



City of Alameda

Meeting Agenda

City Council

Tuesday, April 20, 2021

7:00 PM

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

The agenda was revised on April 13, 2021 at 1:30 p.m. to add a new Item 3-A to the Closed Session

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_vec0ZPDETr2HU9hSjrXo2Q*

*For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 816 6683 8183*

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.

REVISED SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:00 P.M.

- 1 Roll Call - City Council
- 2 Public Comment on Closed Session Items - Anyone wishing to have comments read into record on closed session items, please email clerk@alamedaca.gov within 30 minutes of the meeting commencing; comments submitted earlier will not be read
- 3 Adjournment to Closed Session to consider:
 - 3-A 2021-855 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9)
CASE NAMES: Application of Pacific Gas and Electric Company (U

39-E) for Approval and Recovery of Oakland Clean Energy Initiative Preferred Portfolio Procurement Costs
COURT: Public Utilities Commission of the State of California (CPUC)
CASE NUMBER: CPUC Docket No. A.20-04-013; City of Alameda, California v. Pacific Gas and Electric Company under EL20-63. -
“Petition for Declaratory Order, et al. and Conditional Complaint of City of Alameda, California under EL20-63”
COURT: Federal Energy Regulatory Commission (FERC)
CASE NUMBER: FERC Docket No. EL20-63-000

3-B [2021-812](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Alameda Theatre, Located at 2317 Central Avenue, Alameda, CA
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Interim 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

3-C [2021-826](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Eric Levitt, City Manager; Gerry Beaudin, Assistant City Manager; and Nancy Bronstein, Human Resources Director
EMPLOYEE ORGANIZATIONS: Alameda Fire Chiefs Association (AFCA), Alameda Police Officers Association (APOA) and Alameda Police Managers Association (APMA)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

4 Announcement of Action Taken in Closed Session, if any

[2021-880](#) April 20, 2021 Closed Session Announcement

Attachments: [Announcement](#)

5 Adjournment - City Council

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

Pledge of Allegiance

1 Roll Call - 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, Commissioners 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** [2021-836](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission (SACIC) Meeting Held on March 16, 2021. [City Council and SACIC] (City Clerk)
- 2-B** [2021-748](#) Recommendation to Accept the Investment Report for the Quarter Ending December 31, 2020. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Investment Report -December 31, 2020](#)
- 2-C** [2021-813](#) Recommendation to Accept the Fiscal Year 2019-20 Audited Financial Statements and Compliance Reports. [City Council/SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Audited Comprehensive Annual Financial Report](#)
[Exhibit 2 - Gann Limit AUP](#)
[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 Agreed Upon Procedures Report](#)
[Exhibit 8 - Transportation Development Act Report](#)
[Exhibit 9 - Required Communications](#)
[Exhibit 10 - Single Audit Report](#)

3 Adjournment - 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**
- 3-A** [2021-584](#) Proclamation Declaring April 22nd as Earth Day and April 24th as Arbor Day Alameda 2021. (City Manager 2110) [Informational only, will not be presented.]

- 3-B [2021-823](#) Proclamation Declaring April as Parkinson's Awareness Month 2021. (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**
- [2021-881](#) Oral Communication Submittals
- Attachments:** [Submittals](#)
- 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 [2021-837](#) Minutes of the Continued March 9, 2021 Special Meeting and the Special and Regular Meetings Held on March 16, 2021. (City Clerk)
- 5-B [2021-838](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C [2021-793](#) Recommendation to Accept the Quarterly Sales Tax Report for the Reporting Period Ending December 31, 2020 (Funds Collected During the Period July 1, 2020 to September 30, 2020). (Finance 2410)
- Attachments:** [Exhibit 1 - Quarterly Sales Tax Report](#)
[Exhibit 2 - Quarterly Transaction Tax Report](#)
- 5-D [2021-801](#) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Service Provider Agreement with City ConText to Increase Compensation by \$76,080 for a Total Aggregate Compensation Not to Exceed \$150,000, and Extend the Term to December 31, 2023, to Continue Providing Technical Planning Support to the City of Alameda Housing Element Update and Related Zoning Amendments. (Planning, Building and Transportation 209)
- Attachments:** [Exhibit 1 - Agreement](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)
- 5-E [2021-810](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Coastland Civil Engineering for the Services of the Interim City Engineer, in an Amount Not to Exceed \$75,000 for an Aggregate Amount Not to Exceed \$149,500. (Public Works 310)

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

- 5-F [2021-784](#) Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; and Adoption of Resolution of Intention to Levy an Annual Assessment on the Park Street BIA for Fiscal Year 2021-22, and Set a Public Hearing for May 4, 2021 to Levy an Annual Assessment on the Park Street BIA. (Community Development 256)

Attachments: [Exhibit 1 - Annual Assessment Report](#)
[Exhibit 2 - Assessment Fee Schedule](#)
[Exhibit 3 - Boundaries Map](#)
[Exhibit 4 - Address List](#)
[Resolution](#)

- 5-G [2021-785](#) Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report; and Adoption of Resolution of Intention to Levy an Annual Assessment on the Webster Street BIA for Fiscal Year 2021-22; and Set a Public Hearing for May 4, 2021 to Levy an Annual Assessment on the Webster Street BIA. (Community Development 256)

Attachments: [Exhibit 1 - Annual Assessment Report](#)
[Exhibit 2 - Assessment Fee Schedule](#)
[Exhibit 3 - Boundaries Map](#)
[Exhibit 4 - Address List](#)
[Resolution](#)

- 5-H [2021-739](#) Adoption of Resolution Amending the Fiscal Year 2020-21 Project Budget by Reducing Revenue and Appropriations in the Enterprise Resource Planning System Implementation Project 90002704 by \$360,000 and Increasing Revenue and Appropriations for the Strategic Technology Plan Project 90003704 by \$360,000. (Information Technology 704.1)

Attachments: [Resolution](#)

- 5-I [2021-778](#) 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 2110)

Attachments: [Resolution](#)

- 5-J [2021-789](#) Adoption of Resolution Amending the Management and Confidential Employees Association (MCEA) Salary Schedule to Increase the Salary Range for the Job Classification of Base Reuse Manager Effective the First Full Pay Period Following Approval. (Human

Resources 2510)

Attachments: [Exhibit 1 - Revised MCEA Salary Schedule Resolution](#)

- 5-K** [2021-806](#) Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 1, 2021 - Maintenance Assessment District 01-01 (Marina Cove). (Public Works 276)

Attachments: [Exhibit 1 - Maintenance Assessment District Map](#)
[Exhibit 2 - Engineer's Report Resolution](#)

- 5-L** [2021-809](#) Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 1, 2021 - Island City Landscaping and Lighting District 84-2 (Various Locations). (Public Works 275)

Attachments: [Exhibit 1 - Zones 1 through 8 Maps](#)
[Exhibit 2 - Engineer's Report 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** [2021-832](#) Adoption of Resolutions Appointing Philly Jones and Alice Nguyen as Members of the Recreation and Parks Commission.
- 6-B** [2021-790](#) Public Hearing to Consider Adoption of Resolution Approving the Central Avenue Safety Improvement Project Final Concept and Adoption of Environmental Findings. (Planning, Building and Transportation 91815)

Attachments: [Exhibit 1 - Final Concept Roll Plots](#)
[Exhibit 2 - Proposed Roundabouts](#)
[Exhibit 3 - Traffic Operations Analysis Report](#)
[Exhibit 4 - Community Comments from the Virtual Open House](#)
[Exhibit 5 - Community Comments from Social Media and Email Correspondence](#)
[Exhibit 6 - Educational Roundabout Presentation](#)
[Presentation](#)
[Resolution](#)
[Supplemental Memo](#)
[Correspondence - Updated 4/21](#)

6-C [2021-630](#) Recommendation to Accept the Report on the Long-Term Financial Forecast for the General Fund and Special Revenue Funds. (Finance 2410)

Attachments: [Exhibit 1 - UFI Presentation](#)

6-D [2021-824](#) Recommendation to Provide Direction to Staff Regarding the Allocation of an Anticipated \$28.95 Million of Funding from the Federal Government through the American Rescue Plan Act (ARPA) of 2021 to Assist with Recovery from the Impacts of the COVID-19 Pandemic. (City Manager 2110/Finance 2410)

Attachments: [Exhibit 1 - ARPA Summary Report](#)
[Presentation](#)
[Correspondence - Updated 4/20](#)

6-E [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)

Attachments: [Resolution](#)

6-F [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)

Attachments: [Exhibit 1 - January 19, 2021 Agenda Report](#)
[Exhibit 2 - Explanation of CIP Ordinance](#)
[Correspondence - Updated 4/20](#)

- 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** [2021-829](#) Consider Directing Staff to Provide COVID-19 Updates and Increase Outreach. (Councilmember Daysog)
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2021-833](#) Mayor's Nominations for Appointments to the Golf Commission and Housing Authority Board of Commissioners.
- 11 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 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 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.