



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, September 17, 2024

7:00 PM

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

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The agenda was revised on September 16, 2024 at 10:00 a.m. to add a teleconference location

**MEETING TIMES: Closed Session - 6:00 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\\_nIkMwGb0RjKhAUSD1f3ljA](https://alamedaca-gov.zoom.us/webinar/register/WN_nIkMwGb0RjKhAUSD1f3ljA)**

**For Telephone Participants:**

**Zoom Phone Number: 669-900-9128**

**Zoom Meeting ID: 861 6074 7572**

**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**

**Note: Councilmember Vella will be present via teleconference from Fairfield Inn & Suites Oklahoma City Yukon, 1520 Garth Brooks Blvd., Yukon, Oklahoma 73099**

**2 Public Comment on Closed Session Items Only****3 Adjournment to Closed Session to consider:**

**3-A**    [2024-4375](#)    CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code § 54956.9(a)  
CASE NAME: Lula Burton, et al. v. Will Tong, et al.  
COURT: Superior Court of the County of Alameda  
CASE NUMBERS: 22CV014934

**3-B**    [2024-4372](#)    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**

[2024-4413](#)    September 17, 2024 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 Vella will be present via teleconference from Fairfield Inn & Suites Oklahoma City Yukon, 1520 Garth Brooks Blvd., Yukon, Oklahoma 73099**

**2 Consent Calendar - Routine items are approved by one motion unless Councilmembers / Commissioners remove items for discussion; removed items are called after Agenda Items if any; Councilmembers / Commissioners may speak for up to 3 minutes**

**2-A**    [2024-4392](#)    Minutes of the Special Joint City Council and SACIC Meeting Held on June 18, 2024. [SACIC] (City Council)

**2-B**    [2024-4311](#)    Recommendation to Accept the Investment Transactions Report and Annual Investment Report for the Fiscal Year Ending June 30, 2024. [City Council and SACIC] (Finance 10024051)

**Attachments:** [Exhibit 1: Quarterly Investment Transactions Report](#)  
[Exhibit 2: Annual Investment Portfolio Summary](#)

### 3 Agenda Items

- 3-A [2024-4361](#) Adoption of Resolution Authorizing the City to Enter into a Loan Agreement with JP Morgan Chase Bank N.A. to Refund Prior Lease Revenue Bond Obligations Related to Alameda Point in an Amount Not-to-Exceed \$7,200,000 and Authorizing City Officers (as Identified Herein) to Execute the Loan Agreement and Related Documents to Take Any Other Necessary Action to Effectuate the Loan. (Finance 10024054)

**Attachments:** [Exhibit 1: Letter of Interest](#)  
[Exhibit 2: Loan Agreement](#)  
[Resolution](#)  
[Presentation](#)

### 4 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 Fairfield Inn & Suites Oklahoma City Yukon, 1520 Garth Brooks Blvd., Yukon, Oklahoma 73099

### 2 Agenda Changes

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

- 3-A [2024-4272](#) Proclamation Declaring September 2024 as Emergency Preparedness Month.

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

### 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

[2024-4414](#) September 17, 2024 Oral Communications Submittal

- 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** [2024-4389](#) Minutes of the Special and Regular City Council Meetings Held on July 16, 2024. (City Clerk)
- 5-B** [2024-4390](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)
- 5-C** [2024-4278](#) Recommendation to Authorize the City Manager to Terminate the Contract for the City Aquatic Center with Blach Construction and Issue a Revised Request for Proposals/Request for Qualifications for the Design and Construction of the City Aquatic Center. (Recreation and Parks 10051400)  
**Attachments:** [Exhibit 1: Mutual Termination Request](#)  
[Correspondence](#)
- 5-D** [2024-4302](#) Recommendation to Implement a Senior Rent Relief Program for Two Rental Units on the Mastick Senior Center Campus. (Recreation and Parks 10051431)  
**Attachments:** [Exhibit 1: Rent Relief Program](#)
- 5-E** [2024-4291](#) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. (Police 10031100)  
**Attachments:** [Exhibit 1: Policy Updates](#)
- 5-F** [2024-4293](#) Recommendation to Approve an Exemption from the Public Art Requirement for the Alameda Food Bank. (Base Reuse and Economic Development 10061810)  
**Attachments:** [Exhibit 1: Municipal Code Section 30-98](#)
- 5-G** [2024-4310](#) Recommendation to Authorize the City Manager to Execute a First Amendment Agreement with Cerda-Zein Real Estate for Maintenance of Four Emergency Supportive Housing Homes from October 1, 2024 to September 30, 2025 in an Amount of \$198,000. (Housing and Human Services 10021833)  
**Attachments:** [Exhibit 1: First Amendment](#)  
[Exhibit 2: Original Agreement](#)
- 5-H** [2024-4347](#) Recommendation to Approve Relocating the Day Center and Safe Sheltering Program to Alameda Point Building 2, Wing 3 and Authorize the City Manager to Execute an Agreement with Dialog Design LP for Architectural Services to Design the Space in an Amount

Not-to-Exceed \$168,815.

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). (Housing and Human Services Department 10021833)

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

- 5-I**     [2024-4360](#)     Recommendation to Accept the Annual Report on the City's Settlements for the Period of July 1, 2023 through June 30, 2024, including 1) General Liability Claims and Litigation Settlements, 2) Workers' Compensation Settlements, and 3) Personnel Settlements; and Related Closed Session Disclosure Report. (City Attorney 10023040)
- Attachments:**     [Exhibit 1: Settlement Report](#)
- 5-J**     [2024-4296](#)     Recommendation to Authorize the City Manager to Execute a First Amendment to Agreement with Rojas Flores Landscaping, Inc. to include Additional Services for Newly Landscaped Areas for a Total Five-Year Compensation Not-to-Exceed Amount of \$1,277,726. In accordance with the California Environmental Quality Act (CEQA), this project is exempt from further environmental review pursuant to CEQA Guidelines section 15301 (Maintenance of Existing Facilities). (Public Works 26941570)
- Attachments:**     [Exhibit 1: Original Agreement](#)  
[Exhibit 2: First Amendment](#)
- 5-K**     [2024-4348](#)     Recommendation to Approve Implementation of Various Parking Efficiency and Management Actions, including: (1) Authorizing the City Manager to Execute a Five-Year Agreement with IPS Group, Inc., for the Purchase, Installation, Maintenance and Management of 20 New MS3 Parking Pay Stations; the Maintenance and Management of 820 Existing Single-Space Parking Meters; and a Park Smarter Mobile Payment Option in an Amount Not-to-Exceed \$1,176,045; and (2) Receiving an Update on Setting a Parking Pricing Strategy for Ferry Terminals.
- 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) and 15183 (Projects Consistent with a General Plan or Zoning). (Public Works 26541642) [Continued from September 17, 2024]

**Attachments:** [Exhibit 1: Parking Pricing Strategy](#)  
[Exhibit 2: Agreement](#)  
[Correspondence](#)

- 5-L [2024-4313](#) Summary Title: Approval of Three Agreements Related to the Central Avenue Safety Improvement Project for Construction, Design and Engineering/Inspection Services, and Adoption of Resolution Amending the Project Budget
- Recommendation to Authorize the City Manager to Execute an Agreement with Bay Cities Paving & Grading, Inc., for Construction of the Central Avenue Safety Improvements Project, No. P.W.07-24-19, for a Not-to-Exceed Amount of \$16,245,072, Including Contingency; Recommendation to Authorize the City Manager to Execute a Fifth Amendment to the Agreement with CDM Smith to Complete the Plans for the Central Avenue Safety Improvement Project, Increasing Compensation by \$200,000, Including Contingencies, for a Total Aggregate Compensation Not-to-Exceed \$3,778,930; Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with CSG Consultants to Provide Construction Engineering and Inspection Services for the Central Avenue Safety Improvement Project, Increasing Compensation by \$1,530,206, Including Contingencies, for a Total Aggregate Compensation Not-to-Exceed \$2,280,206; and Adoption of Resolution Amending the Fiscal Year 2024-25 Capital Budget by Reducing Revenue and Appropriations in Capital Improvement Program C11000 by \$400,000, Reducing Revenue and Appropriations in Capital Improvement Program C33000 by \$200,000, Reducing Revenue and Appropriations in Capital Improvement Program C62000 by \$300,000, Reducing Revenue and Appropriations in Capital Improvement Program C66100 by \$400,000, Allocating \$207,855 in Measure BB-Paratransit Funds, and Increasing Revenue and Appropriations for Capital Improvement Program C65600 by \$1,507,855.
- 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) and 15304 (Minor Alterations to Land, including bicycle facilities). (Public Works 310)

**Attachments:** [Exhibit 1: Bay Cities Paving & Grading Agreement](#)  
[Exhibit 2: CDM Smith Agreement and Amendments 1-4](#)  
[Exhibit 3: CDM Smith Fifth Amendment](#)  
[Exhibit 4: CSG Consultants Original Agreement](#)  
[Exhibit 5: CSG Consultants First Amendment Resolution](#)

- 5-M**     [2024-4289](#)     Recommendation to Authorize the City Manager to Execute all Necessary Documents with the California Department of Transportation to Accept \$375,000 in State Funding to Design the Lincoln Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project Stormwater Improvements; and Authorize the City Manager to Execute a First Amendment with Parametrix, Inc. in an Amount Not-to-Exceed \$627,000, Including Contingencies, to Provide Additional Technical Services Related to the Lincoln Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project; and Adoption of Resolution Amending the Fiscal Year 2024-25 Grants Fund (Fund 222) Budget Appropriation By \$375,000 to Transfer Those Funds to the Capital Improvement Budget (Fund 310) for Capital Project C65700 (Lincoln Avenue/Marshall Way/Pacific Avenue Corridor Improvement Project).  
In accordance with the California Environmental Quality Act (CEQA), on April 18, 2023, City Council determined this project was categorically exempt under CEQA Guidelines Section 15301(c) Existing Facilities (Minor alterations to existing facilities including bicycle facilities) and Section 15304(h) (Minor Alterations to Land and the creation of bicycle lanes on existing public rights of way). None of the events triggering supplemental review under Public Resources Code section 21166 apply. (Transportation 20962743)

**Attachments:** [Exhibit 1: Concept Design Vision](#)  
[Exhibit 2: Agreement – Caltrans](#)  
[Exhibit 3: Agreement – Parisi](#)  
[Exhibit 4: Agreement – Parametrix](#)  
[Exhibit 5: First Amendment – Parametrix Resolution](#)

- 5-N**     [2024-4346](#)     Adoption of Resolution Authorizing the City Manager to Execute All Necessary Documents with the California Department of Transportation (Caltrans) to Accept Grant Funds in the Amount of \$480,070 for the Oakland-Alameda Estuary Waterway Study, and Amending the Fiscal Year 2024-25 Grants Fund (Fund 222) Operating Budget and Capital Improvement Budget Appropriating \$480,070 from the Grants Fund (Fund 222) to the Oakland-Alameda Estuary Bridge

Project in Capital Improvement Project C65900.  
Preparation of design and feasibility studies are exempt from environmental review under California Environmental Quality Act Guidelines section 15262. (Planning, Building and Transportation 24462742)

**Attachments:** [Exhibit 1: Bridge Waterway Study Schedule and Cost](#)  
[Exhibit 2: Map of Bridge Alignments](#)  
[Resolution](#)

- 5-O**     [2024-4277](#)     Adoption of Resolution Authorizing the Submission of an Application for Senate Bill 2 Funding from the State Department of Housing and Community Development Under the Permanent Local Housing Allocation (PLHA) Program, Accepting PLHA Funding, and Allocating PLHA Funding;  
Adoption of Resolution Amending the PLHA Five-Year Plan Grant Budget (G24010) to Increase 2022 Allocation Revenues and Expenditures in the Amount of \$479,024; and  
Recommendation to Authorize the City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications. (City Manager 10021833)

**Attachments:** [Exhibit 1: Application for Funding](#)  
[Resolution: Application](#)  
[Resolution: Budget](#)

- 5-P**     [2024-4324](#)     Adoption of Resolution Supporting Proposition 3, the Right to Marry, and Repeal Proposition 8 Amendment on the November 5, 2024 Ballot. (City Manager)

**Attachments:** [Exhibit 1: Alameda Legislative Agenda](#)  
[Exhibit 2: Proposition 3 Official Title and Summary](#)  
[Exhibit 3: Analysis of Proposition 3](#)  
[Resolution](#)

- 5-Q**     [2024-4343](#)     Adoption of Resolution Supporting Proposition 5, the Lower Supermajority Requirement to 55% for Local Bond Measures to Fund Housing and Public Infrastructure Amendment, on the November 5, 2024 Ballot. (City Manager)

**Attachments:** [Exhibit 1: Alameda Legislative Agenda](#)  
[Exhibit 2: Proposition 5 Official Title and Summary](#)  
[Exhibit 3: Analysis of Proposition 5](#)  
[Resolution](#)  
[Correspondence - Updated 9/17](#)

- 5-R**     [2024-4352](#)     Adoption of Resolution Authorizing the City Manager to Execute All



Necessary Documents with the Department of Homeland Security to Accept \$876,633.45 in Grant Funds and Appropriate the Required Match of \$87,663.35 from General Fund Residual Fund Balance to Train City of Alameda Firefighters to a Paramedic Certification Level, and Amending the Fiscal Year 2024-25 Fire Grants Fund (Fund 220) Operating Budget Increasing Appropriations by \$876,663.45 and the Alameda Fire Department's Fiscal Year 2024-25 General Fund Operating Budget Increasing Appropriations \$87,663.35. (Fire 22032260)

**Attachments:** [Exhibit 1: Award Package Resolution](#)

- 5-S**     [2024-4376](#)     Final Passage 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)

## **6        Continued Agenda Items**

## **7        Regular Agenda Items**

- 7-A**     [2024-4379](#)     Adoption of Resolutions Appointing Lisa Martin and James Martin to the Public Art Commission, and Reappointing Michelle Buchholz and Bernard Wolf to the Social Services Human Relations Board.
- 7-B**     [2024-4283](#)     Recommendation to Approve the City Aquatic Center Design Concept with a 30-Meter Pool and Activity Pool and Provide Direction to Staff on Additional Design Features such as Lobby, Diving Well and Springboards, Community Room, Building Storage, and Electrification. The action contemplated is not a "project" under Section 15378 of the California Environmental Quality Act (CEQA) Guidelines and is therefore exempt from CEQA. If and when City Council decides to allocate funding for the detailed design and construction of the City Aquatic Center, review under CEQA will be required. (Recreation and Parks Department 10051400)

**Attachments:** [Exhibit 1: Project Site](#)  
[Exhibit 2: 50-Meter Pool Locations and Use](#)  
[Exhibit 3: Roof Sections](#)  
[Exhibit 4: Design Concepts](#)  
[Exhibit 5: Cost Recovery Model](#)  
[Presentation](#)  
[Correspondence - Updated 9/18](#)  
[Submittal](#)

**7-C**     [2024-4321](#)     Recommendation to Receive an Update on Neighborhood Greenways Implementation and Provide Direction on Removing Select Slow Streets Barricades in the Immediate Future.

In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt under CEQA Guidelines Section 15301(c) Existing Facilities (Minor alterations to existing facilities including bicycle facilities) and Section 15304(h) (Minor Alterations to Land and the creation of bicycle lanes on existing public rights of way). None of the exceptions to the categorical exemptions apply to this project. (Planning, Building and Transportation 24462742)

**Attachments:** [Exhibit 1: Map of 2030 Low Stress Backbone Network](#)  
[Exhibit 2: Neighborhood Greenway and Slow Streets Background](#)  
[Exhibit 3: Examples of Neighborhood Greenway Design Treatment Options](#)  
[Exhibit 4: Summary of Community Survey Results](#)  
[Exhibit 5: Temporary Slow Streets Barricade Replacement Alternative](#)  
[Exhibit 6: Slow Streets Transition Map](#)  
[Presentation](#)  
[Supplemental Memo](#)  
[Correspondence from Councilmember Herrera Spencer](#)  
[Correspondence - Updated 9/17](#)

**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**

**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**

**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.