



City of Alameda

Meeting Agenda

City Council

Tuesday, June 16, 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_g3IMkLsNTlu6fSmfKPobFg***

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.

SPECIAL CITY COUNCIL MEETING - 5:00 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 [2020-8020](#) Recommendation to Approve Gerry Beaudin, Assistant City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, Andrew Thomas, Planning, Building and Transportation Director, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for Approximately Five Acres of Tidelands Property, Commonly Known as Encinal Terminals. (City Manager)
Attachments: [Correspondence](#)
- 2-B [2020-8056](#) Recommendation to Approve Amy Wooldridge, Recreation and Parks Director, Eric Levitt, City Manager, and Michael Roush, Assistant City

Attorney as Real Property Negotiators for Greenway Golf Lease Agreement. (Recreation 280)

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** [2020-8040](#) 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** [2020-8043](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9):
CASE NAME: CSAA Insurance Exchange v City Of Alameda:
COURT: Alameda County Superior Court
CASE NO.: RG 19032299
- 4-C** [2020-8054](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9, Subsection (c)
Number of Cases: One (As Plaintiff- City of Alameda Initiating Legal Action)
- 4-D** [2020-8057](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Greenway Golf, 1 Clubhouse Memorial Rd., Alameda, CA
CITY NEGOTIATORS: Eric Levitt, City Manager, Michael Roush, Assistant City Attorney, Amy Wooldridge, Recreation and Parks Director
NEGOTIATING PARTIES: City of Alameda and Greenway Golf
UNDER NEGOTIATION: Price and terms
- 4-E** [2020-8042](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Encinal Terminals, Located at 1521 Buena Vista Avenue (APN 072-0382-001,-002, and 72-0383-03), Alameda, CA
CITY NEGOTIATORS: Gerry Beaudin, Assistant City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, Andrew Thomas, Planning and Building

Director and Nanette Mocanu, Assistant Community Development
Director
NEGOTIATING PARTIES: City of Alameda and North Waterfront Cove,
LLC
UNDER NEGOTIATION: Price and terms

5 Announcement of Action Taken in Closed Session, if any

[2020-8090](#) June 16, 2020 Closed Session Announcement

Attachments: [Announcement](#)

6 Adjournment - City Council

**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO
THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:58 P.M.**

Pledge of Allegiance

1 Roll Call - City Council and SACIC

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

2-A [2020-8055](#) Minutes of the Special Joint City Council and SACIC Meetings Held on
March 17, 2020. [SACIC] (City Clerk)

2-B [2020-8017](#) Recommendation to Accept the Investment Report for the Quarter
Ending September 30, 2019. [City Council and SACIC] (Finance
2410)

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

2-C [2020-8018](#) Recommendation to Accept the Investment Report for the Quarter
Ending December 31, 2019. [City Council and SACIC] (Finance 2410)

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

3 Adjournment - City Council and SACIC

SPECIAL CITY COUNCIL MEETING - 6:59 P.M.

1 Roll Call - City Council

**2 Council Referrals - Matters placed on the agenda by a Councilmember may be
acted upon or scheduled as a future agenda item**

2-A [2020-7974](#) Consider Amending Sunshine Ordinance Section 2-91.4 (f) Pertaining
to Special Meetings. (Councilmember Vella)

Attachments: [Correspondence](#)

3 Adjournment - City Council

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

1 Roll Call - City Council

2 Agenda Changes

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

[2020-8091](#) Proclamation Declaring June 19, 2020 as Juneteenth Day

Attachments: [Proclamation](#)

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 [2020-7990](#) Minutes of the Special Meetings Held on May 6, 2020 and May 7, 2020; and the Special and Regular Meetings Held on May 19, 2020; the Special Meeting Held on May 20, 2020 and the May 19, 2020 Continued Regular Meeting Held on May 20, 2020. (City Clerk)

5-B [2020-8046](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2020-7919](#) Recommendation to Award a Contract for the Publication of Legal Notices to the Alameda Sun for Fiscal Year 2020-21. (City Clerk 2210)

Attachments: [Exhibit 1 - Contract](#)

[Exhibit 2 - Alameda Sun Circulation](#)

[Exhibit 3 - Alameda Journal Circulation](#)

5-D [2020-7977](#) Recommendation to Authorize the City Manager or Designee to Execute an Amendment to the Agreement with Innovative Interfaces, Inc. for the Polaris Integrated Library System by Extending the Term Two Years and Adding the LINK+ Resource Sharing Network for an Amount Not to Exceed \$122,618 for a Total Seven-Year Cost in an Amount Not to Exceed \$522,618. (Library 5210)

Attachments: [Exhibit 1 - Original Agreement](#)
[Exhibit 2 - Grant Award Letter](#)
[Exhibit 3 - Amendment](#)
[Exhibit 3 - REVISED Amendment](#)

- 5-E [2020-8013](#) Recommendation to Authorize the City Manager to Negotiate and Execute an Amendment to the Agreement with the Califa Group to Maintain the Connection with the CENIC High Speed Fiber Network for an Additional Five Years at a Total Cost of \$65,000 for a Total Contract Cost of \$133,230. (Library 5210)

Attachments: [Exhibit 1 - Original Agreement](#)
[Exhibit 2 - Draft 2020 Agreement](#)

- 5-F [2020-8005](#) Recommendation to Authorize the City Attorney to Execute a Second Amendment to the Agreement with Sedgwick Claims Management Services, Inc. for Professional Services as the Third Party Administrator of the City of Alameda's Self-Insured Workers' Compensation Program, Extending the Term One Year with the Option of an Additional One Year Extension, for a Total Two Year Compensation Not to Exceed \$333,507. (City Attorney 711)

Attachments: [Exhibit 1 - Original Contract](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)

- 5-G [2020-8008](#) Recommendation to Authorize the City Manager to Execute Four, Five-Year Agreements, in the Amount of \$100,000 Each per Fiscal Year to BSK Associates, Construction Testing Services, ENGEO and Ninyo & Moore for On-Call Geotechnical Engineering and Construction Testing Consulting Services for a Total Cumulative Amount Not to Exceed \$500,000 for Each Agreement (Public Works 310)

Attachments: [Exhibit 1 - BSK Associates Agreement](#)
[Exhibit 2 - Construction Testing Services Agreement](#)
[Exhibit 3 - ENGEO Agreement](#)
[Exhibit 4 - Ninyo & Moore Agreement](#)

- 5-H [2020-8009](#) Recommendation to Authorize the City Manager to Award a Third Amendment to Agreement, for a Total Five-Year Expenditure Not to Exceed \$148,218, to Dream Ride Elevator for Full Service Elevator Maintenance and Repairs in City Buildings (Various Locations). (Public Works 706001)

Attachments: [Exhibit 1 - Original Contract](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)
[Exhibit 4 - Third Amendment](#)

- 5-I [2020-8014](#) Recommendation to Authorize the City Manager to Execute a Five-Year Contract in an Amount Not to Exceed \$598,856.92, to Clean Lakes, Inc. for Vegetation Management and Water Quality Services for the Alameda West Lagoons. (Public Works 351)

Attachments: [Exhibit 1 - Agreement with Alameda West Lagoon Home Owners' Association](#)
[Exhibit 2 - Clean Lakes Contract](#)

- 5-J [2020-8015](#) Recommendation to Authorize the City Manager to Execute a One Year Agreement with Schaaf & Wheeler in an Amount Not to Exceed \$544,392 for the Preparation of Engineering Documents for the Upgrade of the City of Alameda Sewer Pump Stations, Phase 5. (Public Works 602)

Attachments: [Exhibit 1 - Contract](#)

- 5-K [2020-8036](#) Recommendation to Authorize the City Manager to Execute a Three-Year Staffing Services Agreement Between the City of Alameda and the Housing Authority of the City of Alameda for \$1,294,970 for Fiscal Year 2020-21, \$1,376,529, for Fiscal Year 2021-22, and \$1,471,870 for Fiscal Year 2022-23, to Administer the Rent Control Ordinance (Ordinance No. 3250) and Implementing Regulations for the City of Alameda's Rent Program. (Community Development 265)

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

- 5-L [2020-8037](#) Recommendation to: Authorize the City Manager to Execute a First Amendment to the Services Agreement for Fiscal Years 2019-2020 and 2020-2021 between the City of Alameda and the Housing Authority of the City of Alameda Amending the Scope of Work and Budget Concerning the City's Administration of Certain Services Including the Community Development Block Grant and HOME Programs, and Extending the Term of the Service Agreement to June 30, 2023; and
Adoption of Resolution Approving a Workforce Change in the Community Development Department to Allocate One Classification, Community Development Program Manager, Effective August 1, 2020. (Community Development 236/235)

Attachments: [Exhibit 1 - Services Agreement](#)
[Exhibit 2 - First Amendment](#)
[Resolution](#)

- 5-M** [2020-8032](#) Recommendation to Receive the Fiscal Year 2020-21 Rent Program Regulatory Fee Study; and Adoption of Resolution Adopting a Tier-Structured Annual Rent Program Fee for the City's Rent Control, Limitation on Evictions and Relocation Payments Ordinance and Implementing Regulations: \$132 for "Fully Regulated Units" and \$84 for "Partially Regulated Units." (Community Development 265)
Attachments: [Exhibit 1 - Fee Study Resolution](#)
- 5-N** [2020-7973](#) Adoption of Resolution (a) Amending the City of Alameda's Conflict of Interest Code to Reflect Current Classifications and Boards, Commissions and Committees to be Included in the City's Conflict of Interest Code; and (b) Rescinding Resolution No. 15467. (City Attorney 2310)
Attachments: [Resolution](#)
- 5-O** [2020-8004](#) Adoption of Resolution Amending the Capital Improvement Budget for Krusi Park Recreation Center Replacement for Fiscal Year 2019-20 in the Amount of \$131,000 from the Fund Balance of the Recreation Fund for Additional Construction Expenditures and Furnishings and Fixtures. (Recreation 2080)
Attachments: [Resolution](#)
- 5-P** [2020-8029](#) Adoption of Resolution Approving the City's Participation in the Institute for Local Government's Beacon Program. (City Manager)
Attachments: [Resolution](#)
- 5-Q** [2020-8039](#) Adoption of Resolution Continuing the Declaration of the Existence of a Local Emergency in Response to the COVID-19 Pandemic, Consistent with Government Code Section 8630(c). (City Manager 2110)
Attachments: [Resolution](#)
- 5-R** [2020-8011](#) Public Hearing to Consider Adoption of Resolution Approving the Engineer's Report, Confirming Diagram and Assessment, and Ordering the Levy of Assessments for the Island City Landscaping and Lighting District 84-2, All Zones (Various Locations). (Public Works 275)
Attachments: [Exhibit 1 - Zones 1 through 8 Maps](#)
 [Exhibit 2 - Engineer's Report](#)
 [Exhibit 2 - REVISED Engineer's Report](#)
 [Resolution](#)
- 5-S** [2020-8012](#) Public Hearing to Consider Adoption of Resolution Approving the

Engineer's Report, Confirming Diagram and Assessment, and Ordering the Levy of Assessments For Maintenance Assessment District 01-1 (Marina Cove). (Public Works 276)

Attachments: [Exhibit 1 - District Map Resolution](#)

6 Regular Agenda Items

- 6-A [2020-8010](#) Public Hearing to Consider Collection of Delinquent Integrated Waste Management Accounts Via Property Tax Bills. (Public Works 02741)
- Attachments:** [Exhibit 1 - 2020 Lien List](#)
[Exhibit 1 - REVISED 2020 Lien List](#)
- 6-B [2020-8016](#) Public Hearing to Consider Introduction of Ordinance Revising the City's Sewer Service Charges. (Public Works 602)
- Attachments:** [Exhibit 1 - Sewer Rate Study](#)
[Exhibit 2 - Submission and Tabulation Guidelines Ordinance](#)
- 6-C [2020-8019](#) Public Hearing to Consider an Appeal of Certain Conditions of Approval Imposed by Planning Board Resolution No. PB-20-10 Approving a Waiver of the Universal Residential Design Ordinance (Alameda Municipal Code Section 30-18) for the Proposed Development at 2229 - 2235 Clement Avenue; and Adoption of Related Resolution, Applicant: Boatworks, LLC. (Planning, Building and Transportation)
- Attachments:** [Exhibit 1 - Waiver Request](#)
[Exhibit 2 - Planning Board Resolution](#)
[Exhibit 3 - Appeal Resoution](#)
- 6-D [2020-8021](#) Public Hearing to Consider Adoption of the Community Development Block Grant(CDBG)/HOME Partnership Investment Program (HOME) Five-Year Strategic Plan for FY 2020-25 and the FY 2020-21 CDBG/HOME Action Plan; and Authorize the City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications. (Community Development 236/235)
- Attachments:** [Exhibit 1 - Draft Consolidated Plan](#)
[Exhibit 2 - Citizen Participation Plan](#)
[Exhibit 3 - Priority Needs and Objectives](#)
[Exhibit 4 - Public Services Support Letter](#)
[Exhibit 5 - Summary of Activities](#)

- 6-E** [2020-7999](#) Introduction of Ordinance Authorizing the City Manager or Designee to Execute a Third Amendment to the License with Amber Kinetics, Inc., a California Corporation, for the Unimproved Lot Located at 641 West Red Line Avenue in Alameda to Extend the Term for 12 Months and Provide for One 12-Month Extension Option. (Community Development 819099)

Attachments: [Exhibit 1 - License Agreement](#)
[Exhibit 2 - 1st Amendment](#)
[Exhibit 3 - 2nd Amendment](#)
[Exhibit 4 - 3rd Amendment](#)
[Ordinance](#)

- 6-F** [2020-8044](#) Public Hearing to Establish the Proposition 4 (Appropriations) Limit for Fiscal Year 2020-21 and to Consider Adoption of Resolution Establishing the Appropriations Limit for Fiscal Year 2020-21. (Finance 2410)

Attachments: [Exhibit 1 - Appropriations Limit Calculation](#)
[Resolution](#)

- 6-G** [2020-8035](#) Adoption of Resolution Approving and Adopting the City of Alameda Operating and Capital Budget Mid-Cycle Update for Fiscal Year 2020-21;
Adoption of Resolution Approving Workforce Changes and Amending the Management and Confidential Employees Association Salary Schedule Effective July 1, 2020; and
Recommendation to Accept Report on Settlements Approved Between November 1, 2019 and May 1, 2020. (Finance 2410)

Attachments: [Exhibit 1 - Mid-Cycle Budget Update](#)
[Exhibit 2 - Proposed Amendments](#)
[Exhibit 3 - Capital Program Spending Plan Update](#)
[Exhibit 4 - Report on Settlements](#)
[Resolution - Mid-Cycle Budget](#)
[Resolution - Workforce Mid-Cycle Changes](#)
[Presentation](#)
[Correspondence - Updated 6-16](#)
[Motion](#)

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

11 Adjournment - City Council

- Please contact the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting to any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- 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.
- 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>
- 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.