



City of Alameda

Meeting Agenda

City Council

Tuesday, March 16, 2021

7:00 PM

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

The agenda was revised on March 9, 2021 at 1:00 p.m. to add the Closed Session and on March 10, 2021 at 9:30 a.m. to add the Continued March 9, 2021 Closed Session.

Due to Governor Executive Order N-29-20, Councilmembers can attend the meeting via teleconference. The City allows public participation via Zoom.

*For information to assist with Zoom participation, please click:
<https://www.alamedaca.gov/zoom>*

*For Zoom regular meeting registration, please click:
https://alamedaca-gov.zoom.us/webinar/register/WN_1M2-31WfSiuJqr3TftcBuA*

*For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 847 0293 9858*

Any requests for reasonable accommodations 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 Council may take action on any item listed in the agenda.

CONTINUED MARCH 9, 2021 SPECIAL CITY COUNCIL MEETING - CLOSED SESSION **- 5:59 P.M.**

- 1 Roll Call - City Council
- 2 Announcement of Action Taken in Closed Session, if any
- 3-B [2021-644](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Alameda Point, Site A, Alameda, CA
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Interim Community Development Director and Debbie Potter, Special Project Analyst
NEGOTIATING PARTIES: City of Alameda and Alameda Point

Partners, LLC

UNDER NEGOTIATION: Price and terms [Discussion was continued from February 16, 2021 to March 2, 2021 and from March 2, 2021 to March 9, 2021; the announcement of action taken in Closed Session was continued from March 9, 2021 to March 16, 2021]

2021-772 March 9, 2021 Closed Session Announcement

Attachments: Announcement

3 Adjournment - City Council

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 6:00 P.M.

1 Roll Call - City Council

2 Public Comment on Closed Session Items - Anyone wishing to have comments read into record on closed session items, please email clerk@alamedaca.gov within 30 minutes of the meeting commencing; comments submitted earlier will not be read

3 Adjournment to Closed Session to consider:

3-A 2021-749 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)
Claim Number: (2021-0009/GHC0033180)
Potential Plaintiffs: Greenway Golf Associates, Inc.

4 Announcement of Action Taken in Closed Session, if any

2021-771 March 16, 2021 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) - 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 Council, SACIC or the public

- 2-A** [2021-724](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission (SACIC) Meeting Held on February 2, 2021. [SACIC] (City Clerk)
- 2-B** [2021-665](#) Recommendation to Accept the Investment Report for the Quarter Ending September 30, 2020. [City Council and SACIC] (Finance 2410)
- Attachments:** [Exhibit 1 - Quarterly Investment Report](#)

3 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** [2021-703](#) Season for Non-Violence Word of the Day: Compassion
- Attachments:** [Daily Word - Compassion](#)
- 3-B** [2021-583](#) Proclamation Declaring March 2021 as Women in History Month. (City Manager 2110)
- 4 Oral Communications, Non-Agenda (Public Comment) - Limited to 15 minutes; members of the public may speak for up to 2 minutes regarding any matter not on the agenda; any remaining speakers may comment under Section 8**
- 2021-770** March 16, 2021 Oral Communications
- Attachments:** Oral Communications Correspondence
- 5 Consent Calendar - Items are routine and will be approved by one motion; members of the public may speak once for up to 2 minutes on the entire Consent Calendar; following public comment, the Council can remove items and speak for up to 5 minutes on each item; recording a non-affirmative vote should be done without removal**
- 5-A** [2021-737](#) Minutes of the Special and Regular City Council Meetings Held on February 16, 2021. (City Clerk)
- 5-B** [2021-738](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2021-696](#) Recommendation to Authorize the City Manager to Execute a

Five-Year Agreement with SLR International Corporation (SLR) to Provide Groundwater Investigation and Monitoring Services for the Jean Sweeney Open Space Park for an Amount Not To Exceed \$178,120. (Recreation and Parks 280)

Attachments: [Exhibit 1 - Service Provider Agreement](#)

- 5-D** [2021-580](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Keyser Marston Associates, Inc. in an Amount Not to Exceed \$150,000, with the Option to Extend for up to Two Additional Years for a Total Compensation of \$450,000 for On-Call Economic and Financial Consulting at Alameda Point. (Community Development 819099)
- Attachments:** [Exhibit 1 - Service Provider Agreement](#)
- 5-E** [2021-697](#) Recommendation to Authorize the City Attorney to Bind Pollution Legal Liability Insurance Coverage for 10-Years for Alameda Point with Ascot in an Amount Not to Exceed \$529,776. (Community Development 858)
- Attachments:** [Exhibit 1 - Renewal Proposal](#)
- 5-F** [2021-676](#) Recommendation to Authorize the City Manager to Accept the Improvements Completed by Alameda Point Partners, for Tract 8336, Site A, Phase 1, at Alameda Point. (Public Works 310)
- 5-G** [2021-677](#) Recommendation to Authorize the City Manager to Pre-Purchase a Modular Restroom Building from CXT, Inc. in an Amount Not to Exceed \$225,941.35; and Authorize the City Manager to Execute an Agreement with NBC Construction & Engineering, Inc. for Alameda Point Modular Restroom Building, No. P.W. 09-20-36, in an Amount Not to Exceed \$336,580; and Adoption of Resolution Amending the Fiscal Year 2019-21 Capital Budget by Defunding Revenue and Expenditure Appropriations in Capital Improvement Program 960093 by \$361,000 and Increasing Revenue and Expenditure Appropriations for Capital Improvement Program 91857706 by \$361,000. (Public Works 706)
- Attachments:** [Exhibit 1 - Contract](#)
 [Exhibit 2 - CXT Purchase Agreement](#)
 [Resolution](#)
- 5-H** [2021-704](#) Adoption of Resolution Authorizing the City Manager, Retroactively, to Apply for and Receive up to \$292,000 in Grant Funds from the Alameda County Transportation Commission's 2022 Comprehensive Investment Plan to Construct Multi-Use Pathway Connectors to Close Gaps in Accessing the Cross Alameda Trail in Jean Sweeney Open Space Park; and Allocating \$158,000 In Matching Funds, Should the

Grant Be Awarded. (Planning, Building and Transportation 4226287)

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

- 5-I [2021-725](#) Final Passage of Ordinance Amending the Alameda Municipal Code Chapter 30 (Development Regulations) to Amend Section 30-12.2 Requiring a Distance Separation of 1,000 Feet between Bars in Alameda to Allow No More than Three (3) Bars within 1,000 Feet of Each Other and to Require Annual Review of Conditions of Approval, Following a Recommendation by the Planning Board. (Planning, Building and Transportation 481005)

Attachments: [Supplemental Information](#)

6 Regular Agenda Items - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes

- 6-A [2021-720](#) Recommendation to Accept Report from the Community-Led Committee on Police Reform and Racial Equity and Provide Staff Direction on Next Steps. (City Manager)

Attachments: [Exhibit 1 - Final Report on Recommendations](#)
[Exhibit 2 - Engagement Efforts](#)
[Subcommittee Report - Unbundling Services Currently Delivered by the Police Department](#)
[Subcommittee Report - Policy and Procedures](#)
[Subcommittee Report - Accountability and Oversight](#)
[Subcommittee Report - Laws that Criminalize Survival](#)
[Subcommittee Report - Systemic Community Racism /Anti-Racism Presentation](#)
[Correspondence - Updated 3/17](#)

- 6-B [2021-8247](#) Recommendation to Consider Options for the Alameda Police Department's Emergency Response Vehicle. (Police) [Not heard on March 2, 2021]

Attachments: [Exhibit 1 - Vehicle Deployment Data](#)
[Exhibit 2 - Policy 408](#)
[Picture of Vehicle](#)
[Correspondence from City Manager - Updated 3/2](#)
[Correspondence from Council](#)
[Correspondence - Updated 3/16](#)

7 City Manager Communications - Communications from City Manager

- 8 Oral Communications, Non-Agenda (Public Comment) - Members of the public may speak for up to 2 minutes 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; 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 9-A** [2021-508](#) Consider Establishing a New Methodology by which the Number of Housing Units are Calculated for Parcels Zoned C-2-PD (Central Business District with Planned Development Overlay). (Councilmember Daysog) [Not heard on January 5, 19, February 2, 16, or March 2, 2021]
Attachments: [Presentation](#)
[Correspondence - Updated 3/16](#)
- 9-B** [2021-607](#) Consider Directing Staff to Provide an Update on a Previously Approved Referral regarding Free Public WiFi throughout the City. (Councilmember Spencer) [Not heard on February 2, 16, or March 2, 2021]
- 9-C** [2021-608](#) Consider Directing Staff to Extend Webster Street Physical Improvements/ Beautification. (Councilmember Daysog) [Not heard on February 2, 16, or March 2, 2021]
- 9-D** [2021-678](#) Consider Directing Staff to Review an “Adopt a Spot” Traffic Triangle, Traffic Circle and Traffic Corners Program. (Councilmember Daysog) [Not heard on March 2, 2021]
Attachments: [Berkeley Adopt-a-Spot](#)
- 9-E** [2021-687](#) Consider Adoption of Urgency Ordinance or Introduction of Ordinance Amending the Alameda Municipal Code by Adding Section 4-61 (Grocery Worker Hazard Pay) to Require Large Grocery Stores in Alameda to Pay Employees an Additional Five Dollars (\$5.00) per Hour in Hazard Pay during the Novel Coronavirus (COVID-19) Pandemic and to Include Enforcement of Emergency Hazard Pay to Grocery Employees. (Vice Mayor Vella and Councilmember Knox White) [Not heard on March 2, 2021]
Attachments: [Ordinance](#)
[Correspondence - Updated 3/16](#)
- 9-F** [2021-702](#) Consider Directing Staff to Provide a Public Analysis of: 1) When the Brown Act Applies to Commissions and Committees, 2) Documents and Information Released Pursuant to the Public Records Act, and 3) What is Privileged and How to Waive Privilege. (Councilmember Herrera Spencer)

- 9-G** [2021-740](#) Consider Addressing the Process for Potential Changes to the Jean Sweeney Open Space Park Design Development Plan, including Public Input. (Councilmembers Herrera Spencer and Daysog)

Attachments: [Exhibit 1](#)
[Exhibit 2](#)
[Recreation and Park Commission Meeting Maps provided by Councilmember Herrera Spencer](#)
[Correspondence](#)

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

- 10-A** [2021-656](#) Mayor's Nominations for Appointments to the Housing Authority Board of Commissioners and Recreation and Park Commission.

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>
- Sign up to receive agendas here: <https://alameda.legistar.com/Calendar.aspx>
- 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.