



City Council Chambers
3300 Capitol Avenue
Fremont, CA

Fremont City Council

Lily Mei, Mayor
Raj Salwan, Vice Mayor
Vinnie Bacon
Teresa Keng, District 1
Rick Jones, District 2
Jenny Kassan, District 3
Yang Shao, District 4

City Staff

Mark Danaj, City Manager
Harvey E. Levine, City Attorney
Karena Shackelford, Assistant City Manager
Brian Stott, Assistant City Manager
Christina Briggs, Economic Development Director
Allen DeMers, Human Resources Director
Susan Gauthier, City Clerk
Curtis Jacobson, Fire Chief
Hans Larsen, Public Works Director
David Persselin, Finance Director
Kimberly Petersen, Chief of Police
Dan Schoenholz, Community Dev. Director
Suzanne Shenfil, Human Services Director
Suzanne Wolf, Community Services Director

Fremont City Council Agenda and Report

September 10, 2019

General Order of Business

1. Preliminary
 - Call to Order
 - Salute to the Flag
 - Roll Call
2. Consent Agenda
3. Ceremonial Items
4. Public Communications
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Reports from Commissions, Boards and Committees
6. Report from City Attorney
7. Other Business
8. Council Communications
9. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested citizens, may they speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken. Items on the agenda may be moved from the order listed.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address the City Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.



Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address, and the number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker card). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section of Public Communications. Please submit your speaker card to the City Clerk prior to the commencement of Oral communications. **Only those who have submitted cards prior to the beginning of Oral Communications will be permitted to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker card) and each speaker may only speak once on each agenda item.

The City Council Agendas may be accessed by computer at the following World Wide Web

Address: www.fremont.gov

Information

Copies of the Agenda and Report are available in the lobbies of the Fremont City Hall, 3300 Capitol Avenue and the Development Services Center, 39550 Liberty Street, on Friday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available at the Office of the City Clerk.

The regular meetings of the Fremont City Council are broadcast on Cable Television Channel 27 and can be seen via webcast on our website (www.Fremont.gov).

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (510) 284-4060. City Council meetings are *open captioned* for the deaf in Council Chambers and *closed captioned* for home viewing.

Availability of Public Records

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the City Council less than 72 hours prior to the meeting will be available for public inspection in specifically labeled binders located in the lobby of Fremont City Hall, 3300 Capitol Avenue during normal business hours, at the time the records are distributed to the City Council.

Information about the City or items scheduled on the Agenda and Report may be referred to:

Address: City Clerk
City of Fremont
3300 Capitol Avenue, Bldg. A
Fremont, California 94538
Telephone: (510) 284-4060

Your interest in the conduct of our City's business is appreciated.

Agenda
Fremont City Council Special Meeting
September 10, 2019
City Council Chambers, 3300 Capitol Avenue, Building A
5:30 PM

1. Preliminary

- A. Call to Order**
- B. Salute the Flag**
- C. Roll Call**
- D. Announcements by Mayor / City Manager**

2. Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.

A. Motion To: Waive Further Reading of Proposed Ordinances

(This permits reading the title only in lieu of reciting the entire text.)

B. Approval of Minutes - None.

C. REPORT OF ACTIONS TAKEN DURING COUNCIL RECESS - Report of Actions Taken by the City Manager during Council Recess, July 17, 2019 through September 2, 2019

Contact Persons:

Name:	Susan Gauthier	Karena Shackelford
Title:	City Clerk	Assistant City Manager
Dept:	City Clerk's Office	City Manager's Office
Phone:	510-284-4076	510-284-4063
E-Mail:	sgauthier@fremont.gov	kshackelford@fremont.gov

RECOMMENDATION: *Receive report acknowledging actions taken by the City Manager or designee during the recess.*

D. ON-CALL LAND USE AND DEVELOPMENT CONSULTANT SERVICES - Approve and Authorize the City Manager or His Designee to Execute Master Service Agreements with Consulting Firms to Support Land Use and Development Services

Contact Persons:

Name:	Jennifer Craven	Dan Schoenholz
Title:	Business Manager	Community Development Director
Dept:	Community Development	Community Development
Phone:	510-494-4554	510-494-4438
E-Mail:	jcraven@fremont.gov	dschoenholz@fremont.gov

RECOMMENDATION: Approve and authorize the City Manager or his designee to enter into the on-call land use and development consultants as listed in this report and detailed in Exhibit "A."

E. ON-CALL SCANNING SERVICES - Approve and Authorize the City Manager or His Designee to Execute Master Service Agreements with Hines EDM, Inc. and ImageNet, LLC. to Provide On-Call Scanning Services and Appropriate Funds

Contact Persons:

Name:	Jennifer Craven	Dan Schoenholz
Title:	Business Manager	Community Development Director
Dept:	Community Development	Community Development
Phone:	510-494-4554	510-494-4438
E-Mail:	jcraven@fremont.gov	dschoenholz@fremont.gov

RECOMMENDATIONS:

1. Approve and authorize the City Manager or his designee to enter into a Master Service Agreement with Hines, EDM, Inc. to provide on-call scanning services for a term of five years in an amount not-to-exceed \$750,000.
2. Approve and authorize the City Manager or his designee to enter into a Master Service Agreement with ImageNet, LLC. to provide on-call scanning services for a term of five years in an amount not-to-exceed \$750,000.
3. Appropriate \$500,000 for on-call scanning services in Fund 392.

F. HEALTH PROMOTION CONTRACT - Authorization to Contract with Alameda County Health Care Services Agency

Contact Persons:

Name:	Karen L. Grimsich	Suzanne Shenfil
Title:	Family Services Administrator	Director
Dept:	Human Services Department	Human Services Department
Phone:	510-574-2062	510-574-2051
E-Mail:	kgrimsich@fremont.gov	sshensif@fremont.gov

RECOMMENDATION: Authorize the City Manager, or designee, to execute a contract with the Alameda County Health Care Services Agency in the amount of \$194,289 for the period of July 1, 2019 through June 30, 2020 for the Health Promoter Project.

G. TASK ORDER TO FUSD JOINT POWERS AGREEMENT - Authorization to Execute a Task Order to the Joint Powers Agreement with Fremont Unified School District. Task Order HSD-13 for the Provision of Mental Health, Family Support, Parenting Support, Adolescent Substance Use Disorder Treatment Services, Youth Development and Alternative to Suspension Services; as well as outreach, education and a public awareness campaign related to mental health stigma reduction funded through a grant from Kaiser Permanente

Contact Persons:

Name:	Annie Bailey	Suzanne Shenfil
Title:	Youth and Family Services Administrator	Director
Dept:	Human Services Department	Human Services Department
Phone:	510-574-2111	510-574-2051
E-Mail:	abailey@fremont.gov	sshensif@fremont.gov

RECOMMENDATION: Approve and authorize the City Manager or his designee to execute Task Order No. HSD-13 to the existing joint powers agreement with FUSD for the Youth and Family Services and Fremont Family Resource Center divisions of the Human Services Department to provide mental health services, family support services, parenting support services, substance use disorder treatment services, youth development programming, and outreach, education and a mental health stigma reduction public awareness campaign, in an amount not to exceed \$118,923.

H. REPLACEMENT OF THE CITY'S ACTIVITY, FACILITY RESERVATION AND REGISTRATION SOFTWARE – Authorize the City Manager, or Designee, to Enter into Agreements and Issue Purchase Orders with Active Network, LLC, (Active) for the Implementation, Annual Software Support and Subscription and Maintenance of the Web-based Solution

Contact Persons:

Name:	Andrew Freeman	Suzanne Wolf
Title:	Business Manager	Community Services Director
Dept:	Community Services	Community Services
Phone:	510-494-4757	510-494-4329
E-Mail:	afreeman@fremont.gov	swolf@fremont.gov

RECOMMENDATIONS:

1. Authorize the City Manager, or Designee, to enter into Agreements with Active Network, for term of five (5) years in the amount not to exceed \$430,033. This amount includes one-time project costs of \$186,033 and four (4) years of annual subscription costs not to exceed \$244,000 (\$61,000 annually).
2. Appropriate funding from Fund 186, Senior Center Fund in the amount of \$37,206 to support Human Services project costs.

I. AUTHORIZE AGREEMENT WITH MATRIX CONSULTING FOR POLICE ORGANIZATIONAL WORKLOAD STUDY – Authorization to Enter into Contract with Matrix Consulting Group to Perform a Comprehensive Organizational Workload Study for the Police Department

Contact Persons:

Name:	Johanna Canaday	Kimberly Petersen
Title:	Manager - Criminal Intelligence & Analysis	Police Chief
Dept:	Police Department	Police Department
Phone:	510-790-6976	510-790-6869
E-Mail:	jcanaday@fremont.gov	kpetersen@fremont.gov

RECOMMENDATION: Authorize the City Manager or designee to execute the agreement for the Police Organizational Workload Study with Matrix Consulting Group at a total cost of \$110,000.

3. Ceremonial Items - None.

4. Public Communications

A. Oral and Written Communications

INDUSTRIAL DEVELOPMENT AUTHORITY - None.

PUBLIC FINANCING AUTHORITY - None.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR

5. Scheduled Items - None.

6. Report from City Attorney

7. Other Business

- A. FREMONT HOUSING NAVIGATION CENTER – (1) Receive Additional Information On a Possible Housing Navigation Center at Either the City Hall Site or Decoto Site including Cost Analysis; Site Design/Preparation; Public Safety Considerations; Center Operations; Summary of Community Outreach Efforts; and Zoning/CEQA Considerations; and (2) Approve or Provide Further Direction on Whether Council Desires to Proceed With a Housing Navigation Center; and; if a Site is Approved, for Council to Appropriate the Funds Required and Approve Other Related Actions To Implement the Housing Navigation Center.**

Contact Persons:

Name:	Anna Guiles	Cliff Nguyen
Title:	Management Analyst II	Land Use Initiatives Manager
Dept:	City Manager's Office	City Manager's Office
Phone:	510-284-4015	510-284-4017
E-Mail:	aguiles@fremont.gov	cnguyen@fremont.gov

RECOMMENDATION:

1. Provide further direction to staff on the implementation of a Housing Navigation Center, including whether to further proceed with a site selection process or proposed project;

<OR>

2. Find that the proposed Housing Navigation Center development at either the City Hall site or Decoto site is a Low Barrier Navigation Center, as defined in Government Code Section 65660(a), based on the findings in the staff report, and so is a "use by right" and not a "project" under CEQA as provided by Government Code Sections 65660(b) and 65583.2;
3. Find that all actions by the City Council to encumber and facilitate the use of the site for a Low Barrier Navigation Center (i.e., the proposed Housing Navigation Center development) are statutorily exempt from CEQA pursuant

to Government Code Section 65660(b);

4. Approve the final site at one of the two sites, City Hall as shown in Exhibit "A" or Decoto as shown in Exhibit "B," and the proposed project for implementing the Housing Navigation Center based on the information provided in this report and input received at the special meeting, which the City Council finds most favorable and feasible for a Housing Navigation Center in accordance with Resolution No. 2018-60;
5. Appropriate \$1.1 million in the City-Funded Affordable Housing Fund (Fund 112) for Housing Navigation Center development and operations;
6. Authorize the City Manager or his designee to execute a multi-year services and lease agreement with Bay Area Community Services (BACS) for an initial term through June 30, 2022, with the option to extend for two additional one-year terms, in an amount not to exceed approximately \$5.3 million over the initial term of the agreement; and
7. Authorize the City Manager or his designee to take other actions as required and necessary and to expend the appropriated funds to implement the Housing Navigation Center pursuant to Resolution No. 2019-12.

8. Council Communications

A. Council Referrals

1. MAYOR MEI REFERRAL: Designation of League of California Cities Annual Conference Voting Delegate

Contact Persons:

Name: Lily Mei
Title: Mayor
Dept: City Council
Phone: 510-284-4011
E-Mail: lmei@fremont.gov

RECOMMENDATION: Appoint Mayor Mei as the City's voting delegate for the League of California Cities Annual Conference and Councilmember Jones as the voting alternate. The League's 2019 Annual Conference is scheduled for October 16-18, 2019, in Long Beach, and an important part of the Annual Conference is the Annual Business Meeting, scheduled for Friday, October 18. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

B. Oral Reports on Meetings and Events

9. Adjournment

ACRONYMS

ABAG	Association of Bay Area Governments	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTC	Alameda County Transportation Commission	HBA	Home Builders Association
ACWD	Alameda County Water District	HRC	Human Relations Commission
ARB	Art Review Board	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
		MTC	Metropolitan Transportation Commission
CALPERS	California Public Employees' Retirement System	NEPA	National Environmental Policy Act
CBC	California Building Code	NLC	National League of Cities
CDD	Community Development Department	NPDES	National Pollutant Discharge Elimination System
CC & R's	Covenants, Conditions & Restrictions	NPO	Neighborhood Preservation Ordinance
CDBG	Community Development Block Grant	PC	Planning Commission
CEQA	California Environmental Quality Act	PD	Planned District
CERT	Community Emergency Response Team	PDA	Priority Development Area
CIP	Capital Improvement Program	PUC	Public Utilities Commission
CNG	Compressed Natural Gas	PVAW	Private Vehicle Accessway
COF	City of Fremont	PWC	Public Works Contract
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
		RFQ	Request for Qualifications
CSAC	California State Association of Counties	RHNA	Regional Housing Needs Allocation
CTC	California Transportation Commission	ROP	Regional Occupational Program
dB	Decibel	RRIDRO	Residential Rent Increase Dispute Resolution Ordinance
DEIR	Draft Environmental Impact Report		
DU/AC	Dwelling Units per Acre	RWQCB	Regional Water Quality Control Board
EBRPD	East Bay Regional Park District	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EDAC	Economic Development Advisory Commission (City)		
EIR	Environmental Impact Report (CEQA)	STIP	State Transportation Improvement Program
EIS	Environmental Impact Statement (NEPA)	TCRDF	Tri-Cities Recycling and Disposal Facility
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio		
FEMA	Federal Emergency Management Agency	UBC	See CBC
FFD	Fremont Fire Department	VTA	Santa Clara Valley Transportation Authority
		WMA	Waste Management Authority
FMC	Fremont Municipal Code		
FPD	Fremont Police Department		
FRC	Family Resource Center	ZA	Zoning Administrator
FUSD	Fremont Unified School District	ZTA	Zoning Text Amendment

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
September 17, 2019	7:00 p.m.	City Council Meeting	Council Chambers	Live
September 24, 2019		No 7 PM City Council Meeting		
September 24, 2019		*CANCELLED: CC/FUSD Liaison Committee Meeting		
October 1, 2019	7:00 p.m.	City Council Meeting		Live
Monday, October 7, 2019	5:30 p.m.	Joint Council/FUSD Meeting	FUSD	Live
October 8, 2019	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 15, 2019	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 22, 2019		No 7 PM City Council Meeting		
October 22, 2019	5:30 p.m.	CC/FUSD Liaison Committee Meeting	FUSD	Live
October 29, 2019		No 7 PM City Council Meeting		
November 5, 2019	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 12, 2019	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 19, 2019	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 26, 2019		No 7 PM City Council Meeting		
November 26, 2019	5:30 p.m.	CC/FUSD Liaison Committee Meeting *CANCELLED: FUSD Recess*		