



City of Alameda

Meeting Agenda

City Council

Tuesday, November 21, 2023

7:00 PM

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

The agenda was revised on November 15, 2023 at 5:00 p.m. to add a teleconference location and on November 20, 2023 at 2:30 p.m. to indicate Item 5-D was withdrawn

MEETING TIMES: Closed Session - 5:00 p.m.

Joint Meeting - 6:59 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_erP-XPEYSxyCexIUe21bnw

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 875 3960 0763

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

SPECIAL CITY COUNCIL MEETING - 5:00 P.M.

1 Roll Call - City Council

Note: Councilmember Vella will be present via teleconference from Best Western Plus Dana Point Inn-by-the-Sea, 34744 Pacific Coast Highway, Dana Point, CA 92684

2 Public Comment on Closed Session Items Only**3 Adjournment to Closed Session to consider:****3-A** [2023-3587](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code § 54956.9(a)

CASE NAME: City of Alameda v. Sheehan

COURT: Superior Court of the County of Alameda

CASE NUMBERS: 22CV009959, 23CV037442, 23CV038384

COURT: In the Court of Appeal of the State of California, First Appellate District, Division Two

CASE NUMBER: A168300

3-B [2023-3412](#) 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

3-C [2023-3583](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

CITY NEGOTIATORS: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, Edward Kreisberg, Outside Counsel, and Doug McManaway, Deputy City Attorney

EMPLOYEE ORGANIZATIONS: International Association of Firefighters Local 689 (IAFF)

UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

4 Announcement of Action Taken in Closed Session, if any[2023-3628](#) November 21, 2023 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****Note: Councilmember/Commissioner Vella will be present via teleconference from Best Western Plus Dana Point Inn-by-the-Sea, 34744 Pacific Coast Highway, Dana Point, CA 92684**

2 Consent Calendar - Items are routine and will be approved by one motion unless Councilmembers remove items for a full discussion; removed items are heard after Agenda Items if any

2-A [2023-3505](#) Recommendation to Accept the Investment Transactions Report for the Fiscal Year Ending September 30, 2023. [City Council and SACIC] (Finance 10024051)

Attachments: [Exhibit 1: Quarterly Investment Transactions Report](#)

3 Adjournment - City Council and SACIC

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

1 Roll Call - City Council

Note: Councilmember Vella will be present via teleconference from Best Western Plus Dana Point Inn-by-the-Sea, 34744 Pacific Coast Highway, Dana Point, CA 92684

2 Agenda Changes

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

3-A [2023-3589](#) Proclamation Declaring November 2023 as Native American Heritage Month.

Attachments: [Proclamation](#)

3-B [2023-3590](#) Proclamation Declaring November 25, 2023 as Small Business Saturday.

4 Oral Communications, Non-Agenda (Public Comment) - Limited to 15 minutes, in-person comments only, remote public comment not available for this section; any remaining speakers may comment under Section 9

5 Consent Calendar - Items are routine and will be approved by one motion unless Councilmembers remove items for a full discussion; removed items are heard after Regular Agenda Items; routine items include, but are not limited to, annual reports and hearings, budget adjustments, contracts, grants, final passage of ordinances, Police policies and items returning to Council

5-A [2023-3575](#) Minutes of the Special and Regular City Council Meetings Held on October 17, 2023. (City Clerk)

5-B [2023-3591](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C** [2023-3419](#) Recommendation to Authorize the City Manager to Execute a Two-Year Agreement with Raimi & Associates in an Amount Not-to-Exceed \$225,000, Including Contingencies, to Update the Climate Action and Resiliency Plan.
In accordance with the California Environmental Quality Act (CEQA), this action is statutorily exempt from further environmental review pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Planning, Building and Transportation 10062032)
Attachments: [Exhibit 1: Agreement Correspondence](#)
- 5-D** [2023-3513](#) WITHDRAWN - Recommendation to Authorize the City Manager to Execute a Construction Agreement with Garland/DBS, Inc. for the Mastick Senior Center and the Police Department Roof Replacement Project for an Amount Not-to-Exceed \$1,635,800.
This action is exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). (Public Works 31041520) [Will not be heard on November 21, 2023]
Attachments: [Exhibit 1: Agreement Correspondence](#)
- 5-E** [2023-3522](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with F.H. Black & Company Inc. for Training and Software Support for the Financial Statement Implementation Project, Increasing Total Agreement Compensation by \$10,336 for a Total Amount Not-to-Exceed \$85,036; and Adoption of Resolution Amending the Fiscal Year 2023-24 Operating Budget Appropriating \$10,336 from the Information Technology Fund. (Finance 10024051)
Attachments: [Exhibit 1: Agreement](#)
 [Exhibit 2: First Amendment Resolution](#)
- 6** **Continued Agenda Items**
- 6-A** [2023-3523](#) Final Passage of Ordinance Amending Article XV of the Alameda Municipal Code, Amending and Enhancing the Rent Control Program's Capital Improvement Plan (CIP) Program and Terminating the Current Moratorium on CIP Applications and Making Other Necessary Updates.
These actions are exempt from environmental review because they are not projects as defined under the California Environmental Quality Act (CEQA) [CEQA Guidelines, Section 15378 (b)(2)] or because of no

significant environmental impact [CEQA Guidelines, Section 15061].
(City Attorney) [Continued from November 7, 2023]

Attachments: [Information from Rent Program Staff](#)
[Correspondence - Updated 11/22](#)

6-B [2023-3486](#) Recommendation to Adopt the City of Alameda 2023-2026 Strategic Plan. (City Manager 10021030) [Continued from November 7, 2023]

Attachments: [Exhibit 1: Alameda Strategic Plan \(2023-2026\)](#)
[Correspondence from City Manager](#)
[Correspondence - Updated 11/7](#)

7 **Regular Agenda Items**

7-A [2023-3517](#) Recommendation to Provide Direction to Staff on a Facility Improvement Plan for the Veterans' Memorial Building.
This action is exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation). (Public Works 31041520)

Attachments: [Presentation](#)
[Correspondence from City Manager](#)
[Correspondence - Updated 11/21](#)

7-B [2023-3573](#) Recommendation to Accept an Update on Oakland-Alameda Estuary Bridge Project.
Preparation of design and feasibility studies are exempt from environmental review under California Environmental Quality Act Guidelines section 15262. (Planning, Building and Transportation 20962742)

Attachments: [Presentation](#)
[Correspondence - Updated 11/15](#)
[Correspondence from City Manager](#)

7-C [2023-3496](#) Introduction of Ordinance Authorizing (1) the Transfer of 0.65 Acres to the Alameda Unified School District AUSD), (2) the Conveyance of an Easement to AUSD for Parking and Access Purposes, (3) the Acceptance of an Easement from AUSD for Parking and Access Purposes, and (4) the City Manager to Execute All Necessary Documents in Connection Therewith to Facilitate the Renovation and Rebuild of Wood Middle School.

These actions are categorically exempt from further environmental review under the California Environmental Quality Act (CEQA). CEQA Guidelines, Section 15305 (Minor Alterations in Land Use Limitations). (City Manager and City Attorney 10023040) [Not heard on November 7, 2023]

Attachments: [Exhibit 1: Area Map](#)
[Exhibit 1: Area Map - REVISED](#)
[Ordinance](#)
[Ordinance - REVISED](#)
[Presentation](#)
[Presentation - REVISED](#)

- 7-D** [2023-3383](#) Introduction of Ordinance Authorizing the City Manager to Execute a Lease with the Alameda Transportation Management Association for a Single Office Space in City Hall West at Alameda Point for a Five-Year Lease Term with Base Rent of One Dollar Per Year.
A Final Environmental Impact Report for the Alameda Point Project was certified on February 4, 2014 in compliance with the California Environmental Quality Act. (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Lease](#)
[Ordinance](#)

- 8** **City Manager Communications - Communications from City Manager**
- 9** **Oral Communications, Non-Agenda (Public Comment) - In-person comments only, remote public comment not available for this section**
- 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**
- 10-A** [2023-3452](#) Consider Directing Staff to Draft an Ordinance Amending the Sunshine Ordinance to Move to a Hearing Officer Model to Hear Sunshine Ordinance Complaints. (Mayor Ezzy Ashcraft and Councilmember Jensen) [Not heard on October 17 or November 7, 2023]
- Attachments:** [Correspondence - Updated 11/20](#)
- 10-B** [2023-3516](#) Consider Directing Staff to Draft an Ordinance Prohibiting Animal Testing and Experimentation on Property Owned or Controlled by the City of Alameda. (Councilmembers Herrera Spencer and Vella) [Not heard on November 7, 2023]

Attachments: [Correspondence Dated 10/31](#)
[Correspondence Dated 11/1](#)
[Correspondence Dated 11/2](#)
[Correspondence Dated 11/3-11/5](#)
[Correspondence Dated 11/6](#)
[Correspondence Dated 11/7](#)
[Correspondence Dated 11/8](#)
[Correspondence Dated 11/10-11/13](#)
[Correspondence Dated 11/14](#)
[Correspondence Dated 11/15](#)
[Correspondence Dated 11/17-11/20](#)
[Correspondence from Councilmember Herrera Spencer](#)
[Correspondence Dated 11/21](#)

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 [2023-3584](#) Mayor's Nominations for Appointments to the Planning Board.

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>
- 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.