



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, July 7, 2020

7:00 PM

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

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

***The City will allow public participation via Zoom. Please be sure to have the most current version of Zoom and register here:***

***<https://zoom.us/j/98900833810?pwd=MGZJcIVNQ0FHajdUU0hMbmRKcW95dz09>***

***Members of the public can also 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, 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](mailto:clerk@alamedaca.gov) or 510-747-4800).***

***City Hall will be NOT be open to the public during the meeting.***

#### **SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:00 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 [2020-8082](#) 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

- 3-B**     [2020-8115](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: Greenway Golf, 1 Clubhouse Memorial Road, 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
- 3-C**     [2020-8073](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (54956.8)  
PROPERTY: Jim's on the Course, 1 Clubhouse Memorial Road, Alameda, CA 94502  
CITY NEGOTIATORS: Amy Wooldridge, Recreation and Parks Director and Michael H. Roush, Chief Assistant City Attorney  
ORGANIZATIONS REPRESENTED: Dialemi Inc., dba Jim's on the Course, Tom Geanekos, Owner  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
- 3-D**     [2020-8083](#)     CONFERENCE WITH LEGAL COUNSEL   EXISTING LITIGATION (Pursuant to Government Code § 54956.9)  
CASE NAME: City of Alameda v. Union Pacific (Tilden)  
COURT: Superior Court of the State of California, County of Alameda  
CASE NUMBERS: RG18920939
- 3-E**     [2020-8025](#)     PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957  
Positions Evaluated: City Attorney – Yibin Shen

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

[2020-8181](#)     July 7, 2020 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**

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

**2-A**     [2020-8126](#)     Minutes of the Joint City Council and SACIC Meeting Held on June 16, 2020. [City Council and SACIC] (City Clerk)

**2-B**     [2020-8077](#)     Recommendation to Accept the Investment Report for the Quarter Ending March 31, 2020. [City Council and SACIC] (Finance 2410)

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

**3 Agenda Items**

**3-A**     [2020-8106](#)     Public Hearing to Consider Adoption of Joint Resolution Approving the Development List of Affordable Housing Projects and Funding Request for Such Projects as Requested by the Alameda Unified School District (AUSD). [City Council/SACIC] (Community Development)

**Attachments:**     [Exhibit 1- AUSD Letter Resolution](#)

**4 Adjournment - City Council and SACIC**

**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**

**3-A**     [2020-8078](#)     Proclamation Declaring July 7, 2020 as Reverend Michael Yoshii Day. (City Manager 2110)

**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**

[2020-8167](#)     July 7, 2020 Oral Communication

**Attachments:**     [Public Comment Read into Record 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**     [2020-8116](#)     Minutes of the Special and Regular City Council Meetings Held on June 2, 2020. (City Clerk)
- 5-B**     [2020-8130](#)     Bills for Ratification. (Finance)
- Attachments:**     [Bills for Ratification](#)
- 5-C**     [2020-8058](#)     Recommendation to Authorize the City Manager to Execute a Five-Year Contract in an Amount Not to Exceed \$208,161.20 to Du-All Safety, LLC for Public Work's Safety Program Compliance Services. (Public Works 0602)
- Attachments:**     [Exhibit 1 - City of Richmond Du-All Contract](#)  
   [Exhibit 2 - Du-All Contract](#)
- 5-D**     [2020-8059](#)     Recommendation to Authorize the City Manager to Remit Payment in the Amount of \$476,737 to Alameda Municipal Power (AMP) for Material and Labor Costs Related to Electric Utility Extension into Alameda Point's Adaptive Reuse Areas, Phase 1. (Public Works 310)
- Attachments:**     [Exhibit 1 - Water Infrastructure Agreement](#)  
   [Exhibit 2 - Fee Request from AMP](#)
- 5-E**     [2020-8079](#)     Recommendation to Approve the Clement Avenue Safety Improvement Project Final Design Concept; and Authorize the City Manager to Execute a Second Amendment to the Service Provider Agreement with CDM Smith to Increase Compensation by \$530,332, Including Contingencies, for a Total Aggregate Compensation Not to Exceed \$1,130,633, to Complete the Plans, Specifications and Estimate for the Clement Avenue Safety Improvement Project. (Transportation 91819)
- Attachments:**     [Exhibit 1 - Updated Clement Avenue Concept](#)  
   [Exhibit 2 - Compilation of Community Comments](#)  
   [Exhibit 3 - Agreement](#)  
   [Exhibit 4 - First Amendment](#)  
   [Exhibit 5 - Second Amendment](#)  
   [Exhibit 6 - Proposed Work Scope](#)  
   [Exhibit 7 - Proposed Budget](#)  
   [Exhibit 8 - Proposed Schedule](#)
- 5-F**     [2020-8084](#)     Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Lang, Hansen, O'Malley & Miller, a California General Partnership, Extending the Term of the Agreement by Two Months and Increasing the Compensation by \$20,000, for an Aggregate Amount Not to Exceed \$91,000, for Legislative Advocacy/Governmental Relations Services Relating to the Surplus Land Act. (Community Development 819099)

**Attachments:** [Exhibit 1 - Agreement](#)  
[Exhibit 2 - Proposed Amendment](#)

- 5-G**     [2020-8107](#)     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 Program (PLHA) and Affirming the City Council's Adoption of a Five-Year Permanent Local Housing Allocation Plan; and Recommendation to Authorize the City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications. (Community Development)

**Attachments:** [Exhibit 1 - Housing Fund Application](#)  
[Resolution](#)

- 5-H**     [2020-8064](#)     Adoption of Resolution Calling for a General Municipal Election to be Consolidated with the Statewide General Election to be Held in the City of Alameda on Tuesday, November 3, 2020 for the Election of Certain Officers, and Requesting the Alameda County Board of Supervisors to Permit the Registrar of Voters to Render Specified Services to the City Relating to the Conduct of Said Election Pursuant to Section 10403 of the California Elections Code. (City Clerk 2220)

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

- 5-I**     [2020-8093](#)     Final Passage of Ordinance Revising the City's Sewer Service Charges. (Public Works 602)

- 5-J**     [2020-8094](#)     Final Passage 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 One 12-Month Extension Option. (Community Development 819099)

## **6     Regular Agenda Items**

- 6-A**     [2020-8104](#)     Adoption of Resolution Calling for the Holding of a Consolidated Municipal Election in the City of Alameda on Tuesday, November 3, 2020, for the Submission of a Proposed Charter Amendment to Repeal the Prohibition Against Building Multi-Family Housing in Alameda and Authorizing City Councilmembers to File Written Arguments For or Against the Measure. (City Attorney/City Clerk)

**Attachments:** [Resolution](#)  
[Presentation](#)  
[Correspondence - Updated 7/7](#)  
[Public Comment Read into Record](#)

- 6-B**     [2020-8128](#)     Adoption of Resolution Calling for the Holding of a Consolidated Municipal Election in the City of Alameda on Tuesday, November 3, 2020, for the Submission of a Proposed Charter Amendment to Clarify the Prohibition Against Members of the Council Interfering with Duties of the City Manager and Other Executive City Officials, Authorize the City Attorney to Prosecute State Law Misdemeanors, and Amend Outdated Provisions including Utilizing Gender Neutral Language, and Authorizing City Councilmembers to File Written Arguments For or Against the Measure. (City Attorney/City Clerk)

**Attachments:**     [Resolution](#)

- 6-C**     [2020-7976](#)     Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Fees. (Finance 2410)

**Attachments:**     [Exhibit 1 - Fiscal Year 2020-21 Master Fee Schedule Resolution](#)

- 6-D**     [2020-8088](#)     Public Hearing to Consider Adoption of Resolution Establishing Integrated Waste Collection Ceiling Rates and Service Fees for Alameda County Industries, Inc. for Rate Period 19 (July 2020 to June 2021). (Public Works 0274)

**Attachments:**     [Exhibit 1 - Consultant Report](#)  
[Exhibit 2 - Ceiling Rate and Services Tables Resolution Presentation](#)

- 6-E**     [2020-8089](#)     Recommendation to Provide an Update on Two-Step Procurement Process for Alameda's Integrated Waste Franchise;

Authorize the City Manager to Execute an Amendment to the Franchise Agreement between the City of Alameda and Alameda County Industries (ACI) Providing to the City a Maximum 18 Month Extension Option, as Needed; and

Authorize the City Manager to Execute a First Amendment to the Service Provider Agreement with Hilton Farnkopf & Hobson Consultants, LLC (HF&H) for Solid Waste Agreement and Procurement Consulting, in an Amount Not to Exceed \$74,025, with the Option of Three One-Year Extensions, for a Total Five-Year Compensation Not to Exceed \$403,200. (Public Works 274)

**Attachments:**     [Exhibit 1 - ACI Amendment](#)  
[Exhibit 2 - HF&H Amendment Presentation](#)

- 6-F**     [2020-8086](#)     Recommendation to Authorize the City Manager to Disburse Money

Donated to the Fund-Wide Alameda Strong Community Relief Campaign as Follows: 60 Percent to Small Businesses, 20 Percent to Non-Profit Organizations, and 20 Percent to Alameda Renters. (Community Development 256)

**Attachments:** [Public Comment Read into Record](#)

- 6-G**     [2020-8109](#)     Recommendation to Authorize the City Manager to Execute a Contract with Redgwick Construction Co. for Chuck Corica Golf Course Parking Lot Improvements, No. PW 02-20-12 in an Amount, Including Contingency, Not to Exceed \$406,471.50;

OR

In The Alternative to Reject All Bids for Chuck Corica Golf Course Parking Lot Improvements, No. PW 02-20-12 and Provide Direction for a Lease Amendment with Greenway Golf for a Rent Reduction and Requirement to Fund and Construct the Chuck Corica Golf Course Parking Lot and Sewer Line. (Public Works 310)

**Attachments:**     [Exhibit 1 - Contract](#)  
                                 [Public Comment Read into Record](#)

**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**

[2020-8180](#)     July 7, 2020 Oral Communication

**Attachments:**     [Public Comment Read into Record](#)

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

- 9-A**     [2020-8092](#)     Consider Adoption of Resolution Amending Section 6 of Resolution No. 15382, which Adopted Rules of Order Governing City Council Meetings. (Mayor Ezzy Ashcraft and Councilmember Oddie)

**Attachments:**     [Resolution](#)

**10          Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**

- 10-A**     [2020-8129](#)     Stopwaste June 2020 Topic Brief: Sustainable Landscapes. (Councilmember Oddie) [Informational only]

**Attachments:**     [Topic Brief](#)

**11          Adjournment - City Council**

- 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 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](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.