



City of Alameda

Meeting Agenda

City Council

Tuesday, May 19, 2020

7:00 PM

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

Due to Governor Executive Order N-29-20, Councilmembers can attend the meeting via teleconference.

***The City will allow public participation via Zoom. Please register here:
https://zoom.us/webinar/register/WN_B86B91QTShKINVKoRi59qQ***

Members of the public can also watch the meeting via livestream (http://alameda.granicus.com/MediaPlayer.php?camera_id=3) and address the City Council during the meeting via email (clerk@alamedaca.gov), text (510-747-4802) or voicemail (510-747-4802). Comments submitted during the meeting will be read into the record, subject to speaker time limits. Comments submitted prior to the meeting will be included in the meeting record, but will not be read.

Any requests for reasonable accommodations from individuals with disabilities 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 agenda was revised on May 12, 2020 at 5:00 p.m. to add three items (2-B, 4-C and 4-D) to the 5:30 p.m. meeting and to add a 7:01 p.m. special meeting.

REVISED SPECIAL CITY COUNCIL MEETING - 5:30 P.M.

- 1** **Roll Call - City Council**

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

- 2-A** [2020-7950](#) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Michelle Giles, Redevelopment Project Manager, as Real Property Negotiators for Site A at Alameda Point. (City Manager)

- 2-B** [2020-7966](#) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director as Real Property Negotiators for the Alameda Theatre,

Located at 2317 Central Avenue, Alameda, CA. (City Manager)

3 Public Comment on Closed Session Items - Anyone wishing to address the Council on closed session items may speak for 3 minutes per item

4 Adjournment to Closed Session to consider:

- 4-A** [2020-7949](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Site A at Alameda Point
PERSONS NEGOTIATING: Eric J. Levitt, City Manager, Debbie Potter, Community Development Director, Michelle Giles, Redevelopment Project Manager and Lisa Nelson Maxwell, Assistant City Attorney
NEGOTIATING PARTIES: City of Alameda and Alameda Point Partners
UNDER NEGOTIATIONS: Price and terms
- 4-B** [2020-7947](#) 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: HIAS v. Trump
Court: United States Court of Appeals for the Fourth Circuit, Case Number: 20-1160
- 4-C** [2020-7961](#) CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9
Number of cases: One (As Defendant - City Exposure to Legal Action)
Potential Plaintiffs: Renewed Hope Housing Advocates and Arc Ecology
- 4-D** [2020-7968](#) 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, Assistant City Attorney, Debbie Potter, 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

5 Announcement of Action Taken in Closed Session, if any

6 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 [2020-7920](#) Proclamation Declaring May 2020 as Asian Pacific Heritage Month. (City Manager 2110) [Informational only, will not be presented]

3-B [2020-7823](#) Proclamation Declaring May 2020 as Older Americans Month. (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

[2020-7979](#) May 19, 2020 Oral Communication

Attachments: [Oral Communication](#)

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 [2020-7954](#) Minutes of the Regular and Special City Council Meetings Held on April 21, 2020, and the Continued Regular City Council Meeting Held on April 22, 2020. (City Clerk)

5-B [2020-7955](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2020-7903](#) Recommendation to Approve the City of Alameda Investment Policy. (Finance 2410)

Attachments: [Exhibit 1 - Investment Policy](#)
[Exhibit 2 - Recommended Investment Policy](#)

5-D [2020-7895](#) Recommendation to Authorize the City Manager to Execute a Contract in the Amount of \$135,000 with First 5 Alameda County for Receipt of a Grant to Implement the Alameda Early Learning Community Network (ELCN) Action Plan. (Community Development)

Attachments: [Exhibit 1 - Contract](#)

- 5-E [2020-7912](#) Recommendation to Authorize the City Manager, or Designee, to Execute an Agreement Amendment with OpenGov, Inc. to Consolidate Three Existing Separate Software License Agreements into One Agreement and Add a New Budget and Planning Module, for an Amount Not to Exceed \$195,041 for Year One and an Annual Amount Not to Exceed \$134,156 for Years Two through Five, for a Total Five-Year Compensation Not to Exceed of \$731,665. (Information Technology 2611)

Attachments: [Exhibit 1 - Work Order](#)
[Exhibit 2 - Original Agreement](#)
[Exhibit 3 - Amended Agreement](#)

- 5-F [2020-7941](#) Recommendation to Authorize the City Manager, or Designee, to Execute a New Agreement with Urban Futures, Inc. (UFI) to Complete a Financial Forecasting Model and Associated Strategies, in an Amount Not to Exceed \$80,000, plus \$12,500 in Contingencies, which are in Addition to the Existing Pension Strategy and Modeling Agreement between the City and UFI, Previously Executed by the City Manager in March 2020, in an Amount Not to Exceed \$45,000. (City Manager)

Attachments: [Exhibit 1 - Request for Proposals](#)
[Exhibit 2 - Model Strategy](#)
[Exhibit 3 - Agreement #1](#)
[Exhibit 4 - Agreement #2](#)

- 5-G [2020-7942](#) Recommendation to Approve a Report on City Activities and Expenditures Related to the COVID-19 Emergency. (Human Resources 2510)

Attachments: [Correspondence](#)

- 5-H [2020-7944](#) Recommendation to Authorize the City Manager to Execute an Agreement with Brownstein Hyatt Farber Schreck LLP for State Legislative Services for a Term of One Year, with the Possibility to Extend for Two Additional Years, for a Total Three Year Compensation in an Amount Not to Exceed \$270,000. (City Manager 2110)

Attachments: [Exhibit 1 - Agreement](#)

- 5-I [2020-7945](#) Recommendation to Authorize the City Manager to Execute an Agreement with Akerman LLP for Federal Legislative Services for a Term of One Year, with the Possibility to Extend for Two Additional Years, for a Total Three Year Compensation in an Amount Not to Exceed \$270,000. (City Manager 2110)

Attachments: [Exhibit 1 - Agreement](#)

- 5-J [2020-7901](#) Adoption of Resolution Amending the General Fund and Fleet Services Operating Budget by \$118,720 for Costs Associated with the Purchase and Installation of In-Vehicle Data Terminals; and

Recommendation to Authorize Purchase of Police in-Vehicle Data Terminals, in an Amount Not to Exceed \$102,792, from DuraTech, Inc. and Authorize Installation in an Amount Not to Exceed \$15,928, by Lehr Auto Electric. (Public Works 703)

Attachments: [Exhibit 1 - Purchasing Policy](#)
[Exhibit 2 - Price Quote](#)
[Resolution](#)

- 5-K [2020-7902](#) Adoption of Resolution Authorizing the City Manager to Execute a Cooperative Agreement with the California Department of Transportation to Complete the Project Approval and Environmental Document (PA&ED), Plans, Specifications and Estimate (PS&E) and Right-of-Way (ROW) for the Central Avenue Safety Improvement Project. (Transportation 91815)

Attachments: [Exhibit 1 - Agreement](#)
[Resolution](#)
[Caltrans Letter](#)

- 5-L [2020-7953](#) Final Passage of Ordinance Amending Alameda Municipal Code Chapter XII (Designated Parking) to Improve Procedures for Management of Public Parking on City Streets and in City Lots. (Planning, Building and Transportation 4227287)

6 Regular Agenda Items

- 6-A [2020-7923](#) Public Hearing to Consider Adoption of Resolution Confirming the Park Street Business Improvement Area Annual Assessment Report for Fiscal Year 2020-21 and Levying an Annual Assessment on the Park Street BIA. (Community Development 256)

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

- 6-B [2020-7924](#) Public Hearing to Consider Adoption of Resolution Confirming the Webster Street Business Improvement Area (BIA) Assessment Report for Fiscal Year 2020-21 and Levying an Annual Assessment on the

Webster Street BIA. (Community Development 256)

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

- 6-C** [2020-7925](#) Recommendation to Select the Brookfield Properties/Catellus Team to Develop the West Midway Project at Alameda Point and Authorize the City Manager to Negotiate an Exclusive Negotiation Agreement (ENA) with the Team Consistent with the Form of the ENA included in the Request for Qualifications (RFQ). (Base Reuse 819099)

Attachments: [Exhibit 1 - Request for Qualifications](#)
[Exhibit 2 - Brookfield/Catellus Statement of Qualifications](#)
[Exhibit 3 - Cypress Equity Investments Statement of Qualifications](#)

- 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**
- 9-A** [2020-7959](#) Consider Sending a Letter to Alameda County Requesting Assistance in Protecting Essential Workers, Especially Grocery Store and Retail Drug Store Employees during the COVID-19 Pandemic.
(Councilmember Vella)
- Attachments:** [Letter to Alameda County](#)
- 10** **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 11** **Adjournment - City Council**

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

- 1** **Roll Call - City Council**
- 2** **Agenda Items**
- 2-A** [2020-7967](#) Recommendation to Authorize the City Manager to Negotiate and

Execute a \$310,000 Agreement with Creative Build, Inc. to Operate a Day Center and Safe Parking Program for Individuals Experiencing Homelessness Funded through the Homeless Emergency Aid Program (Community Development 267)

Attachments: [Exhibit 1 - On Site Code of Conduct and Expectations](#)
[Exhibit 2 - Request for Proposals](#)

- 2-B** [2020-7964](#) Recommendation to Create an Alameda Strong Community Relief Fund to Provide Grants or Other Types of Relief to Small Businesses, Non-profits and Residential Renters that have been Negatively Financially Impacted by the COVID-19 Pandemic. (Community Development 256)

Attachments: [Exhibit 1 - Summary of Small Business Grant Applications](#)

- 2-C** [2020-7956](#) Recommendation to Authorize the City Manager to Offer Commercial Tenants in City-Owned Properties a Loan Conversion and Forgiveness Assistance Program in Response to the COVID-19 Pandemic. (Community Development 858)

- 2-D** [2020-7963](#) Recommendation to Endorse Implementation of Temporary Street Reconfigurations to Provide Space for Social Distancing in Response to the COVID-19 Emergency. (Transportation 4226287)

Attachments: [Exhibit 1 - April 21, 2020 Letter from Downtown Alameda Business Association](#)
[Exhibit 2 - Map of Slow Streets](#)
[Correspondence - Updated 5-19](#)

3 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 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.