



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, December 3, 2024

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council  
Chambers, 3rd Floor, Alameda CA 94501

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**MEETING TIMES: Closed Session - 5:15 p.m.**

**Regular Meeting - 7:00 p.m.**

The City allows members of the public to participate in person or remotely

Public Speaking Times:

Up to 4 speakers: 3 minutes

5 or more speakers: 2 minutes

Speakers cannot cede time

For information to assist with remote participation, please click:

<https://www.alamedaca.gov/zoom>

For Zoom registration, please click:

[https://alamedaca-gov.zoom.us/webinar/register/WN\\_2Oox\\_XW5TOqWL-zwj\\_jAZA](https://alamedaca-gov.zoom.us/webinar/register/WN_2Oox_XW5TOqWL-zwj_jAZA)

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 821 1829 2956

Any requests for reasonable accommodations should be made by contacting the City Clerk's office: [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) or 510-747-4800

The Council may take action on any item listed in the agenda

### **SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:15 P.M.**

**1 Roll Call - City Council**

**Note: Councilmember Vella will be present via teleconference from Grand Traverse Resort, 100 Grand Traverse Village Blvd, Acme, MI 49610**

**2 Public Comment on Closed Session Items Only**

**3 Adjournment to Closed Session to consider:**

- 3-A** [2024-4467](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957

Positions Evaluated: City Manager - Jennifer Ott

**4 Announcement of Action Taken in Closed Session, if any**

[2024-4628](#) December 3, 2024 Closed Session

**Attachments:** [Announcement](#)

**5 Adjournment - City Council**

**REGULAR CITY COUNCIL MEETING - 7:00 P.M.**

**Pledge of Allegiance**

**1 Roll Call - City Council**

**Note: Councilmember Vella will be present via teleconference from Grand Traverse Resort, 100 Grand Traverse Village Blvd, Acme, MI 49610**

**2 Agenda Changes**

**3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**

**4 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to 15 minutes and in-person comments only; remaining speakers may comment under Section 9**

**5 Consent Calendar - Routine items are approved by one motion unless Councilmembers remove items for discussion; removed items are called after Agenda Items; Councilmembers may speak for up to 3 minutes**

**5-A** [2024-4575](#) Minutes of the Special and Regular City Council Meetings Held on November 6, 2024. (City Clerk)

**5-B** [2024-4589](#) Bills for Ratification. (Finance)

**Attachments:** [Bills for Ratification](#)

**5-C** [2024-4471](#) Recommendation to Authorize the City Manager to Execute Two Separate Three-Year Agreements, Each with Up to Two Optional Three-Year Extensions, with Kaiser Permanente Medical Group for Occupational Medical Services for a Total Aggregate Not-to-Exceed \$780,000, and with Preferred Alliance, Inc., for Drug Testing Services in Conjunction with Services Provided by Kaiser Permanente Medical Group for a Total Aggregate Not-to-Exceed \$120,000 (Total Expenditure of \$900,000). (Human Resources 10025060)

**Attachments:** [Exhibit 1: Agreement - The Permanente Medical Group](#)  
[Exhibit 2: Agreement - Preferred Alliance Inc.](#)

**5-D**     [2024-4490](#)     Recommendation to Authorize the City Manager to Execute a Third Amendment to the Agreement with Innovative Interfaces, Inc. to Provide a Mobile Application, Enhanced Online Public Access Catalog, Event Calendar, Online Room Reservations, and Digital Marketing Platform in the Amount of \$70,000, for a Total Agreement Compensation Not-to-Exceed \$950,968.17. (Library 21052300)

**Attachments:** [Exhibit 1: Third Amendment](#)  
[Exhibit 2: Agreement](#)

**5-E**     [2024-4534](#)     Recommendation to Authorize the City Manager to Execute an Agreement with David J. Powers and Associates, Inc. to Provide California Environmental Quality Act Environmental Review Consulting Services for the Alameda Aquatic Center and Ongoing Environmental Support for the City in an Amount Not-to-Exceed \$200,000 through June 30, 2027, with the Option of Two One-Year Extensions, for a Total Five-Year Expenditure Not-to-Exceed \$250,000. (Planning, Building and Transportation 209062710)

**Attachments:** [Exhibit 1: Agreement](#)

**5-F**     [2024-4538](#)     Recommendation to Authorize the City Manager to Purchase Traffic Signal Controllers, Signal Cabinets, Video Detection Systems, Battery Backups, and Ancillary Equipment from Econolite Control Products, Inc. in an Amount Not-to-Exceed \$326,135.  
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 31041520)

**Attachments:** [Exhibit 1: Quote](#)

**5-G**     [2024-4539](#)     Recommendation to Authorize the City Manager to Execute an Agreement with Golden Bay Construction, Inc., for the Mecartney Road Pedestrian Crossing Improvements Project, P.W. No. 07-24-20, in an Amount Not-to-Exceed \$268,100, Including a 10% Contingency. In accordance with the California Environmental Quality Act (CEQA), this Action is Categorically Exempt from Further Environmental Review Pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 31041500)

**Attachments:** [Exhibit 1: Agreement](#)

**5-H**     [2024-4540](#)     Recommendation to Authorize the City Manager to Execute a No-Cost Second Amendment to the Agreement with Dudek for Development of the Urban Forest Plan, Extending the Term by One Year.

This action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15308 (Actions by Regulatory Agencies for Protection of the Environment), 15061 (Common Sense). (Public Works 26941570)

**Attachments:** [Exhibit 1: Agreement and Amendment](#)  
[Exhibit 2: Second Amendment](#)

- 5-I [2024-4586](#) Recommendation to Authorize the Continued Action to Address Declaration of Unsafe Building and Notice to Vacate, Case Number X24-0470, for the City-Owned Building Located at 2450 Saratoga Street, Alameda, California. [Requires four affirmative votes]  
In accordance with California Environmental Quality Act (CEQA), this project is statutorily exempt from further environmental review pursuant to Public Resources Code Section 21080(b)(4) and CEQA Guidelines Section 15269(c) relating to actions necessary to prevent or mitigate an emergency. (Base Reuse and Economic Development C75400)
- Attachments:** [Exhibit 1: Site Plan](#)  
[Exhibit 2: Silverado Contract](#)  
[Supplemental Memo](#)
- 5-J [2024-4536](#) Recommendation to Accept the Annual Review of the Affordable Housing Unit Fee Requirements Consistent with Section 27-1 of the Alameda Municipal Code, Accept the Annual Affordable Housing Unit Fee Fund Activity Report, and Find that: 1) Unit/Fee Requirements Set Forth in Local Law Remain Reasonably Related to the Impacts of Development, and 2) the Affordable Housing Units, Programs and Activities Required by Local Law Remain Needed to Support the Production of Affordable Housing in the City of Alameda. (City Manager 20821840-52010)
- Attachments:** [Exhibit 1: Annual Report](#)
- 5-K [2024-4547](#) Recommendation to Authorize the City Manager to Execute a Three-and-a-Half-Year Agreement with Operation Dignity, Inc. to Provide Interim Supportive Housing and Property Management Services at Dignity Village in an Amount Not-to-Exceed \$7,372,526, and Authorize the City Manager to Execute Documents, Agreements and Modifications with California Department of Housing and Community Development to Add Operation Dignity as a Homekey 2 Co-Grantee; and  
Adoption of Resolution Amending the Fiscal Year 2024-25 Operating and Project Budget Appropriating \$1,200,000 from General Fund Residual Fund Balance to Project G44010 Dignity Village Operations. This project is statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.10 (services for

people experiencing homelessness), and categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense). (City Manager 10021833)

**Attachments:** [Exhibit 1: Agreement Resolution](#)

- 5-L [2024-4549](#) Recommendation to Authorize the City Manager to Execute a Third Amendment to the Agreement with The Village Of Love Foundation for the Provision of Emergency Shelter Services for Alameda Households Experiencing Homelessness in Emergency Supportive Housing Homes by Increasing Total Compensation by \$553,171.36 for a Total Not-To-Exceed \$2,644,493.36, and Extend the Term of the Agreement through December 31, 2025; and

Adoption of Resolution Amending the Fiscal Year 2024-25 America Rescue Plan Act Fund (Fund 223) Operating Budget Appropriating \$232,000 from Available Earned Interest to Project C99300 (American Rescue Plan 2021) Emergency Housing Alameda Point.

This project is statutorily exempt from further environmental review pursuant to Public Resources Code section 21080.10 (services for people experiencing homelessness), and categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15061(b)(3) (Common Sense). (City Manager 10021833)

**Attachments:** [Exhibit 1: Third Amendment](#)  
[Exhibit 2: Agreement and Amendments Resolution](#)  
[Correspondence](#)

- 5-M [2024-4537](#) Adoption of Resolution Approving a Final Map and Authorizing Execution of a Subdivision Improvement Agreement for Tract 8711, The Foundry, Located at the Alameda Marina Site.  
In accordance with the California Environmental Quality Act (CEQA), this action is exempt pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects). (Public Works 31041500)

**Attachments:** [Exhibit 1: Draft Final Map](#)  
[Exhibit 2: Draft Subdivision Improvement Agreement Resolution](#)

- 5-N [2024-4541](#) Adoption of Resolution Approving Letter of Understanding between the City of Alameda and the Alameda Fire Chiefs Association to Clarify Retention/Longevity and Management Incentive Pay Memorandum Of Understanding Language for CalPERS Compensation Compliance.

(Human Resources 10025060)

**Attachments:** [Exhibit 1: Letter of Understanding](#)  
[Exhibit 2: Salary Schedule](#)  
[Resolution](#)  
[Correspondence](#)

**5-O**     [2024-4551](#)     Adoption of Resolution Setting the 2025 Regular City Council Meeting Dates. (City Clerk 10012010)

**Attachments:**     [Resolution](#)

**5-P**     [2024-4567](#)     Summary Title: Adopt Resolutions to Apply for Alameda County Transportation Commission Funding and Commit Any Needed Matching Funds for: 1) Doolittle Drive/State Route 61 and Bay Farm Island Project; 2) Oakland Alameda Water Shuttle Operations; 3) Neighborhood Greenway Crossings Safety and Connectivity Improvements Project; and 4) Willie Stargell Ave Safety and Transit Improvements Project

Adoption of Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Doolittle Drive/State Route 61 and Bay Farm Island Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project; and

Adoption of Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for Oakland Alameda Water Shuttle Operations (Years 3 and 4) and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project; and

Adoption of Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Neighborhood Greenway Crossings: Safety & Connectivity Improvements Project and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project; and

Adoption of Resolution Authorizing the Filing of an Application for Alameda County Transportation Commission Administered Funding for the Willie Stargell Ave Safety and Transit Improvements Project: Environmental and Design Phases and Committing Any Necessary Matching Funds and Stating Assurances to Complete the Project.

The Doolittle Drive/State Route 61 and Bay Farm Island Project funding request does not constitute a “project” as defined in California Environmental Quality Act (CEQA) Guidelines Section 15378 in that the scope of the project is not yet known. An Environmental Impact Report was prepared by the Water Emergency Transportation Authority for the Water Shuttle project and the Neighborhood

Greenway and Willie Stargell Transit Improvements projects are exempt from CEQA under Sections 15301(c) and 15304 (h). (Planning, Building and Transportation 24562743)

**Attachments:** [Resolution: Doolittle Drive/State Route 61 and Bay Farm Island Project](#)  
[Resolution: Oakland Alameda Water Shuttle Operations](#)  
[Resolution: Neighborhood Greenway Crossings](#)  
[Resolution: Willie Stargell Ave Safety and Transit Improvements Project](#)  
[Correspondence](#)

## 6 Continued Agenda Items

## 7 Regular Agenda Items

- 7-A [2024-4546](#) Public Hearing to Consider Approving the Housing and Community Development Needs Statement for the Community Development Block Grant Annual Plan for Fiscal Year 2025-26. In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (City Manager 20361840)

**Attachments:** [Exhibit 1: Needs Statement](#)  
[Exhibit 2: Plan Priorities and Goals](#)  
[Exhibit 3: Stakeholder Needs](#)  
[Exhibit 4: Action Plan Schedule](#)

- 7-B [2024-4562](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees for Calendar Year 2025. (Recreation and Parks 10051400)

**Attachments:** [Exhibit 1: Proposed User Fee Schedule with Fee Comparison](#)  
[Exhibit 2: Fee Comparison Study](#)  
[Resolution](#)  
[Presentation](#)

## 8 City Manager Communications - Communications from City Manager

- 9 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction



**10 Council Referrals - Matters placed on the agenda by Councilmembers may be scheduled as future agenda items or dispositive action may be taken on sufficiently noticed time sensitive legislative matters; presentations are limited to 5 minutes; Councilmembers may speak for up to 3 minutes**

**11 Council Communications - Councilmembers may speak for up to 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**

**12 Adjournment - City Council**

- Public speaking times: 3 minutes for up to four speakers and 2 minutes for five or more speakers; speakers cannot cede time
- Meeting Rules of Order are available at:  
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Public Comment and Council Meeting Guide available at:  
<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-and-City-Council-Meeting-Guide>
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators and sign language interpreters available if requested prior to the meeting
- To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please contact the City Clerk at 510-747-4800 or [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) at least 48 hours prior to the meeting
- View documents related to this agenda or sign up to receive agendas on the City's website:  
<https://alameda.legistar.com/Calendar.aspx>
- Documents related to this agenda are also available for public inspection and copying at the Office of the City Clerk (City Hall, 2263 Santa Clara Avenue, Room 380) during normal business hours
- KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE: Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION: the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is [lweisiger@alamedaca.gov](mailto:lweisiger@alamedaca.gov) and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.