



City of Alameda

Meeting Agenda

City Council

Tuesday, December 17, 2024

7:00 PM

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

The agenda was revised on December 10, 2024 at 10:00 a.m. to add Closed Session
Item #3-B and revise the Closed Session start time

MEETING TIMES: Closed Session - 5:00 p.m.
Special Meeting - 6:15 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_gTm3gf9uSB6C43KKzV3uxQ

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 814 1099 2079

*Any requests for reasonable accommodations should be made by contacting the
City Clerk's office: 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 - 5:00 P.M.

- 1 Roll Call - City Council
- 2 Public Comment on Closed Session Items Only

3 Adjournment to Closed Session to consider:

- 3-A** [2024-4623](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code § 54957
Positions Evaluated: City Attorney - Yibin Shen
- 3-B** [2024-4642](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Potential Initiation of Litigation Pursuant to Government Code Section
554956.9, Subsection (d)(4)
Number of Cases: One (As Plaintiff - City Initiating Legal Action)
Potential Defendant: Steeltown Winery LLC dba Building 43 Winery
Attachments: [Correspondence](#)

4 Announcement of Action Taken in Closed Session, if any**5 Adjournment - City Council****SPECIAL CITY COUNCIL MEETING - 6:15 P.M.****Pledge of Allegiance****1 Roll Call - City Council****2 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**

- 2-A** [2024-4624](#) Minutes of the Special City Council Meeting, the Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting. (City Clerk)
- 2-B** [2024-4633](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 2-C** [2024-4509](#) Recommendation to Accept the Police and Fire Construction Impact Fee Annual Report. (Finance 10024051)
Attachments: [Exhibit 1: Annual Report](#)
- 2-D** [2024-4542](#) Recommendation to Accept the 2013 Local Library Bond Measure Annual Report. (Finance 10024051)
Attachments: [Exhibit 1: Annual Report](#)
- 2-E** [2024-4574](#) Recommendation to Accept and File Various Community Facilities Districts (CFD) Reports for Fiscal Year (FY) Ending June 30, 2024, including: CFD No. 03-1 (Bayport Municipal Services District); CFD No. 13-1 (Alameda Landing Public Improvements); CFD No. 13-2

(Alameda Landing Municipal Services District); CFD District No. 14-1 (Marina Cove II); CFD No. 17-1 (Alameda Point Public Services District); and CFD No. 22-1 (Alameda Marina). (Finance 10024051)

Attachments: [Exhibit 1: Annual Report](#)

- 2-F** [2024-4548](#) Recommendation to Authorize the City Manager to Execute an Agreement with Lincoln Property Company for Management of the City's Real-Property Asset Portfolio, Including City-Owned or Controlled Commercial and Residential Property at Alameda Point and Other Select Locations Throughout Alameda for an Initial Term of Two Years for a Total Not-to-Exceed Cost of \$3,462,138 Plus Commission, with Two Options for Two-Year Renewals for a Total Possible Duration of Six Years And a Total Not-to-Exceed Amount of \$11,436,037 Plus Commission.

This action is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15061 (Common Sense). (Base Reuse and Economic Development 29061822, 21661825).

Attachments: [Exhibit 1: Agreement](#)
 [Exhibit 1: Agreement - REVISED](#)
 [Supplemental Memo](#)

- 2-G** [2024-4590](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Bay Ship & Yacht Company in an Amount Not-to-Exceed \$110,600, with the Option of Two One-Year Extensions, for a Total Three-Year Expenditure Not-to-Exceed \$303,800, for Port Management Services for Piers 1 through 3 at Alameda Point.

This action is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3) (Common Sense). (Base Reuse and Economic Development 290, 216)

Attachments: [Exhibit 1: Agreement](#)

- 2-H** [2024-4607](#) 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: [Supplemental Memo](#)

- 2-I** [2024-4576](#) Recommendation to Authorize the City Manager to Accept the Work of Ranger Pipelines, Inc. for Cyclic Sewer Replacement Project, Phase 19, No. PW 02-22-18.
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 C21000)
- 2-J** [2024-4579](#) Recommendation to Authorize the General Manager to Execute the Transmission Owner Rate Case Program Agreement between The Northern California Power Agency and Alameda Municipal Power. (Alameda Municipal Power)
Attachments: [Exhibit 1: Agreement](#)
- 2-K** [2024-4583](#) Recommendation to Authorize the City Manager to Execute an Amendment to an Agreement with ELS Architects, Inc. in an Amount Not-to-Exceed \$1,009,434, for City Aquatic Center Preliminary/Conceptual Design Services, Including Design Development, through July 1, 2025, for a Total Compensation Amount Not-to-Exceed \$1,513,121.50.
Approval of this Amendment to an existing Agreement for design services is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15262 Feasibility and Planning Studies (Recreation and Parks 10051400)
Attachments: [Exhibit 1: Agreement](#)
 [Exhibit 2: Amendment](#)
- 2-L** [2024-4584](#) Recommendation to Authorize the City Manager to Execute an Agreement with ELock Technologies LLC for Electronic, Shared-Use Public Bicycle Locker Maintenance and Services for Five Years for a Total Amount Not-to-Exceed \$90,000.
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), and, on a separate and independent basis, pursuant to the “common sense exemption” under CEQA Guidelines Section 15061(b)(3). (Planning, Building and Transportation 24562743)
Attachments: [Exhibit 1: Agreement](#)
- 2-M** [2024-4597](#) Recommendation to Authorize the City Manager to Execute a Two-Year Agreement with RRM Design Group to Prepare a City Facilities Plan in an Amount Not-to-Exceed \$497,462; and Adoption of Resolution Amending the Fiscal Year 2024-25 Operating Budget Appropriating \$500,000 of Earned Interest from Project C99300 to the Fiscal Year 2024-25 Non-Departmental Operating Budget.
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 10021030)

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

- 2-N** [2024-4614](#) Recommendation to Authorize the City Manager to Execute and Modify All Documents Deemed Necessary and Appropriate to Submit an Application to Round 3, and Future Rounds, of the Prohousing Incentive Program to the California Department of Housing and Community Development;
Adoption of Resolution Authorizing the City Manager to Apply for, Accept, and Appropriate Prohousing Incentive Program Grant Funds for the Day Center Relocation Project and the Linnet Corner Supportive Services; and
Recommendation to Authorize the City Manager to Provide Funding from the Prohousing Incentive Program to the Alameda Housing Authority (AHA) in an Amount Not-to-Exceed \$250,000 for the Provision of Supportive Services in the Linnet Corner Permanent Supportive Housing.
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). (Housing and Human Services 20361840)
- Attachments:** [Exhibit 1: Draft Application](#)
 [Exhibit 2: Program Award Letter](#)
 [Resolution](#)
 [Correspondence from Assistant City Manager](#)
- 2-O** [2024-4550](#) Adoption of Resolution Declaring Canvass of Returns and Results of the Consolidated General Municipal Election Held on Tuesday, November 5, 2024. (City Clerk 10012010)
- Attachments:** [Resolution](#)
 [Resolution - REVISED](#)
- 2-P** [2024-4568](#) Adoption of Resolution Approving the Records Retention Schedule. (City Clerk)
- Attachments:** [Exhibit 1: Record Retention Schedule - Redline](#)
 [Resolution](#)
- 2-Q** [2024-4577](#) Adoption of Resolution Approving a Final Map and Accepting the Dedications and Easements for Tract 8696, West Midway Large Lot. Pursuant to the streamlining provision of Public Resources Section

21083.3 and Section 15183 of the CEQA Guidelines, and the exemptions set forth in Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268, no further environmental review is required. (Public Works 310)

Attachments: [Exhibit 1: Draft Final Map Resolution](#)

- 2-R** [2024-4578](#) Adoption of Resolution Amending the Fiscal Year 2024-25 American Rescue Plan Act Fund (Fund 223) Operating Budget Appropriating \$87,113 from Available Earned Interest to Project C99300 (American Rescue Plan 2021) Guaranteed Basic Income Pilot Program and Reducing the Appropriation of ARPA Funds by \$87,113. (Finance 10024051)

Attachments: [Resolution](#)

- 2-S** [2024-4581](#) Adoption of Resolution Receiving and Filing the Fiscal Year 2023-24 Development Impact Fee (DIF) Report and Five-Year Report, Containing Both Development Impact Fees and Fees Otherwise Subject to Development Agreements, and Making Certain Findings as Required by Government Code Sections 66000 et seq. (Finance 10024051)

Attachments: [Exhibit 1: Annual and Five-Year Report Resolution](#)

- 2-T** [2024-4598](#) Adoption of Resolution Approving Workforce Changes and Amendments to the Memorandums of Understanding between the City of Alameda and the Alameda Fire Chiefs Association and the City of Alameda and the International Association of Firefighters, Local 689 in Support of the Fire Department Reorganization. (Human Resources 10025060)

Attachments: [Exhibit 1: AFCA MOU - Redline](#)
[Exhibit 2: AFCA MOU - Clean](#)
[Exhibit 3: AFCA Salary Schedule Effective 12/29/2024](#)
[Exhibit 4: AFCA Salary Schedule Effective 1/12/2025](#)
[Exhibit 5: IAFF MOU - Redline](#)
[Exhibit 6: IAFF MOU - Clean](#)
[Exhibit 7: IAFF Salary Schedule Effective 12/29/2024](#)
[Exhibit 8: IAFF Salary Schedule Effective 1/12/2025](#)
[Resolution](#)

- 2-U** [2024-4613](#) Adoption of Resolution Amending Fiscal Year 2024-25 General Fund (Fund 100) and Golf Fund (Fund 250) Operating Budgets Appropriating \$800,000 from General Fund Residual Fund Balance to Golf Fund for Expenses for Ongoing Litigation Against Greenway Golf Associates, Inc. (City Attorney 25023000)

Attachments: [Resolution](#)

3 Adjournment - City Council

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

1 Roll Call - City Council

1-A Resolutions Acknowledging Service and Farewell Comments

[2024-4621](#) Adoption of Resolution Recognizing Trish Herrera Spencer's Four Years of Service on the Alameda City Council.

[2024-4622](#) Adoption of Resolution Recognizing Malia Vella's Eight Years of Service on the Alameda City Council.

Recess (Meeting will reconvene at 8:00 p.m. as required by City Charter Section 2-6)

REORGANIZATION OF COUNCIL

Installation - Oaths of Office

OFFICE OF CITY COUNCILMEMBER

Michele Pryor

Greg Boller

OFFICE OF CITY AUDITOR

Kevin R. Kearney

OFFICE OF CITY TREASURER

Kevin Kennedy

1-B Roll Call - New City Council

1-C Consideration of Appointment of Vice Mayor

1-D Comments by New Council

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

None.

6 Regular Agenda Items

None.

7 City Manager Communications - Communications from City Manager

8 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

9 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

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

11 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 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 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.