

# City of Alameda

# Meeting Agenda City Council

Tuesday, July 20, 2021

7:00 PM

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

Due to Governor Executive Order N-08-21, 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\_wJma0CeHRKCRTJMd5ul0qQ

For Telephone Participants:

Zoom Phone Number: 669-900-9128 Zoom Meeting ID: 820 1611 1555

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.

## SPECIAL CITY COUNCIL MEETING - 4:00 P.M.

- 1 Roll Call City Council
- 2 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
- 2-A 2021-1131 Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Community Development Director, and Lois Butler, Development Services Division Manager, as Real Property Negotiators for the Marina Village Inn located at 1151 Pacific Marina, Alameda, CA. (Community Development Department 10061833)

<u>Attachments:</u> Correspondence from City Manager

Correspondence - Updated 7/20

- 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
- 4 Adjournment to Closed Session to consider:
- **4-A** 2021-1117 CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION (Pursuant to Government Code § 54956.9):

CASE NAME: Le v. City of Alameda

COURT: Superior Court of California County of Alameda

CASE NUMBERS: RG20082184

4-B 2021-1132 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to

Government Code Section 54956.8)

PROPERTY: Marina Village Inn, 1151 Pacific Marina, Alameda, CA CITY NEGOTIATORS: Eric Levitt, City Manager; Lisa Maxwell, Community Development Director and Lois Butler, Economic

**Development and Community Services Manager** 

NEGOTIATING PARTIES: City of Alameda and Shailendra (Sam)

Devdhara, Sole Member/Manager of Core Hotels, LLC

UNDER NEGOTIATION: Price and terms

**Attachments:** Correspondence from City Manager

Correspondence - Updated 7/20

**4-C** 2021-1127 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,

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

4-D 2021-1108 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code § 54957

Positions Evaluated: City Manager - Eric Levitt

5 Announcement of Action Taken in Closed Session, if any

2021-1183 July 20, 2021 Closed Session Announcement

Attachments: Announcement

6 Adjournment - City Council

#### <u>SPECIAL CITY COUNCIL MEETING - 6:58 P.M.</u>

### Pledge of Allegiance

- 1 Roll Call City Council
- 2 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
- 2-A 2021-1125 Adoption of Resolutions Reappointing Lynn Jones and Norman Sanchez as Members of the Historical Advisory Board; Reappointing Xiomara Cisneros and Alan Teague as Members of the Planning Board; and Appointing Christina McKenna as a Member of the Public Utilities Board.
- 3 Council Communications Councilmembers can speak for 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings
- **3-A** 2021-1128 Mayor's Nominations for Appointment to the Housing Authority Board of Commissioners and Public Art Commission.

<u>Attachments:</u> <u>Correspondence</u>

**3-B** 2021-1107 Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference.

<u>Attachments:</u> League Voting Delegate Form

4 Adjournment - City Council

#### CONTINUED JULY 6, 2021 CITY COUNCIL MEETING - 6:59 P.M.

- 1 Roll Call City Council
- 2 Continued 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-F 2021-958 Adoption of Resolution Amending Resolution Nos. 15728 and 15739 Amending the 2021 Regular City Council Meeting Dates. (City Clerk 2210) [Continued from July 6, 2021; Public Comment Closed]

<u>Attachments:</u> Resolution

**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
- 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
- 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 2021-1129 Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on June 15, 2021. (City Clerk)
- **5-B** 2021-1130 Bills for Ratification. (Finance)

**Attachments:** Bills for Ratification

Recommendation to Authorize the City Manager to Execute Two
Contract Amendments Totaling \$300,000 as follows: 1) Second
Amendment with Kaiser Permanente Medical Center, Substantially in
the Form of Exhibit 3, for Three Years in an Amount Not to Exceed
\$260,000 for City of Alameda Occupational Medical Services; and 2)
Second Amendment with Preferred Alliance, Inc., for Three Years in
an Amount Not to Exceed \$40,000 for Drug Testing Services in
Conjunction with Services Provided by Kaiser Permanente Medical
Center. (Human Resources 2510)

		Attachments:	Exhibit 1 - Contract with Kaiser Permanente Medical Center Exhibit 2 - First Amendment with Kaiser Permanente Medical Center Exhibit 3 - Second Amendment with Kaiser Permanente Medical Center Exhibit 4 - Contract with Preferred Alliance Exhibit 5 - First Amendment with Preferred Alliance Exhibit 6 - Second Amendment with Preferred Alliance
5-D	2021-1042	Easement Amer 3329 Fernside E	on to Authorize the City Manager to Execute the Indoments for the Pathway Located Between 3227 and Boulevard and the Pathway Located Between 3267 and Boulevard, Substantially in the Form of Exhibits 1 and 10051400)  Exhibit 1 - Easement Amendment for Pathway A Exhibit 2 - Easement Amendment for Pathway B
5-E	2021-1048		on to Approve an Updated Slate of Recreation and ent Community Events. (Recreation 280)  Exhibit 1 - Reimagined ARPD Community Events
5-F	2021-1068	Shelter Operator Shelter (FAAS) 2021-22; with all Up To Four Two Manager 10021	on to Authorize the City Manager to Execute an Animal or Agreement with the Friends of the Alameda Animal for an Amount Not to Exceed \$997,818 in Fiscal Year in Escalator for the Second Year, and an Allowance for o-Year Extensions, for a Total of Up To 10 Years. (City 030)  Exhibit 1 - Shelter Services Agreement
5-G	2021-1069	Recommendation to Authorize the City Manager to Execute Four, Five-Year Agreements in the Amount of \$150,000 Each per Fiscal Year to Bellecci & Associates, BKF Engineers, Kier + Wright, and Sandis for On-Call Land Surveyor Services for a Total Cumulative Amount Not to Exceed \$750,000 For Each Agreement. (Public Works 31041520)  Attachments:  Exhibit 1 - Bellecci & Associates Agreement  Exhibit 2 - BKF Ageement  Exhibit 3 - Kier & Wright Agreement  Exhibit 4 - Sandis Agreement	
5-H	2021-1071	Amendment to	on to Authorize the City Manager to Execute a First Agreement with Schaaf & Wheeler for the Preparation Documents for the Upgrade of the City of Alameda

Sewer Pump Stations, Phase 5, to Extend the Term of the Agreement for Two Additional Years without Amending the Agreement Amount. (Public Works 50141600)

Attachments: Exhibit 1 - Agreement

Exhibit 2 - First Amendment

Five-Year Agreement with Omega Pest Control for Pest Control
Services at City of Alameda Facilities for a Total Five Year Amount Not to Exceed \$145,572. (Public Works 60341590)

Attachments: Exhibit 1 - Contract

5-J 2021-1073 Recommendation to Authorize the City Manager to Execute a First Amendment to Agreement with Precision Emprise, LLC, dba Precision Concrete Cutting to Increase Compensation by \$175,000 for Sidewalk Trip Hazard Removal for a Total Aggregate Compensation Not to Exceed \$995,000. (Public Works 31041520)

<u>Attachments:</u> Exhibit 1 - Original Agreement

Exhibit 2 - First Amendment

5-K
2021-1074
Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with Civicorps Schools for Three Years, in an Amount Not to Exceed \$33,600 Per Year, for a Total Five Year Amount Not to Exceed \$168,000, for Shoreline Trash Removal Services. (Public Works 26441610)

Attachments: Exhibit 1 - Original Agreement

Exhibit 1 - REVISED Original Agreement

Exhibit 2 - First Amendment to Agreement

Exhibit 3 - Second Amendment to Agreement

Five-Year Agreement with Clean Water Fund for Targeted Zero Waste
Technical Assistance for Commercial Food Vendors in an Amount Not
to Exceed \$289,000. (Public Works 26241631)

Attachments: Exhibit 1 - Agreement

5-M 2021-1082 Recommendation to Authorize the City Manager to Execute a Third Amendment to the Agreement with SCS Engineers for Targeted Zero Waste Technical Assistance for Commercial Businesses and Multi-Family Accounts in an Amount Not to Exceed \$1,334,978. (Public Works 26241631)

		Attachments:	Exhibit 1 - Original Agreement  Exhibit 2 - First Amendment  Exhibit 3 - Second Amendment  Exhibit 4 - Third Amendment	
5-N	<u>2021-1103</u>	Recommendation to Authorize the City Manager to Award a Contract to G & G Builders, Inc. for Godfrey Park Recreation Building Renovations, No. P.W. 02-21-08, in an Amount Not to Exceed \$420,077. (Public Works 603C5280)		
		<u>Attachments:</u>	Exhibit 1 - Contract	
5-O	<u>2021-1075</u>	Recommendation to Authorize the City Manager to Execute a First Amendment to the Homeless Emergency Aid Program Grant, Increasing the Amount by \$104,576 for a Total Amount of \$861,100. (Community Development 10061833)		
		Attachments:	Exhibit 1 - Letter to the County Requesting Additional Funding Exhibit 2 - First Amendment to the HEAP Contract Exhibit 3 - Alameda County HEAP Contract (Fully Executed)	
5-P	2021-1080	Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Operation Dignity to Provide Mobile Outreach Services for Alameda's Homeless Population in an Amount Not to Exceed \$149,717 for Fiscal Year 2021-22; and Adoption of Resolution Amending the General Fund Budget to Appropriate an Additional \$27,317 for Operation Dignity to Provide Mobile Outreach Services. (Community Development 10061833)  Attachments: Exhibit 1 - Contract		
			Resolution	
5-Q	<u>2021-1065</u>	Recommendation to Authorize the City Manager to Approve the Purchase of Multiple Network Switches and Wi-Fi Access Points of SHI International Corp, a Reseller of the Cisco Network Switches Meraki Access Points, to be Located at Various City Owned Build in the Amount of \$220,334; and Adoption of Resolution Amending the Fiscal Year 2021-22 Budge Increasing Appropriations for the Information Technology Internal Service Fund (606) by \$220,334. (Information Technology 7041)  **Attachments: Exhibit 1 - Quote 20621803		
		Attuciliiciis.		
			Exhibit 2 - Quote 20615585  Resolution	
5-R	<u>2021-1120</u>	Adoption of Res	solution 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 10021030)

<u>Attachments:</u> Resolution

**5-S** 2021-1126

Final Passage of Ordinance Approving a Third Amendment to the Greenway Golf Lease Agreement for Operation of the Corica Park Golf Complex. [Requires Four Affirmative Votes] (Recreation 280)

<u>Attachments:</u> Third Amendment to Greenway Lease Agreement -

Redline

- 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 2021-1123 Recommendation to Provide Direction on Constructing or Installing Temporary Shelters, Transitional Housing, and/or Permanent Supportive Housing in the City of Alameda; and Provide Direction on the Type of Homeless Housing Project to Pursue. (Community Development 10061833)

**Attachments:** Exhibit 1a - Pallet Examples

Exhibit 1b - Pallet High Level Conceptual Estimate

Examples

Exhibit 2a - Delphi Examples

Exhibit 2b - Delphi Shelter High Level Conceptual

Estimate Examples

Exhibit 3 - Ground–Up New Construction Permanent

Supportive Studios Estimate

Exhibit 4 - Marina Village Inn Site

Exhibit 5 - Shared Housing Estimate

Correspondence from City Manager

Correspondence - Updated 7-20

**6-B** 2021-1004

Recommendation to Receive Direction from City Council Regarding Uses for a Potential Homeless Housing, Assistance and Prevention Grant Award. (Community Development 267) [Not heard on June 15, 2021]

<u>Attachments:</u> Correspondence from City Manager

Correspondence

**6-C** 2021-1102

Recommendation to Assign a Portion of the \$28.68 Million of Funding from the Federal Government through the American Rescue Plan Act (ARPA) of 2021 to Assist with Recovery from the Impacts of the COVID-19 Pandemic. (City Manager 10021030/Finance 10024051)

**Attachments:** Exhibit 1 - All Requests

Exhibit 2 - Option 1: Staff Recommendations

Exhibit 3 - Option 2: Housing Proposals

Exhibit 4 - Option 3: Non-Housing Proposals

Exhibit 5 - Eligible Uses

Exhibit 6 - Revenue Loss Calculations

Presentation

Correspondence from City Manager - Updated 7/20

Correspondence - Updated 7/20

**6-D** 2021-987

Recommendation to Authorize the Chief of Police to Update the Existing Alameda Police Department Policy Manual to be Current with Existing Best Practices and Statutory Requirements. (Police 3112) [Not heard on July 6, 2021]

#### Attachments:

Exhibit 1 - Senate Bill 823-Related to Policy 324

Exhibit 2 - Senate Bill 338, Penal Code 368.6-Related to

Policy 362

Exhibit 3 - Assembly Bill 2617-Related to Policy 393

Exhibit 4 - Assembly Bill 2425-Related to Policy 810

Exhibit 5 - CA Dept. of Justice Bulletin-Related to Policy

<u>812</u>

Exhibit 6 - Assembly Bill 846-Related to Policy 1000

Exhibit 7 - Assembly Bill 2992-Related to Policy 1014

Exhibit 8 - Senate Bill 480-Related to Policy 1046

Exhibit 9 - Assembly Bill 1066-Related to Policy 420

Exhibit 10 - Policy 300 Use of Force

Exhibit 11 - Policy 314 Vehicle Pursuits

Exhibit 12 - Policy 320 Domestic Violence

Exhibit 13 - Policy 324 Temporary Custody of Juveniles

Exhibit 14 - Policy 326 Senior and Disability Victimization

Exhibit 15 - Policy 328 Discriminatory Harassment

Exhibit 16 - Policy 344 Report Preparation

Exhibit 17 - Policy 380 Child and Dependent Adult Safety

Exhibit 18 - Policy 393 Gun Violence Restraining Orders

Exhibit 19 - Policy 420 Cite and Release

Exhibit 20 - Policy 442 Criminal Organizations

Exhibit 21 - Policy 464 Homeless Persons

Exhibit 22 - Policy 600 Investigation and Prosecution

Exhibit 23 - Policy 602 Sexual Assault Investigations

Exhibit 24 - Policy 612 Brady Material Disclosure

Exhibit 25 - Policy 614 Operations Planning and

Deconfliction

Exhibit 26 - Policy 810 Records Maintenance and

<u>Release</u>

Exhibit 27 - Policy 812 Protected Information

Exhibit 28 - Policy 1000 Recruitment and Selection

Exhibit 29 - Policy 1014 Sick Leave

Exhibit 30 - Policy 1046 Uniform Regulations

**6-E** 2021-1099

Introduction of Ordinance Authorizing the City Manager to Execute a Second Amendment to the Lease with Dreyfuss Capital Partners, a California Limited Liability Company to Extend the Term for Five Years for Building 29, Located at 1701 Monarch Street, at Alameda Point. (Community Development 29061822)

**Attachments:** Exhibit 1 - Premises

Exhibt 2 - Lease

Exhibit 3 - 1st Amendment
Exhibit 4 - 2nd Amendment

**Ordinance** 

**6-F** 2021-1067 Introduction of Ordinance Amending the Alameda Municipal Code by

Amending Chapter 30 (Zoning Ordinance) to Modify Public Art

Requirements, as Recommended by the Planning Board. (Community

Development 24062814)

**Attachments:** Exhibit 1 - Public Art Ordinance Revisions - Clean

Exhibit 2 - Summary of Public Art Requirements

Ordinance Presentation

**6-G** 2021-1101 Introduction of Ordinance Amending the Alameda Municipal Code,

Including Article VIII (Sunshine Ordinance) of Chapter II

(Administration) to Clarify Enforcement Provisions and Provide for Other Updates and Enhancements to the Sunshine Ordinance. (City

Attorney 10023040)

<u>Attachments:</u> Exhibit 1 - Subcommittee's Proposal

Exhibit 2 - Newly-Installed Commission's Proposal Exhibit 2 - REVISED Newly Installed Commission

Proposal Ordinance

Correspondence - Updated 7/20

- 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 Councilmembers may be scheduled as future agenda items or dispositive action may be taken on sufficiently noticed time sensitive legislative matters; presentations are limited to 5 minutes; Councilmembers can speak for up to 3 minutes; 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes

**9-A** 2021-990 Consider Adoption of Resolution Supporting the Goal of Reaching

100% Zero Emission Vehicle Sales in California by 2030. (Mayor Ezzy Ashcraft) [Not heard on June 15, 2021 and July 6, 2021]

**9-B** 2021-997 Considering Having an Introduction and Update from the New Police

		• •	Strategies to Address Crimes. (Councilmember er) [Not heard on June 15, 2021 and July 6, 2021]	
9-C	2021-998	Considering Directing Staff to Provide an Update on License Plate Readers. (Councilmember Herrera Spencer) [Not heard on June 15, 2021 and July 6, 2021]		
		Attachments:	Correspondence - Updated 7/20	
9-D	2021-999	Consider Directing Staff to Publicly Share Information on Parking Recreational Vehicles. (Councilmember Herrera Spencer) [Not heard on June 15, 2021 and July 6, 2021]		
9-E	2021-1000	Consider Directing Staff to Address Representation for Below Market Rate Homeowners on Homeowner Association (HOA) Boards and with Property Management. (Councilmember Herrera Spencer) [Not heard on June 15, 2021 and July 6, 2021]		
9-F	2021-1122	Consider Reviewing the Decision to Award the Contract for Legal Notices to the Alameda Journal, including a Possible Re-Vote to Terminate the Contract and Discuss Ways to Tide Over the Alameda Sun. (Councilmember Daysog)		
		Attachments:	June 15, 2021 5-E	
			<u>June 15, 2021 5-E Exhibit 1 - Contract</u>	
			June 15, 2021 5-E Exhibit 2 - Alameda Sun Circulation	
			June 15, 2021 5-E Exhibit 3 - Alameda Journal	
			Circulation	
			<u>Correspondence</u>	

- 10 Council Communications Councilmembers can speak for 9 minutes to 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
- 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.
- 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.
- 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.