/27.

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

- * F. **Mayor Salwan opened consideration of approval to Execute a Two-Year Service Agreement with Alameda County Social Services Agency for City to Provide Child Abuse Prevention, Intervention and Treatment services for at-risk children and Families; and Make Findings of CEQA Exemption.**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to execute a two-year agreement with ACSSA for \$166,000 for the City to provide CAPIT services for the period of July 1, 2025 through June 30, 2027.

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

*** G. Mayor Salwan opened consideration of approval of a Service Agreement with BrightView Landscape Services, Inc., for Landscape Maintenance Services for City Streetscapes and Right of Way Areas.**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to execute a seven-year service agreement (July 1, 2025 to June 30, 3032) with BrightView Landscape Services for landscape maintenance services for City streetscapes and right-of-way areas, at an annual cost of \$1,027,732 (\$852,732 for scheduled maintenance services plus up to \$175,000 for annual contingency work), with annual price increases based on CPI-U but capped at 4% per year.

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

*** H. Mayor Salwan opened consideration of approval to Authorize the City Manager to Execute \$128,669 a Mini-Grant Agreement with the Three Valleys Community Foundation to Receive Funding to Support the Mobile Evaluation Team Mental Health Staff. (Opioid Innovative Mini-Grant)**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to execute the Opioid Innovative Mini-Grant Agreement with the Three Valleys Community Foundation, through April 30, 2026, in the amount of \$128,669 and appropriate the funds.

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

- * **I. Mayor Salwan opened consideration of approval of Plans and Specifications; Award of Contract to American Pavement Systems, Inc. in the Amount of \$4,986,119 (Including 5% Contingency) for the 2025 Cape and Slurry Seal Project (PWC8195-X2); Appropriation Actions; Make Findings of CEQA Exemption.**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council approved the following actions related to the 2025 Cape and Slurry Seal Project (PWC8195-X2):

1. Approved the plans and specifications for the project.
2. Rejected the bid from the low monetary bidder.
3. Accepted the bid and awarded the construction contract to the lowest responsive and responsible bidder, American Pavement Systems, Inc. in the amount of \$4,756,119, allocate a 5% construction contingency in the amount of \$230,000 for a total construction contract amount of \$4,986,119, and authorize the City Manager, or designee, to execute the contract.
4. Appropriated unallocated fund balance of \$43,662 in ACTC Fund 518 to PWC8195.
5. Appropriated unallocated fund balance of \$27,706 in ACTC Fund 519 to PWC8195.
6. Found this project is exempt from CEQA review pursuant to CEQA Guidelines Section 15301 as the repair, maintenance or minor alteration of existing facilities involving no or negligible expansion of the use beyond that presently existing.

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

- * **J. Mayor Salwan opened consideration for authorizing Execution of a Purchase Order with Tymco, Inc., Utilizing the H-GAC Contract for the Purchase of Two Street Sweepers in an Amount Not-to-Exceed \$835,959.60.**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to execute a purchase order with Tymco, Inc. for the purchase of two Tymco Model 600 street sweepers utilizing the H-GAC contract in an amount not-to-exceed \$835,959.60.

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

- * **K. Mayor Salwan opened consideration of approval to Execute Purchase Order Contract in the amount of \$1.463M with Merrimac Petroleum, Inc., DBA Merrimac Energy Group, for the Purchase and Delivery of Gasoline and Renewable Diesel Fuel with Fixed Price Adjustments for One Year Term and Options for Three One-Year Extensions. (Fuel Supply Contract)**

This item was removed from the Consent Calendar. Mayor Salwan opened the public comment period. The following person commented: Steve Skala. There being no additional speakers, Mayor Salwan closed the public comment period.

On a motion by Councilmember Kimberlin, seconded by Councilmember Zhang, the City Council authorized the City Manager, or designee, to execute a purchase order contract with Merrimac Petroleum, Inc., DBA Merrimac Energy Group, for the purchase and delivery of unleaded gasoline and renewable diesel fuel for a one-year term in the amount of \$1.463M with option to renew the contract for up to three one-year terms with fixed price adjustments for the entire contract term.

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

- * **L. Mayor Salwan opened consideration of Approval to Execute the First Amendment to Installation, Removal, Repair, Service & Purchase of Vehicle Accessories and Equipment with Stommel, Inc., DBA Lehr. (Contract for Fleet Services)**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to execute the first amendment to the agreement with Stommel, Inc., DBA Lehr, increasing the total not-to-exceed amount to \$1,950,000.

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

- * **M. Mayor Salwan opened consideration of approval of Agreements for On-Call Surveying Consultant Services in the Amount of \$1,250,000 per Agreement with Ruggeri Jensen Azar and Towill, Inc.; Make Findings of CEQA Exemption.**

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

1. Authorized the City Manager, or designee, to execute Master Service Agreements with Ruggeri Jensen Azar and Towill, Inc., for on-call surveying consultant services, each agreement with a term of five years and a total amount not-to-exceed \$1,250,000.

2. Found that the actions are exempt from environmental review, each as a separate and independent basis for CEQA compliance, under CEQA Guidelines, Section 15378 (administrative and funding activity not a “project” under CEQA) and Section 15061 (no possibility the activity may have significant effect on the environment).

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

*** N. Mayor Salwan opened consideration of approval of a Service Agreement with Prudential Overall Supply for Uniform Rental and Laundry Services in the Amount of \$55,000 per Year with Annual Price Increases Capped at Four Percent per Year.**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to execute a seven-year service agreement (July 1, 2025 to June 30, 2032) with Prudential Overall Supply for uniform rental and laundry services for Maintenance Operations staff, at an annual cost of \$55,000 (\$45,000 for rental and laundry services plus up to \$10,000 for annual additional services) for Fiscal Year 2025/26 and 2026/27, with annual price increases based on CPI-U but capped at four percent per year.

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

*** O. Mayor Salwan opened consideration of approval to Execute Agreements for Ride-On Tri-City’s Ride-Hailing Services with Lyft, Inc. and GoGo Technologies, Inc. and Making Finding of CEQA Exemption. (Transportation Services for Older Adults and People with Disabilities (Ride-On Tri-City!))**

On a motion by Councilmember Kimberlin, seconded by Councilmember Liu, the City Council authorized the City Manager, or designee, to:

1. Execute an agreement with Lyft, Inc. for ride-hailing phone app services, not-to-exceed \$510,000 annually, for July 1, 2025, through June 30, 2028;
2. Execute an agreement with GoGo Technologies, Inc. for ride-hailing call center services, not to exceed \$120,000 annually, for July 1, 2025, through June 30, 2028; and
3. Find that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15378(b)(2), (4) and/or (5), and/or 15061(b)(3), each of the foregoing providing a separate and independent basis for CEQA exemption.

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

* **P. Mayor Salwan opened consideration of adopting a Resolution Summarily Vacating a Public Utility Easement at 39180 Liberty Street in the Downtown Community Plan Area (PLN2025-00048) and Make Findings of CEQA Exemption.**

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

1. Adopted Resolution No. 2025-18 to vacate a portion of a public utility easement at 39180 Liberty Street on grounds the easement is no longer needed.
2. Found the action is exempt from CEQA review per CEQA Guidelines Section 15305, as the vacation of access easements is considered a minor alteration in land use limitations that does not result in any land use or density changes.

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

* **Q. Mayor Salwan opened consideration of adopting a Resolution Summarily Vacating an Electrolier Easement at 38889 Bell Street in the Central Community Plan Area; Make Findings of CEQA**

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

1. Adopted Resolution No. 2025-19 to vacate an Electrolier Easement at 38889 Bell Street on grounds the easement is no longer needed.
2. Found the action is exempt from CEQA review per CEQA Guidelines Section 15305, as the vacation of easements is considered a minor alteration to land use limitations that does not result in any land use or density changes.

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

* **R. Mayor Salwan opened consideration of adopting a Resolution Summarily Vacating a Portion of Grove Avenue Adjacent to 43401 Ellsworth Street; Make Findings of CEQA Exemption.**

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

1. Adopted Resolution No. 2025-20 to summarily vacate a portion of Grove Avenue adjacent to 43401 Ellsworth Street.
2. Found the action is exempt from CEQA review per CEQA Guidelines Section 15305, as the vacation of easements is considered a minor alteration in land use limitations which does not result in any land use or density changes.

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

* **S. Mayor Salwan opened consideration of adopting a Resolution authorizing the City Manager, or designee, to execute an Agreement to Purchase the Property Located at Fremont Blvd. & St. Leonards Way, APN 525-802-33-3, in the amount of \$800,000 and making certain findings; and Approval of an administrative change to the Land Acquisition Manual of the Parks and Recreation Master Plan; and Find that the actions are exempt from CEQA per CEQA Guidelines Sections 15183, 15004, 15061(b)(3), and 15378.**

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

1. Adopted Resolution No. 2025-21 authorizing the City Manager, or designee, to execute a Purchase and Sale Agreement for the property, APN 525-802-33-3, at St. Leonards Way and Fremont Boulevard, and all other documents necessary to complete the acquisition of the Property.
2. Found that the Property, and its purchase, is in conformity with the City's General Plan and also meets the criteria set forth in the Parks and Recreation Master Plan, Parkland Acquisition Manual of the City of Fremont.
3. Appropriated \$960,000 in Fund 542 to the Parkland Acquisition Project (PWC8311-542).
4. Amended the Parks and Recreation Master Plan Appendix I, Land Acquisition Manual, Section 4.h, Recreation Commission Review, to state, "Parcels under consideration may be reviewed and recommended by the Recreation Commission."
5. Found that the purchase of the Property is categorically exempt from the California Environmental Quality Act (CEQA), without limitation, pursuant to CEQA Guidelines Section 15183 (General Plan and Zoning Consistency), CEQA Guidelines Section 15004 (Time of Preparation), CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and CEQA Guidelines Section 15378 (Not a Project).

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

3. CEREMONIAL ITEMS

- A. **Proclamation: Older Americans Month (May 2025)**
- B. **Proclamation: Jewish American Heritage Month (May 2025)**
- C. **Proclamation: 42nd Annual National Night Out (August 5, 2025)**
- D. **Resolution: Honoring Community Development Director Dan Schoenholz for Twenty-Seven Years of Service Upon Retirement**

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: Steve Skala (Bike Fremont) and Kelly Abreu. There being no additional speakers, Mayor Salwan closed the public comment period.

5. SCHEDULED ITEMS

- A. **Mayor Salwan opened consideration of approval of Art Review Board and Parks and Recreation Commission Recommendations for Public Artwork at the Proposed Central Park Community Center; Authorize the City Manager or Her Designee to Execute Art Contracts for Amounts Not to Exceed \$464,000; and Find that No Further Environmental Review Is Required Pursuant to CEQA Guidelines Section 15183.**

Community Services Director Kim Beranek and Parks Planning and Design Manager Tara Bhuthimethee were present for discussion and provided a brief presentation. Mayor Salwan opened the Public Hearing. There being no public speakers, Mayor Salwan closed the Public Hearing. Staff responded to questions from Councilmembers. Councilmembers provided comments.

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

1. Approved the first choice artist, Michele Gutlove, and second choice artist, Talley Fisher, for the indoor suspended sculpture art piece; and first choice artist, HYBYCOZO, and

- second choice artist, Michael Szivos/SOFTlab, for the outdoor sculpture at the Central Park Community Center; and authorize staff to use available funds in the Public Art fund (PWC8686) toward the annual maintenance of the first choice indoor suspended art piece.
2. Authorized the City Manager, or designee, to execute art contracts with the first-choice artists, Michele Gutlove and HYBYCOZO, in amounts not-to-exceed \$324,000.
 3. Should the City be unsuccessful in negotiating a contract with the first-choice artist, authorized the City Manager, or designee, to execute an art contract with the second-choice artist, Talley Fisher and/or Michael Szivos/SOFTlab in amounts not-to-exceed \$324,000.
 4. Should Phase 2 of the CPCC be funded, authorized the City Manager, or designee, to award Michael Szivos/SOFTlab or HYBYCOZO a contract not-to-exceed an additional \$140,000, for total art contracts not-to-exceed \$464,000.
 5. Found that no further environmental review is required pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines as the project would not result in new or substantially more severe significant environmental effects than what was analyzed in the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2010082060) previously prepared and certified, as analyzed in the Environmental Compliance Checklist shown in Exhibit "A" of the February 11, 2025 staff report for the Central Park Community Center, and a finding that this action reflects the independent judgment of the City.

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

B. Mayor Salwan opened consideration of Public Hearing (Published Notice) to Consider Adopting a Resolution Amending the City of Fremont Master Fee Schedule to Update Human Services Department Fees.

Human Services Director Arquimides Caldera and Family Services Administrator Levon Gibson were available for questions. Mayor Salwan opened the Public Hearing. There being no public speakers, Mayor Salwan closed the Public Hearing.

On a motion by Councilmember Zhang, seconded by Councilmember Kimberlin, the City Council adopted Resolution No. 2025-22 amending the following sections of the Master Fee Schedule for Human Service, effective immediately following Council adoption:

1. Section V.B.2 (Age Well Centers Facility Rental Schedule, SPECIAL CONDITIONS);
2. Section V.F.2 (Fremont Resource Center Facility Rental Schedule, SPECIAL CONDITIONS); and
3. Add new section authorizing the Director of Human Services to increase the Human Services fees annually in an amount not-to-exceed CPI-U to address increased costs of delivering services.

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

C. Mayor Salwan opened consideration of Public Hearing to Comply with Assembly Bill 2561 (Government Code Section 3502.3) Regarding City's Vacancies, Recruitment and Retention Efforts.

Human Resources Director Tina Gallegos was present for discussion and shared a presentation. Mayor Salwan opened the Public Hearing. The following person commented: 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 Liu, seconded by Councilmember Kimberlin, the City Council conducted a public hearing on the status of the City's vacancies, recruitment, and retention efforts, and received the presentation from City staff, as well as any presentations from the recognized employee organization for each bargaining unit, as required by law.

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

6. OTHER BUSINESS – None.

7. ITEMS REFERRED BY COUNCILMEMBERS

A. Council Referrals – None.

B. Appointments to Boards, Commissions, Committees – None.

C. Legislative Actions – None.

D. Report on Committee Assignments – None.

8. ADJOURNMENT: There being no further business, Mayor Salwan adjourned the meeting at 8:05 p.m.

Attest:

Approved:

Susan Gauthier, City Clerk

RAJ SALWAN, Mayor

*Consent Items