



# City of Alameda

## Meeting Agenda City Council

---

Tuesday, May 4, 2021

7:00 PM

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

---

The agenda was revised on April 27, 2021 at 5:00 p.m. to add the Closed Session and at 5:15 p.m. to revise the title of Item 3-A on the Closed Session; and on May 3, 2021 at 12:00 p.m. to cancel the closed session and at 3:30 p.m. to withdraw Item 6-G

**Due to Governor Executive Order N-29-20, 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\\_TdPxuqq9Sz67nYxjfnF5YQ](https://alamedaca-gov.zoom.us/webinar/register/WN_TdPxuqq9Sz67nYxjfnF5YQ)

**For Telephone Participants:**  
**Zoom Phone Number: 669-900-9128**  
**Zoom Meeting ID: 861 4030 1439**

**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.**

**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 - 6:00 P.M. - CANCELLED**

**SPECIAL CITY COUNCIL MEETING - 6:59 P.M.**

**Pledge of Allegiance**

- 1      **Roll Call - City Council**
- 2      **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 2-A     **[2021-833](#)      Mayor's Nominations for Appointments to the Golf Commission and**

Housing Authority Board of Commissioners.

**3      Adjournment - City Council**

**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**

3-A    [2021-762](#)    Proclamation Declaring May 2021 as Affordable Housing Month. (City Manager 2110) [Informational only, will not be presented]

**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 8**

[2021-938](#)    May 4, 2021 Oral Communications Submittal

**Attachments:**    [Submittal](#)

**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    [2021-882](#)    Minutes of the Continued March 16, 2021 City Council Meeting Held on March 30, 2021 and the Regular City Council Meeting Held on April 6, 2021. (City Clerk)

5-B    [2021-883](#)    Bills for Ratification. (Finance)

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

5-C    [2021-863](#)    Recommendation to Authorize the City Manager to Execute the First Amendment to Ferry Service Operations Transfer Agreement between the City of Alameda and the San Francisco Bay Area Water Emergency Transportation Authority. (Transportation 4227287)

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

5-D    [2021-844](#)    Recommendation to Accept the Work of Ray's Electric for Signal Installation at Harbor Bay Parkway/North and South Loop Road and Harbor Bay Parkway/Penumbra Place and South Loop Road, No.

P.W.04-19-23. (Public Works 310)

**5-E** [2021-845](#) Recommendation to Accept the Work of American Pavement Systems, Inc. for the 2020 Pavement Management, Phase 39, Slurry and Cape Seal Project, No. P.W. 03-20-17. (Public Works 310)  
**Attachments:** [Exhibit 1 - Pavement Program Locations](#)

**5-F** [2021-846](#) Recommendation to Accept the Work of McGuire & Hester, for the 2020 Pavement Management, Phase 39, Hot Mix Asphalt Overlay and Base Repair Project, No. P.W. 05-20-26. (Public Works 310)

**5-G** [2021-783](#) Recommendation to Accept the Five-Year Outlook for Housing Development Fiscal Years 2020-25. (Community Development 266)  
**Attachments:** [Exhibit 1 - Five Year Outlook](#)

**5-H** [2021-827](#) Recommendation to Approve 1925 Everett Street as the New Location for the Dan Fontes Mural and the Egret as the New Design for the Mural; and  
Adoption of Resolution Amending the Public Art Fund Budget to Appropriation up to \$1,500 for the Dan Fontes Mural. (Community Development 256)  
**Attachments:** [Exhibit 1 - Astro Mural Finalist Proposal](#)  
[Exhibit 2 - Proposed Mural Designs](#)  
[Exhibit 3 - Community Feedback \(via Survey\)](#)  
[Exhibit 4 - Community Feedback \(via E-mail\)](#)  
[Resolution](#)

**5-I** [2021-842](#) Adoption of Resolution Increasing the Fiscal Year 2020-21 Expenditure Budgets in the Recognized Obligation Payment Schedule (ROPS) Fund by \$230,000, the HOME Fund by \$10,000, and the Human Services Fund by \$90,000. (Community Development 207.3, 235 and 267)  
**Attachments:** [Resolution](#)

**5-J** [2021-847](#) Adoption of Resolution of Intention to Set June 15, 2021 for a Public Hearing to Consider Collection of Delinquent Integrated Waste Management Accounts Via Property Tax Bills. (Public Works 261)  
**Attachments:** [Exhibit 1 - 2021 Lien List](#)  
[Resolution](#)

**6** **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**

**6-A** [2021-828](#) Public Hearing to Consider Adoption of Resolution Confirming the Park Street Business Improvement Area Annual Assessment Report for

Fiscal Year 2021-22; and Levying an Annual Assessment on the Park Street Business Improvement Area of the City of Alameda for Fiscal Year 2021-22. (Community Development 256)

**Attachments:** [Exhibit 1 - Annual Assessment Report](#)  
[Exhibit 2 - Assessment Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Exhibit 5 - Fee Schedule: 2% CPI Adjusted](#)  
[Resolution](#)  
[Correspondence](#)

**6-B** [2021-830](#) Public Hearing to Consider the Adoption of a Resolution Confirming the Webster Street Business Improvement Area Assessment Report for Fiscal Year 2021-22; and Levying an Annual Assessment on the Webster Street Business Improvement Area of the City of Alameda for Fiscal Year 2021-22. (Community Development 256)

**Attachments:** [Exhibit 1 - Assessment Report](#)  
[Exhibit 2 - Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Exhibit 5 - Fee Schedule: 2% CPI Adjusted](#)  
[Resolution](#)

**6-C** [2021-817](#) 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) for Rental Units in the City of Alameda. (Community Development 265) [Not heard on April 20, 2021]

**Attachments:** [Exhibit 1 - January 19, 2021 Agenda Report](#)  
[Exhibit 2 - Explanation of CIP](#)  
[Ordinance](#)  
[Correspondence - Updated 5/4](#)

**6-D** [2021-751](#) Adoption of Resolution Adopting a Tier-Structured Annual Rent Program Fee for the City's Rent Control Ordinance and Implementing Regulations, which Establishes the Proposed Annual Rent Program Fee for Fiscal Year 2021-22 of \$148 for Fully Regulated Units and \$100 for Partially Regulated Units; Allocates General Fund Money to Pay the Rent Program Fee for Fiscal Year 2021-22 on Behalf of Landlords Participating in the Section 8 Program; and Extends the Due Date for Rent Program Fees for Fiscal Year 2021-22 from July 31, 2021 to September 30, 2021, with Penalties and Interest on Any Late

Fees Not Accruing Until September 30, 2021. (Community Development 265) [Not heard on April 20, 2021]

**Attachments:** [Resolution](#)  
[Presentation](#)

**6-E** [2021-884](#) Recommendation to Amend the Council Referral Process and Form, and the Meeting Rules Pertaining to Council Referrals and Council Communications; and  
Adoption of Resolution Amending Various Sections of Resolution Nos. 15382, 15697 and 15766 to Amend the Rules of Order Governing City Council Meetings. (City Clerk)

**Attachments:** [Exhibit 1 - Rules of Order - Redline](#)  
[Exhibit 1 - REVISED Rules of Order - Redline](#)  
[Exhibit 2 - Council Referral Form - Redline](#)  
[Exhibit 2 - REVISED Council Referral Form - Redline](#)  
[Resolution](#)  
[Correspondence](#)

**6-F** [2021-843](#) Recommendation to Authorize the City Manager to Execute an Agreement Between the City of Alameda and Alameda County Industries for Collection, Transportation and Processing of Alameda's Municipal Solid Waste, Recycling, and Organic Materials for a Twelve Year Period (Ending June 30, 2033), with the Option of Two Four-Year Extensions; and  
Introduction of Ordinance Approving the Franchise Agreement Between the City of Alameda and Alameda County Industries AR, Inc. (Public Works 261)

**Attachments:** [Exhibit 1 - Agreement](#)  
[Ordinance](#)  
[Supplemental Memo](#)  
[Presentation](#)  
[Correspondence from Staff](#)

**6-G** [2021-743](#) Introduction of Ordinance Approving a Second Amendment to the Lease with Greenway Golf Associates, Inc., a California Corporation, for Chuck Corica Golf Complex to Adjust Lease Area to Include the Old Fire Training Tower. [Requires Four Affirmative Votes] (Recreation and Parks 280) [Not heard May 4, 2021]

**Attachments:** [Exhibit 1 - Second Amendment](#)  
[Exhibit 2 - Original Lease](#)  
[Exhibit 3 - First Amendment](#)  
[Ordinance](#)

- 7      **City Manager Communications - Communications from City Manager**
- 8      **Oral Communications, Non-Agenda (Public Comment) - Members of the public may speak for up to 2 minutes regarding any matter not on the agenda**
- 9      **Council Referrals - Matters placed on the agenda by a Councilmember may be acted upon or scheduled as a future agenda item; 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 9-A     [2021-877](#)    Consider Scheduling a Performance Evaluation for the City Manager as Soon as Possible. (Councilmember Herrera Spencer) [Not heard on May 4, 2021]
- 9-B     [2021-878](#)    Consider Addressing the Surplus Lands Act, including Lobbying Efforts and Assembly Bill 1486. (Councilmember Herrera Spencer) [Not heard on May 4, 2021]  
**Attachments:**    [Exhibit 1 - July 7, 2020 Staff Report](#)  
[Correspondence](#)
- 10     **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 11     **Adjournment - City Council**

- 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 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 72 hours prior to the meeting to request a translator or interpreter.
- Minutes of the meeting available in enlarged print.
- 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](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.