



City of Alameda

Meeting Agenda

City Council

Tuesday, July 12, 2022

7:00 PM

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

The agenda was revised on September 6, 2022 at 9:30 a.m. to indicate Item 7-B has been continued to the September 26, 2022 Planning Board meeting.

Pursuant to Assembly Bill 361, codified at Government Code Section 54953, Councilmembers can attend the meeting via teleconference. The City allows public participation via Zoom.

***For information to assist with Zoom participation, please click:
<https://www.alamedaca.gov/zoom>***

***For Zoom regular meeting registration, please click:
https://alamedaca-gov.zoom.us/webinar/register/WN_3xyLNvsQRHCQsEeOIPJoTw***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 836 4529 5057***

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

City Hall will be NOT be open to the public during the meeting.

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 Agenda Items Only - Anyone wishing to have comments read into record, please email clerk@alamedaca.gov during public comment or not more than 30 minutes prior to the meeting; comments submitted more than 30 minutes prior will not be read**
- 3 Adjournment to Closed Session to consider:**

- 3-A** [2022-2185](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Nancy Bronstein, Human Resources Director; Nico Procos, General Manager Alameda Municipal Power; Jessica Romeo, Human Resources Manager; and Steve Woo, Senior Human Resources Analyst
EMPLOYEE ORGANIZATIONS: Alameda City Employees Association (ACEA); Management and Confidential Employees Association (MCEA); Electric Utility Professionals Association (EUPA); International Brotherhood of Electrical Workers (IBEW); Alameda Police Officers Non-Sworn (PANS); Alameda Municipal Power Unrepresented Employees (AMPU)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment
- 3-B** [2022-2116](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Initiation of Litigation Pursuant to Government Code Section 54956.9, Subsection (d)(4)
Number of Cases: Undetermined (As Plaintiff - City Initiating Legal Action)
Potential Defendants: Lessees of Historic Residential Units at Alameda Point regarding Lead-Based Paint Remediation [Not heard on July 12, 2022]
- 3-C** [2022-2189](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Alameda Theatre, Located at 2317 Central Avenue, Alameda, CA
CITY NEGOTIATORS: Dirk Brazil, Interim City Manager, Lisa Maxwell, Community Development Director, and Nanette Mocanu, Assistant Community Development Director
NEGOTIATING PARTIES: City of Alameda and Alameda Entertainment Associates, L.P.
UNDER NEGOTIATION: Price and terms

4 Announcement of Action Taken in Closed Session, if any

[2022-2239](#) July 12, 2022 Closed Session Announcement

Attachments: [Announcement](#)

5 Adjournment - City Council

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING - 6:59 P.M.

Pledge of Allegiance

- 1 **Roll Call - City Council and SACIC**
- 2 **Consent Calendar - Items are routine and will be approved by one motion; members of the public may speak once for up to 2 minutes on the entire Consent Calendar; following public comment, the Council/SACIC can remove items and speak for up to 5 minutes on each item; recording a non-affirmative vote should be done without removal**
- 2-A [2022-2209](#) Minutes of the Special City Council Meeting and the Special Joint City Council and SACIC Meeting Held on June 21, 2022. (City Clerk)
- 3 **Agenda Items - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 3-A [2022-2177](#) Recommendation to Accept the Fiscal Year 2020-21 Audited Financial Statements and Compliance Reports. [City Council/SACIC] (Finance 10024051)
Attachments: [Exhibit 1 - Annual Comprehensive Report](#)
[Exhibit 2 - Procedures Report](#)
[Exhibit 3 - Measure B Report](#)
[Exhibit 4 - Measure BB Report](#)
[Exhibit 5 - Measure F \(VRF\) Program Report](#)
[Exhibit 6 - Memorandum on Internal Control](#)
[Exhibit 7 - Base Reuse Procedures Report](#)
[Exhibit 8 - Investments Procedures Report](#)
[Exhibit 9 - Required Communications](#)
[Exhibit 10 - Single Audit](#)
- 4 **Adjournment - City Council and SACIC**

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

- 1 **Roll Call - City Council**
- 2 **Agenda Changes**
- 3 **Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**

- 4 Oral Communications, Non-Agenda (Public Comment) - Limited to 15 minutes; members of the public may speak for up to 2 minutes regarding any matter not on the agenda; any remaining speakers may comment under Section 9**
- 5 Consent Calendar - Items are routine and will be approved by one motion; members of the public may speak once for up to 2 minutes on the entire Consent Calendar; following public comment, the Council can remove items and speak for up to 5 minutes on each item; recording a non-affirmative vote should be done without removal**
- 5-A** [2022-2195](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-B** [2022-2129](#) Recommendation to Authorize the Interim City Manager to Execute Two Contracts to Complete the Project Initiation Document (PID) for the Alameda-Oakland Bicycle-Pedestrian Bridge: (1) to HNTB Consulting for PID Phase Services in an Amount Not to Exceed \$1,350,000, and (2) to Arup for Project Oversight and On-Call Engineering Support to City Staff in an Amount Not to Exceed \$200,000. (Planning, Building and Transportation 20962740)
Attachments: [Exhibit 1 - Bridge Project Fact Sheet](#)
[Exhibit 2 - HNTB Service Provider Agreement](#)
[Exhibit 3 - Arup Service Provider Agreement](#)
- 5-C** [2022-2149](#) Recommendation to Authorize the Interim City Manager to Negotiate and Execute an Agreement for \$1,800,000 in American Rescue Plan Act Funds with Building Futures with Women and Children to Replace the Deck and Three Portables at the Midway Shelter of Alameda. (Community Development 24161823)
Attachments: [Exhibit 1 - Service Provider Agreement](#)

- 5-D** [2022-2176](#) Recommendation to Authorize the Interim City Manager to Execute a \$273,885 Agreement with The Village of Love Foundation to Operate for Six Months through December 31, 2022, with Funding from Homeless Housing Assistance and Prevention Program and General Fund, the Day Center Extended Hours Program, the Day Center Overnight Program and the Safe Parking Program; and Recommendation to Authorize the Interim City Manager to Execute a \$783,050 Agreement with The Village of Love Foundation to Operate for Twelve Months from July 1, 2022 to June 30, 2023, with Funding from General Fund and Permanent Local Housing Allocation, the Day Center Program and the Safe Parking Extended Hours Program and to Operate for Six Months from January 1, 2023 through June 30, 2023, with Funding from General Fund and Permanent Local Housing Allocation, the Day Center Extended Hour Program, the Day Center Overnight Program and Safe Parking Program. (Community Development 10061833)
- Attachments:** [Exhibit 1 - Contract \(HHAP Funds\)](#)
 [Exhibit 2 - Contract \(General Fund\)](#)
- 5-E** [2022-2174](#) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference. (City Clerk 10022020)
- Attachments:** [Correspondence](#)
- 5-F** [2022-2190](#) Recommendation to Authorize the Interim City Manager to Purchase Darktrace Enterprise Immune System for a 3-Year Amount Not to Exceed \$291,000 to be Paid Annually at \$97,000. (Information Technology 60626070)
- Attachments:** [Exhibit 1 - Subscription Quote](#)
 [Exhibit 2 - Terms and Conditions](#)
 [Exhibit 3 - Master Customer Agreement](#)
 [Exhibit 4 - Executive Business Case](#)
 [Exhibit 5 - Master Customer Agreement - Alameda Municipal Power](#)
- 5-G** [2022-2151](#) Recommendation to Authorize the Interim City Manager to Execute a Three-Year Agreement with Precision Emprise, LLC, dba Precision Concrete Cutting, for Sidewalk Trip Hazard Removal in an Amount Not to Exceed \$975,000. (Public Works 31041520)
- Attachments:** [Exhibit 1 - Keystone Purchasing Network Contract](#)
 [Exhibit 2 - Construction Agreement](#)

- 5-H [2022-2153](#) Recommendation to Authorize the Interim City Manager to Execute an Agreement with McGuire and Hester for the 2022 Pavement Management Project, Phase 41, No. P.W. 05-22-16, in an Amount Not to Exceed \$4,974,938, Including Contingency. (Public Works 31041520)
Attachments: [Exhibit 1 - Agreement](#)
- 5-I [2022-2154](#) Recommendation to Authorize the Interim City Manager to Execute a Five-Year Agreement with Earth Island Institute dba Kids for the Bay for Educational Services in Grade Schools within the City of Alameda for an Amount Not to Exceed \$156,073. (Public Works 26441610, 26141630)
Attachments: [Exhibit 1 - Agreement](#)
- 5-J [2022-2155](#) Recommendation to Authorize the Interim City Manager to Execute Three, Five-Year Agreements in an Amount Not to Exceed \$750,000 Each to 4LEAF, Inc., CSG Consultants, Inc., and Ghirardelli Associates, Inc., for On-Call Construction Management and Inspection Services. (Public Works 31041520)
Attachments: [Exhibit 1 - 4LEAF Inc. Agreement](#)
[Exhibit 2 - CSG Consultants Agreement](#)
[Exhibit 3 - Ghirardelli Associates Agreement](#)
- 5-K [2022-2157](#) Recommendation to Authorize the Interim City Manager to Execute Six, Five-Year Agreements in an Amount Not to Exceed \$750,000 Each to Buehler Engineering, Inc., COWI North America, Inc., Forell | Elsesser Engineers, JMEC Engineering, Inc., Wood Rodgers, Inc., and ZFA Structural Engineers, for On-Call Structural Engineering Services. (Public Works 31041520)
Attachments: [Exhibit 1 - Buehler Engineering, Inc., Agreement](#)
[Exhibit 2 - COWI North America, Inc., Agreement](#)
[Exhibit 3 - Forell | Elsesser Engineers Agreement](#)
[Exhibit 4 - JMEC Engineering, Inc., Agreement](#)
[Exhibit 5 - Wood Rodgers Inc., Agreement](#)
[Exhibit 6 - ZFA Structural Engineers Agreement](#)
- 5-L [2022-2152](#) Adoption of Resolution Approving a Workforce Change in the Public Works Department to Upgrade an Executive Assistant to an Administrative Services Coordinator. (Public Works 31041500)
Attachments: [Resolution](#)

- 5-M** [2022-2130](#) Adoption of Resolution Amending the Fiscal Year 2022-23 Budget to Increase General Fund Fire Department - Prevention Division (10032220) Revenue and Expenditures by \$38,000 and to Increase Planning, Building & Transportation - Building Division Budget (20962720) Revenue and Expenditures in the Amount of \$17,000; and Recommendation to Authorize the Interim City Manager to Negotiate and Execute a First Amendment to the Agreement with Accela, Inc. to Increase Compensation by \$286,990, for a Total Aggregate Compensation Not to Exceed \$370,054, to Continue Providing Subscription Services for Accela Automation Land Management and Enhanced Reporting Database. (Planning, Building & Transportation 20962720)
- Attachments:** [Exhibit 1 - Agreement](#)
 [Exhibit 2 - First Amendment](#)
 [Exhibit 3 - License Quote](#)
 [Resolution](#)
- 5-N** [2022-2156](#) Adoption of Resolution Approving a Parcel Map for Tract 8468 - A Parcel Map to Subdivide One Lot into Three Live/Work Condominiums at 2350 Saratoga Street. (Planning 20962710)
- Attachments:** [Exhibit 1 - Parcel Map](#)
 [Resolution](#)
- 5-O** [2022-2101](#) Adoption of Resolution Continuing the Declaration of the Existence of a Local Emergency in Response to the COVID-19 Pandemic, Consistent with Government Code Section 8630(c). (City Manager 10021030)
- Attachments:** [Resolution](#)
 [Correspondence](#)
- 6** **Continued Agenda Items - Public comment and speaking times are determined based upon the prior meeting discussion**
- 7** **Regular Agenda Items - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 7-A** [2022-2210](#) Adoption of Resolutions Appointing Asheshh Saheba and Diana Ariza as Members of the Planning Board, and Samantha Green, Scott Means, Michelle Buchholz and Bernard Wolf as Members of the Social Services Human Relations Board.

- 7-B** [2022-2079](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Article XV (Rent Control, Limitations on Evictions and Relocation Payments to Certain Displaced Tenants) to Adopt and Incorporate Provisions Concerning Capital Improvement Plans (CIP) and Maritime Residential Tenancies for Rental Units in the City of Alameda. (City Attorney 20761840) [Not heard on June 21, 2022]
- Attachments:** [Exhibit 1 - Responses to Tenant Stakeholders](#)
[Exhibit 2 - Cities Providing for Recovery of Capital Improvements](#)
[Exhibit 3 - Draft Rent Program Regulation Ordinance](#)
[Correspondence](#)
[Presentation](#)
[Correspondence received after 6/21 - Updated 7/13](#)
- 7-C** [2022-2058](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Fees. (Finance 10024051)
- Attachments:** [Exhibit 1 - Fiscal Year 2022-23 Master Fee Schedule Resolution](#)
- 7-D** [2022-2160](#) Recommendation to Provide Direction to Staff on Responses Received to the Request for Proposals for Leasing Building 11 Located at 1190 West Tower Avenue and Building 19 Located at 2175 Monarch Street, and Direction to Staff to Negotiate Leases with Prospective Tenants (Community Development 29061822)
- Attachments:** [Exhibit 1 - Proposal Summary](#)
[Exhibit 2 - srmErnst - Building 11 Proposal](#)
[Exhibit 3 - Astra Space, Inc. - Building 11 Proposal](#)
[Exhibit 4 - Pyka, Inc. - Building 11 Proposal](#)
[Exhibit 5 - Astra Space, Inc. - Building 19 Proposal](#)
[Exhibit 6 - Pyka, Inc. - Building 19 Proposal](#)
[Exhibit 7 - Rain Industries, Inc. - Building 19 Proposal](#)
[Exhibit 8 - Saildrone, Inc. - Building 19 Proposal](#)
[Presentation \(Saildrone\)](#)
[REVISED Presentation \(Saildrone\)](#)
[Presentation \(Rain\)](#)
[Presentation \(Astra\)](#)
[Presentation \(Staff\)](#)
[Correspondence - Updated 7/13](#)

- 8 City Manager Communications - Communications from City Manager**
- 9 Oral Communications, Non-Agenda (Public Comment) - Members of the public may speak for up to 2 minutes regarding any matter not on the agenda**
- 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 can speak for up to 3 minutes; 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 11 Council Communications - Councilmembers can speak for 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**
- 11-A [2022-2187](#) Mayor's Nominations for Appointment to the Civil Service Board, Commission on Persons with Disabilities, Golf Commission, Historical Advisory Board, Housing Authority Board of Commissioners, Library Board and Public Utilities Board.**

12 Adjournment - City Council

- Please contact the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting to any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-2>
- Translators and sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 at least 48 hours prior to the meeting to request a translator or interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Minutes of the meeting available in enlarged print.
- Documents related to this agenda are available for public inspection and copying at of the Office of the City Clerk, 2263 Santa Clara Avenue, Room 380, during normal business hours.
- The meeting will be broadcast live on the City's website:
<https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements>
- Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>

- **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.