



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, September 3, 2024

7:00 PM

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

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**MEETING TIMES: Closed Session - 6:00 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\\_mv2Oz1eUS5SWM8\\_Yc8ZLgQ](https://alamedaca-gov.zoom.us/webinar/register/WN_mv2Oz1eUS5SWM8_Yc8ZLgQ)

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 832 7319 8999

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

The Council may take action on any item listed in the agenda

### **SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 6:00 P.M.**

**1 Roll Call - City Council**

**2 Public Comment on Closed Session Items Only**

**3 Adjournment to Closed Session to consider:**

**3-A** [2024-4248](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(a)  
Case Name: City of Alameda v. Greenway Golf Associates, Inc.  
Court: Alameda County Superior Court

Case No: 22CV011964

**4 Announcement of Action Taken in Closed Session, if any**

**2024-4377** September 3, 2024 Closed Session Announcement

**Attachments:** Announcement

**5 Adjournment - City Council**

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

**Pledge of Allegiance**

**1 Roll Call - City Council**

**2 Agenda Changes**

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

**3-A** [2024-4264](#) Proclamation Declaring September 2024 as National Hispanic and Latino Heritage Month.

**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**

[2024-4378](#) September 3, 2024 Oral Communication Submittals

**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** [2024-4259](#) Minutes of the Special and Regular City Council Meetings Held on July 2, 2024. (City Clerk)

**5-B** [2024-4339](#) Bills for Ratification. (Finance)

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

**5-C** [2024-4279](#) Recommendation to Authorize the City Manager to Execute an Agreement with Carahsoft Technology Corporation, for a Five-Year Term in an Amount Not-to-Exceed \$313,714, for Workiva Software for In-House Annual Comprehensive Financial Report and Popular Annual Financial Report Creation. (Information Technology 60626070)

**Attachments:** [Exhibit 1: Quote](#)  
[Exhibit 2: Agreement](#)

- 5-D**     [2024-4287](#)     Recommendation to Authorize the City Manager to Execute an Agreement with Courtney Waterproofing, Roofing, and Concrete Restoration for the Alameda Point Building 24 Roof Replacement Project for an Amount Not-to-Exceed \$2,549,469.  
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) and 15302 (Replacement or Reconstruction). (Base Reuse and Economic Development C75400)
- Attachments:**     [Exhibit 1: Agreement](#)
- 5-E**     [2024-4274](#)     Recommendation to Authorize the City Manager to Accept the Work of Branco Construction, Inc. for the Fire Station No. 4 Dormitory Conversion and Renovation Project, No. P.W. 03-23-07.  
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), 15302 (Replacement or Reconstruction), and (15303 New Construction of Small Structures). (Public Works C41000)
- 5-F**     [2024-4275](#)     Recommendation to Authorize the City Manager to Execute an Agreement with Tait & Associates for Engineering and Permitting Services for Replacement of the Underground Storage Tanks at the Police Station and Maintenance Service Center for a Total Not-to-Exceed Amount of \$188,925.  
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), 15302 (Replacement or Reconstruction), and 15308 (Actions by Regulatory Agencies for Protection of the Environment). (Public Works C41000)
- Attachments:**     [Exhibit 1: Agreement](#)
- 5-G**     [2024-4276](#)     Recommendation to Authorize the Purchase of Six Dodge Durango Police Vehicles in an Amount Not-to-Exceed \$360,617.97 from MY Jeep-Chrysler-Dodge-Ram; and  
Adoption of Resolution Amending the Fiscal Year 2024-25 Operating Budget Appropriating \$505,000 from the Fleet Replacement Fund (Fund 601). (Public Works 60141580)

**Attachments:** [Exhibit 1: Quote - MY](#)  
[Exhibit 2: Quote - Elk Grove Auto Group](#)  
[Resolution](#)

- 5-H**     [2024-4247](#)     Final Passage 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)

**Attachments:** [Correspondence](#)

- 5-I**     [2024-4317](#)     Adoption of Resolution Supporting Proposition 36 on the November 5, 2024 Ballot, Allows Felony Charges and Increases Sentences for Certain Drug and Theft Crimes, (City Manager).

**Attachments:** [Exhibit 1: 2023-24 Legislative Agenda](#)  
[Exhibit 2: Proposition 36 Official Title and Summary](#)  
[Exhibit 3: Analysis of Proposition 36](#)  
[Resolution](#)  
[Correspondence from City Manager](#)  
[Correspondence from Councilmember Herrera Spencer](#)  
[- Updated 9/3](#)

## **6**     **Continued Agenda Items**

## **7**     **Regular Agenda Items**

- 7-A**     [2024-4243](#)     Adoption of a Resolution Appointing Ashley Rybarczyk to the Historical Advisory Board.

- 7-B**     [2024-4202](#)     Study Session to Discuss Incentives to Increase Housing at Alameda Point. (Base Reuse and Economic Development)

**Attachments:** [Exhibit 1: Map for Future Development](#)  
[Exhibit 2: Housing Costs and Revenues](#)  
[Presentation](#)  
[Presentation - REVISED](#)  
[Correspondence](#)

- 7-C**     [2024-4086](#)     Introduction of Ordinance Authorizing the City Manager to Execute a Lease for a Portion of Building 41 with DOER Marine Operations, Located at 650 West Tower Avenue, at Alameda Point, Alameda California, for a Term of Eighteen Months with One Extension Option for Six 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)  
**Attachments:**    [Exhibit 1: Proposed Lease](#)  
                              [Exhibit 2: Existing License](#)  
                              [Ordinance](#)  
                              [Presentation](#)  
                              [Correspondence - Updated 9/3](#)
- 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**
- 10-A**     [2024-4249](#)     Consider Directing Staff to Draft a Letter on Behalf of the City Council to the Alameda County District Attorney in Support of the Police Chief/Police Department Request to Add Special Circumstances Against Shane Killian. (Councilmember Herrera Spencer)
- 10-B**     [2024-4290](#)     Consider Taking Dispositive Action to Support Proposition 36. (Councilmember Herrera Spencer)  
**Attachments:**    [Correspondence from Councilmember Herrera Spencer - Updated 9/3](#)
- 10-C**     [2024-4312](#)     Consider Directing Staff to Implement and Enforce Pickleball Court Policies at Various Alameda Public Parks. (Councilmember Herrera Spencer)  
**Attachments:**    [Correspondence - Updated 9/3](#)  
                              [Councilmember Herrera Spencer Slide](#)

**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** [2024-4236](#) Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference.

**Attachments:** [2024 League Voting Delegate](#)

**11-B** [2024-4242](#) Mayor's Nomination to Various Boards and Commissions.

**12 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](mailto: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](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.