



City of Alameda

Meeting Agenda

City Council

Tuesday, July 16, 2024

7:00 PM

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

The agenda was revised on July 9, 2024 at 5:45 pm to move the Closed Session after the Regular Meeting/add a teleconference location and on July 16, 2024 at 8:30 am to indicate item #7-B has been withdrawn & at 12:00 pm to revise teleconference location

MEETING TIMES: Regular Meeting - 7:00 p.m.

Closed Session - 7:01 p.m. (following Regular Meeting)

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_wfFOVPBSyek6RWMha0vyQ

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 838 3361 3540

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

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 Lihue Airport, Baggage Claim A, 3901 Mokulele Loop, Lihue, HI 96766

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

[2024-4246](#) Proclamation

Attachments: [Proclamation](#)

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

[2024-4245](#) July 16, 2024 Oral Communications

Attachments: [Submittals](#)

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 [2024-4208](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on June 18, 2024. (City Clerk)

5-B [2024-4215](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2024-4199](#) Recommendation to Authorize the City Manager to Execute an Agreement with JP Morgan Chase Bank, N.A. to Provide Primary Depository Banking Services for the City of Alameda Commencing July 17, 2024 at an Estimated Annual Cost of \$15,217, for a Five-Year Period with a Not-To-Exceed Total Amount of \$85,000, with One Five-Year Option to Renew. (Finance 10024005)

Attachments: [Exhibit 1: Agreement](#)

5-D [2024-4143](#) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. (Police 10031100)

Attachments: [Exhibit 1: Policy Updates](#)

5-E [2024-4161](#) Recommendation to Accept the Work of JMB Construction for the Storm Drain Pump Station Electric Upgrades Project, No. P.W. 9-19-48.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities). (Public Works 310)

- 5-F [2024-4162](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Chrisp Company for On-Call Street Safety Improvements Project, No. P.W. 03-24-10, in a Total Amount Not-to-Exceed \$750,000.

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). (Public Works 31041520)

Attachments: [Exhibit 1: Agreement](#)

- 5-G [2024-4166](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement, with the Option of Four One-Year Extensions, for a Total Five-Year Agreement with California Wood Recycling Inc. (dba Agromin) for Procurement of Senate Bill 1383 Eligible Compost and/or Mulch on Behalf of the City of Alameda in Outside Jurisdictions in a Total Amount Not-to-Exceed \$288,240.16.

In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment). (Public Works 261/262)

Attachments: [Exhibit 1: Agreement](#)

- 5-H [2024-4180](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Precision Emprise, LLC, dba Precision Concrete Cutting, for Sidewalk Trip Hazard Removal in an Amount Not-to-Exceed \$2,500,000.

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). (Public Works 310)

Attachments: [Exhibit 1: Agreement](#)

- 5-I [2024-4189](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Building Opportunities for Self-Sufficiency to Provide Interim Supportive Housing and Property Management Services at Dignity Village in an Amount Not-to-Exceed \$2,026,715 and to Terminate the Agreement with Five Keys Schools and Programs. (City Manager 10021833)

Attachments: [Exhibit 1: Agreement - Building Opportunities](#)
[Exhibit 2: Agreement - Five Keys](#)
[Correspondence](#)

5-J [2024-4190](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement, in an Amount Not-to-Exceed \$125,000, with Alameda Family Services for Student and Family Mental Health Services. (City Manager 10061832)

Attachments: [Exhibit 1: Agreement](#)

5-K [2024-4205](#) Recommendation to Authorize the City Manager to Execute an Agreement with ELS Architects, Inc. for City Aquatic Center Schematic Design Services and Community Engagement through December 31, 2024, in an Amount Not-to-Exceed \$503,687.50. (Recreation)

Attachments: [Exhibit 1: Agreement](#)
[Correspondence - Updated 7/16](#)

5-L [2024-4218](#) Final Passage of Ordinance Authorizing the City Manager to Execute a Lease Amendment for a Portion of Building 25 with Alameda Point Beverage Group, a California Corporation Located at 1951 Monarch Street, Hangar 200, at Alameda Point, Alameda, California, for a Term of Twenty-Five Months. [Requires 4 affirmative votes]
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).
(Base Reuse and Economic Development 29061822)

6 Continued Agenda Items

7 Regular Agenda Items

7-A [2024-4216](#) Adoption of Resolution Appointing Jamie Gloyne to the Transportation Commission.

7-B [2024-4067](#) WITHDRAWN - Recommendation to Consider Amending Charter Section 3-10 to Eliminate the Supermajority Vote Requirement for Leases Longer than One Year and Sales of City Real Property; and Adoption of Resolution Calling for the Holding of a Consolidated Municipal Election in the City of Alameda on Tuesday, November 5, 2024 Submitting a Proposed Charter Amendment Revising Section 3-10 Pertaining to Leases [and Sales] of City Real Property, Establishing the Policies and Procedures for Such an Election, Requesting that the County of Alameda Conduct Such an Election and Authorizing City Councilmembers to File Written Arguments For or

Against the Measure. (City Clerk 10022022) [Not heard on July 2, 2024 and will not be heard on July 16, 2024]

Attachments: [Exhibit 1: April 16, 2024 Referral](#)
[Exhibit 2: June 4, 2024 Referral](#)
[Exhibit 3: Resolution 2829](#)
[Exhibit 4: January 25, 1943 Minutes](#)
[Exhibit 5: March 9, 1943 Sample Ballot](#)
[Exhibit 6: March 4, 1943 Article](#)
[Exhibit 7: November 2, 1982 Sample Ballot](#)
[Exhibit 8: Procedures in Other Cities](#)
[Resolution - Option 1](#)
[Resolution - Option 2](#)
[Resolution - Option 3](#)
[Resolution - Option 4](#)
[Presentation](#)
[Correspondence from Vice Mayor Daysog](#)
[Correspondence - Updated 7/16](#)

- 7-C** [2024-4157](#) Introduction of Ordinance Declaring Six Submerged Parcels on the Alameda Side of the Oakland Inner Harbor Tidal Canal Surplus Property; and Authorizing the City Manager to Execute Purchase and Sale Agreements, Deeds and All Other Necessary Documents Between the City of Alameda and Various Purchasers to Sell the Submerged Parcels at Fair Market Value. [Requires four affirmative votes]
The City previously adopted an Initial Study/Negative Declaration applicable to this project. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, none of the circumstances necessitating further CEQA review are present. (City Attorney 31041520) [Not heard on July 2, 2024]

Attachments: [Exhibit 1: Final Map Tract 8570](#)
[Exhibit 2: Revised Appraisal Report](#)
[Exhibit 3: Sample Purchase and Sale Agreement](#)
[Exhibit 4: Sample Quitclaim Deed](#)
[Ordinance](#)
[Presentation](#)
[9-20-2016 6-D and Minutes attached at request of Councilmember Herrera Spencer](#)
[Correspondence - Updated 7-16](#)

- 7-D** [2024-4198](#) Recommendation to Accept the Economic Development Status Update

and Provide Feedback and Direction Regarding Economic Development Efforts and Activities. (Base Reuse and Economic Development 10061810)

Attachments: [Correspondence](#)
[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**
- 11-A [2024-4219](#) Mayor's Nominations to Various Boards and Commissions.
- 12 **Adjournment - City Council**

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 7:01 P.M. (following Regular Meeting)

- 1 **Roll Call - City Council**
Note: Councilmember Vella will be present via teleconference from Lihue Airport, Baggage Claim A, 3901 Mokulele Loop, Lihue, HI 96766
- 2 **Public Comment on Closed Session Items Only**
- 3 **Adjournment to Closed Session to consider:**
- 3-A [2024-4201](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, and Doug McManaway, Deputy City Attorney
EMPLOYEE ORGANIZATIONS: International Brotherhood of Electrical Workers (IBEW)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

4 Announcement of Action Taken in Closed Session, if any

[2024-4244](#) July 16, 2024 Closed Session Announcement

Attachments: [Announcement](#)

5 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.