



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, April 7, 2020

7:00 PM

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

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***Notice: Due to Governor Executive Order N-29-20, Councilmembers can attend the meeting via teleconference. Members of the public can watch the meeting via Livestream ([http://alameda.granicus.com/MediaPlayer.php?camera\\_id=3](http://alameda.granicus.com/MediaPlayer.php?camera_id=3)) and address the City Council during the meeting via email ([clerk@alamedaca.gov](mailto:clerk@alamedaca.gov)), text (510-747-4802) or voicemail (510-747-4802). Comments submitted during the meeting will be read into the record. Comments submitted prior to the meeting will be included in the meeting record. Any requests for reasonable accommodations from individuals with disabilities 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***

**Note: On March 31, 2020 at 5:30 PM, the agenda was revised to add a Special 7:01 PM meeting**

#### **SPECIAL MEETING - CLOSED SESSION - 5:30 P.M.**

- 1 Roll Call - City Council**
- 2 Public Comment on Closed Session Items - Anyone wishing to address the Council on closed session items may speak for 3 minutes per item**
- 3 Adjournment to Closed Session to consider:**
  - 3-A [2020-7718](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)**

PROPERTY: Northwest Territories, approximately 1,704 acres of rentable space on the former Naval Air Station Alameda at Alameda Point

CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director

NEGOTIATING PARTIES: City of Alameda and Porsche Club of America, Inc.

UNDER NEGOTIATION: Licensing, price and terms

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

- 3-B**     [2020-7725](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: Building 14, approximately 31,194 rentable square feet of building area, located at 1800 Ferry Point at Alameda Point  
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director  
NEGOTIATING PARTIES: City of Alameda and Navigator Systems  
UNDER NEGOTIATION: Price and terms
- 3-C**     [2020-7851](#)     CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Requests for the City to participate as amicus in pending litigations: (Pursuant to Government Code § 54956.9)  
Case Name: City of Evanston, et al., v. Barr  
Court: United States Court of Appeals for the Seventh Circuit, Case Number: 19-3358
- 3-D**     [2020-7869](#)     CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION (Pursuant to Government Code § 54956.9)  
CASE NAME: City of Alameda v. Union Pacific  
COURT: Superior Court of the State of California, County of Alameda  
CASE NUMBERS: RG18920939

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

[2020-7882](#)     April 7, 2020 Closed Session Announcement

**Attachments:** [Announcements](#)**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**     [2020-7872](#)     Proclamation Declaring March 30th through April 3, 2020 as National Boys and Girls Club Week. (City Manager 2110) [Informational only,

will not be presented]

- 3-B**     [2020-7871](#)     Proclamation Declaring April 22, 2020 as Earth Day Alameda 2020 and April 24, 2020 as Arbor Day Alameda 2020. (City Manager 2110)  
{Informational only, will not be presented]

**4        Oral Communications, Non-Agenda (Public Comment) - A limited number of speakers may address the Council regarding any matter not on the agenda; limited to 15 minutes; additional public comment addressed under Section 8**

**5        Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council or the public**

- 5-A**     [2020-7875](#)     Minutes of the Special and Regular City Council Meetings Held on March 3, 2020. (City Clerk)

- 5-B**     [2020-7874](#)     Bills for Ratification. (Finance)

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

- 5-C**     [2020-7703](#)     Recommendation to Authorize the City Manager to Execute a Four-Year Agreement for Online Applicant Tracking, Recruitment, and Onboarding Services with Governmentjobs.com Inc. (NEOGOV) in an Amount Not to Exceed\$116,400. (Human Resources 2510)

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

- 5-D**     [2020-7817](#)     Recommendation to Accept the Work of Garland/DBS, Inc. for City Hall Exterior Walls Waterproofing Restoration Project, No. P.W. 07-19-38. (Public Works 91609706)

- 5-E**     [2020-7842](#)     Recommendation to Authorize the City Manager to Execute an Agreement with Innovative Construction Solutions, in an Amount Not to Exceed \$407,184, for Alameda South Shore Lagoons 3 and 5 Dredging Project, No. P.W. 09-14-49. (Public Works 310)

**Attachments:**     [Exhibit 1 - Contract](#)

- 5-F**     [2020-7843](#)     Adoption of Resolution Declaring the City's Intention to Revise the Sewer Service Charge and Establish Procedures for Accepting Protests Pursuant to Article XIID, Section 6(a) of the California Constitution Regarding Property-Related Fees and Charges, and Recommendation to Set a Public Hearing on June 16, 2020 to Consider Adoption of New Sewer Service Charges. (Public Works 602)

**Attachments:**     [Exhibit 1 - Sewer Rate Study](#)  
                              [Exhibit 2 - Guidelines - Submission and Tabulation of Protests Resolution](#)

**6 Regular Agenda Items**

- 6-A**     [2020-7864](#)     Adoption of Urgency Uncodified Ordinance to Suspend During the Local Emergency due to the COVID-19 Pandemic Certain Provisions of the City's Sunshine Ordinance to the Extent Inconsistent with, or Impose Requirements Beyond Those Explicitly Waived or Waivable by, Executive Orders of the Governor. (City Attorney)  
**Attachments:**     [Urgency Ordinance](#)
- 6-B**     [2020-7867](#)     Adoption of Urgency Uncodified Ordinance (A) Extending the Declaration of the Existence of a Local Emergency to Respond to the COVID-19 Pandemic for the Duration of the State of California's Emergency Declaration; (B) Authorizing the City Manager to Forego the Competitive Bid Process, Subject to Ratification by the City Council, Consistent with City Charter Section 3-15.2, for the Duration of the Local Emergency; and Approving City Manager Spending Authority of Up to \$2 Million Dollars to Address the Local Emergency. (City Manager)  
**Attachments:**     [Urgency Ordinance](#)  
                                 [Order of the Alameda County Health Officer 20-04](#)  
                                 [Correspondence](#)
- 6-C**     [2020-7862](#)     Adoption of Urgency Uncodified Ordinance Imposing within the City of Alameda a Temporary Moratorium on (A) Residential and Commercial Evictions due to the COVID-19 Pandemic and (B) Landlords Shutting off Utilities in Residential and Commercial Rental Units Except for Emergency Situations, and Repealing Ordinance No. 3268. (Community Development)  
**Attachments:**     [Urgency Ordinance](#)  
                                 [Correspondence - Updated 4/7](#)
- 6-D**     [2020-7859](#)     Public Hearing to Consider Entitlements and a Development Agreement for the Development of the 9.4 Acre Property Located at 2229 - 2235 Clement Avenue with 182 Residential Units and Publicly Accessible Waterfront Open Space;  
Adoption of Resolution Approving Tentative Map Tract 8060 PLN 20-0118, Density Bonus Application PLN 20-0119, Development Plan PLN 20-0120 and Open Space Design Review PLN 20-0121 for Development of the 9.48 Acre Property Located at 2229 - 2235 Clement Avenue; and  
Introduction of Ordinance Approving a Development Agreement By and Between the City of Alameda and Boatworks, LLC Governing the Boatworks Project for Real Property Located at 2229 - 2235 Clement Avenue. (Planning, Building and Transportation)

**Attachments:**   [Exhibit 1 - Tentative Map](#)  
[Exhibit 2 - Density Bonus Application](#)  
[Exhibit 3 - Development Plan and Open Space Design Review](#)  
[Exhibit 4 - Development Agreement Resolution](#)  
[Ordinance](#)  
[Correspondence - Updated 4/7](#)

- 7      **City Manager Communications - Communications from City Manager**
- 8      **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council 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**
- 10     **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A   [2020-7870](#)   Stopwaste March 2020 Topic Brief: Fruit and Veggie Storage Guide. (Councilmember Oddie) [Informational only]  
                 **Attachments:**   [Stopwaste March 2020 Topic Brief](#)
- 11     **Adjournment - City Council**

**SPECIAL CITY COUNCIL MEETING - 7:01 P.M. (Following Regular Meeting)**

- 1      **Roll Call - City Council**
- 2      **Agenda Item**
- 2-A   [2020-7879](#)   Recommendation to Approve Recommendations on Continuation of City Operations and Compensation for Employees, Implementation of the Families First Coronavirus Response Act (FFCRA) and to Increase Vacation Accrual Caps and Other Employees Actions Related to the City Response to COVID-19. (Human Resources 2510)
- 3      **Council Referrals - Matters placed on the agenda by a Councilmember may be acted upon or scheduled as a future agenda item**
- 3-A   [2020-7880](#)   Consider Directing Staff to Identify Funding for Four Federal Emergency Management Agency (FEMA) Trailers and Develop an Overnight Safe Parking Site for Homeless. (Mayor Ezzy Ashcraft)

#### 4 Adjournment - City Council

- 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.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- 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>
- Documents related to this agenda are available for public inspection and copying at of the Office of the City Clerk, 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.