



City of Alameda

Meeting Agenda

City Council

Tuesday, November 16, 2021

7:00 PM

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

The agenda was revised on November 8, 2021 at 3:00 p.m. to add Item 4-E to the Special 5:00 p.m. Meeting.

Pursuant to Assembly Bill 361, codified at Government Code Section 54953, 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_UPveqS7tSci97Hh91AJzTA***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 845 5870 2783***

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.

REVISED SPECIAL CITY COUNCIL MEETING - 5:00 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 during public comment or no more than 30 minutes prior to the meeting; comments submitted more than 30 minutes prior will not be read**

3 Consent Calendar - Items are routine and will be approved by one motion; email clerk@alamedaca.gov during public comment or no more than 30 minutes prior to the meeting; comments submitted more than 30 minutes prior will not be read

3-A [2021-1469](#) Recommendation to Approve Eric Levitt, City Manager, Amy Wooldridge, Recreation and Parks Director and Elizabeth Mackenzie, Chief Assistant City Attorney, as Real Property Negotiators for the Potential Grant of a Revocable License for a Certain Section of Lincoln Park at 1450 High Street in Alameda. (Recreation 10051400)

4 Adjournment to Closed Session to consider:

4-A [2021-1484](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Certain Section of Lincoln Park at 1450 High Street (between ballfield and 9 residences located on Central Avenue)
CITY NEGOTIATOR: Eric Levitt, City Manager; Amy Wooldridge, Recreation and Parks Director; and Elizabeth Mackenzie, Chief Assistant City Attorney
NEGOTIATING PARTIES: City of Alameda and Property Owners at 3283, 3281, 3275, 3273, 3271, 3267, 3265, 3261 and 3257 Central Avenue
UNDER NEGOTIATION: Price and terms of revocable license

4-B [2021-1457](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Grandview Pavilion
CITY NEGOTIATORS: Eric Levitt, City Manager; Nanette Mocanu, Assistant Community Development Director; Amy Wooldridge, Recreation and Parks Director
NEGOTIATING PARTIES: City of Alameda and Alameda County and Greenway Golf
UNDER NEGOTIATION: Price and terms

4-C [2021-1479](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Eric Levitt, City Manager; Gerry Beaudin, Assistant City Manager; and Nancy Bronstein, Human Resources Director
EMPLOYEE ORGANIZATION: Alameda Police Officers Association (APOA), Alameda Police Managers Association (APMA) and Alameda Fire Chief's Association (AFCA)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

4-D [2021-1500](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Request for the City to participate in proposed multistate settlements
(Pursuant to Government Code § 54956.9)
CASE NAME: In Re: National Prescription Opiate Litigation
COURT: United States District Court Northern District of Ohio Eastern
Division
CASE NUMBER: MDL 2804 Case No. 1:17-md 2804

- 4-E [2021-1505](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: Mali Watkins v. City of Alameda, et al.
COURT: United States District Court, Northern District of California
CASE NUMBER: 4:21-cv-06080-KAW

5 Announcement of Action Taken in Closed Session, if any

[2021-1523](#) November 16, 2021 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) 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; members of the public may speak once for up to 2 minutes on the entire Consent Calendar; following public comment, the Council/SACIC 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 [2021-1485](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting Held on November 2, 2021. (City Clerk)
- 3 **Agenda Items - 6 members of the public may speak for up to 3 minutes; 7 or more may speak for up to 2 minutes**
- 3-A [2021-1466](#) Recommendation to Authorize the City Manager to Execute a Memorandum of Understanding between DignityMoves, Five Keys Schools and Programs, Successor Agency to the Community Improvement Commission and the City of Alameda to Participate in the State of California Homekey Program to Develop the Bottle Parcel Located at 2350 5th Street, Alameda, California [City Council and

SACIC];

Adoption of Resolution of The Governing Body of City of Alameda, A Municipal Corporation Authorizing Joint Application to and Participation in the Homekey Program [City Council];

Adoption of Resolution of the Governing Body of the Successor Agency to the Community Improvement Commission of the City of Alameda, A Public Body Corporate and Politic Authorizing Joint Application to and Participation in the Homekey Program [SACIC]; and Adoption of Resolution to Increase Expenditure Appropriations in the American Rescue Plan 2021 Project (C99300) in the Capital Projects Fund (310) by \$4,640,000 and to Encumber \$1,200,000 in General Funds (10061833) to Operate Interim Supportive Homeless Housing at the Bottle Parcel Located at 2350 5th Street, Alameda, California, for Fiscal Years 2021-22 through 2027-28. [City Council] (Community Development 10061833)

Attachments: [Exhibit 1 - Conceptual Site Layout](#)
[Exhibit 2 - Memorandum of Understanding](#)
[Resolution - City of Alameda](#)
[Resolution - SACIC](#)
[Resolution - ARPA](#)
[Presentation](#)
[Correspondence from City Manager](#)

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

[2021-1525](#) Proclamation

Attachments: [Wilma Chan Proclamation](#)

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 9

[2021-1524](#) November 16, 2021 Oral Communication

Attachments: [Oral Communication](#)

- 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** [2021-1486](#) Minutes of the Special and Regular City Council Meetings Held on October 19, 2021. (City Clerk)
- 5-B** [2021-1499](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C** [2021-1414](#) Recommendation to Authorize the City Manager to Execute an Agreement with NBC Construction and Engineering, Inc. for the Harbor Bay Isle Lagoon Improvement Project, No. P.W. 07-21-28, in a Total Amount Not to Exceed \$344,683. (Public Works 31041520)
Attachments: [Exhibit 1 - Contract](#)
- 5-D** [2021-1415](#) Recommendation to Authorize the City Manager to Execute an Agreement with G & G Builders, Inc. for Maintenance Service Center Interior Improvements, No. P.W. 02-21-10, in a Not to Exceed Amount of \$402,962, Including a Ten Percent Contingency. (Public Works 603C4100)
Attachments: [Exhibit 1 - Contract](#)
- 5-E** [2021-1425](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Nute Engineering for Engineering Design Services for Cyclic Sewer Rehabilitation Project, Phase 19, in a Total Amount Not to Exceed \$2,388,446. (Public Works 50141600)
Attachments: [Exhibit 1 - Contract](#)
- 5-F** [2021-1428](#) Recommendation to Authorize the City Manager to Execute a Water Line Easement to East Bay Municipal Utility District Across City-Owned Property and Any and All Ancillary Documents and Direct the Recording of the Grant of Easement for Installation of the Oakland Inner Harbor Pipeline Crossing. (Public Works 31041520)
Attachments: [Exhibit 1 - Grant of Easement](#)
- 5-G** [2021-1424](#) Recommendation to Authorize the City Manager to Negotiate and Execute a Thirty Two Month Agreement with All City Management Services Inc. for School Crossing Guard Services in a Total Amount Not to Exceed \$1,083,456; and a Memorandum of Understanding with the Alameda Unified School District for Partial Reimbursement of the City's Fiscal Year 2021-22 Costs in an Amount Not to Exceed \$90,000. (Police 10031110)

Attachments: [Exhibit 1 - Agreement](#)

- 5-H [2021-1429](#) Recommendation to Authorize the City Manager, or Designee, to: 1) Execute an Agreement with Terris Barnes Walters Boigon Heath Lester, Inc. (TBWBH) in an Amount Not to Exceed \$132,000 for Strategic Support, Research, Ballot Measure Development, Informational Outreach and Other Steps Necessary to Prepare a Potential Revenue Measure for the November 2022 Ballot; and Execute an Agreement with Fairbank, Maslin, Maullin, Metz & Associates (FM3) in an Amount Not to Exceed \$37,000 for Survey Development, Implementation, and Associated Analysis Related to a Potential Revenue Measure for the November 2022 Ballot; and Adoption of Resolution Amending the Fiscal Year 2021-22 Budget by Increasing Appropriations in the City Manager's Office by \$169,000 to Enter into Agreements with Terris Barnes Walters Boigon Heath Lester, Inc. (TBWBH) and Fairbank, Maslin, Metz & Associates (FM3) for Services Related to a Potential Revenue Measure for the November 2022 Ballot. (City Manager 10021030) [Continued from November 16, 2021; public comment closed]

Attachments: [Exhibit 1 - Agreement with TBWBH](#)
[Exhibit 2 - Agreement with FM3](#)
[Resolution](#)

- 5-I [2021-1449](#) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference. (City Clerk 10022020)

Attachments: [Correspondence](#)

- 5-J [2021-1445](#) Recommendation to Authorize the City Manager to Execute an Agreement with Alameda County to Accept \$60,000 in Funding for the Local Winter Warming Services Program; and Authorize the City Manager to Execute a First Amendment to the Agreement with Building Futures with Women and Children to Provide Winter Warming Services For \$60,000, Resulting in a Total Contract Amount of \$113,000; and Adoption of Resolution Amending the Budget to Increase Revenue and Expenditure Appropriations in the Homelessness Program by \$60,000. (Community Development 10061833)

Attachments: [Exhibit 1 - County Contract](#)
[Exhibit 2 - Building Futures Contract Amendment](#)
[Exhibit 3 - Building Futures Original Contract](#)
[Resolution](#)

- 5-K [2021-1452](#) Adoption of Resolution Authorizing Fiscal Year-End Budget Amendments to Facilitate Closing Fiscal Year (FY) 2020-21. (Finance

10024051)

Attachments: [Resolution](#)

- 5-L** [2021-1480](#) Final Passage of Ordinance Amending Alameda Municipal Code Chapter XXX to Comprehensively Update Citywide Off-Street Parking and Loading Space Regulations and Make Conforming Changes to Other Zoning Code Sections, as Recommended by the Planning Board. (Planning, Building and Transportation 20962700)
- 5-M** [2021-1481](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Chapter 21 (Solid Waste and Recycling) to Comply with Senate Bill 1383, Conform with Franchise Agreement, and Implement Strategy Four of Alameda's Zero Waste Implementation Plan Update. (Public Works 26141630/26241631)
- 6** **Continued Agenda Items - Public comment and speaking times are determined based upon the prior meeting discussion**
- 7** **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**
- 7-A** [2021-1450](#) Recommendation to Authorize the City Manager to Execute an Agreement in an Amount not to Exceed \$2,536,047 with Bay Area Community Services for Emergency Homeless Housing Services for Up to Two Years; and
Recommendation to Authorize the City Manager to Negotiate and Execute an Agreement with Alameda County in an Amount Ranging from \$30,000 to \$45,000 in Homeless Emergency Aid Program Interest Funds to Assist with Remodel/Repair of City-Owned Housing for Use as Emergency Homeless Housing; and
Adoption of Resolution Establishing a Budget to Appropriate \$2,836,047 in 2021 American Rescue Plan Act Funds (C99300) to Receive Contractual Services from Bay Area Community Services and Funds to Remodel/Repair and Provide Fixtures, Furniture, Equipment, a Vehicle, and Supplies for the Emergency Housing. (Community Development 10061833)
Attachments: [Exhibit 1 - Contract](#)
[Resolution](#)
[Correspondence](#)
[Correspondence from City Manager](#)
- 7-B** [2021-1420](#) Workshop to Review and Comment on the Draft Housing Element Update to Accommodate the Regional Housing Needs Allocation (RHNA) for the Period 2023-2031 in Compliance with State Law. (Planning 20962700) [Continued from November 16, 2021]

Attachments: [Exhibit 1 - November Draft Housing Element](#)
[Exhibit 2 - July 6, 2021 City Council Report](#)
[Correspondence - Updated 11-15](#)
[Presentation](#)
[Correspondence - Updated 11-16](#)
[Correspondence - Updated 11-17](#)

- 7-C** [2021-1431](#) Public Hearing to Consider Adoption of Resolution Certifying the Final Environmental Impact Report, and Adopting Findings and a Statement of Overriding Considerations, Mitigation Measures and a Mitigation Monitoring and Reporting Plan for the General Plan Amendment to Update the Alameda General Plan; and
Adoption of Resolution Adopting Alameda General Plan 2040. (Planning 20962700) [Continued from November 16, 2021]

Attachments: [Resolution - General Plan EIR](#)
[Resolution - General Plan](#)
[Presentation](#)
[Correspondence - Updated 11/17](#)

- 7-D** [2021-1391](#) Recommendation to Reorganize the City's Parking Management Program and Parking Fund;
Adoption of Resolution Amending the Fiscal Year 2021-22 Parking Fund Budget to Restructure the Parking Fund; and
Adoption of Resolution Amending the Salary Schedule for the Alameda City Employees Association (ACEA) and the Alameda Police Officers Association, Non-Sworn (PANS) to Move the Two Parking Enforcement Positions from PANS to ACEA and Reassign Two Full-Time Parking Enforcement Position Allocations from the Police Department to Public Works. (Public Works 265) [Not heard on November 2, 2021]

Attachments: [Exhibit 1 - Proposed Budget](#)
[Resolution - Budget](#)
[Resolution - Salary Schedule](#)
[Presentation](#)
[Correspondence - Updated 11/15](#)

- 7-E** [2021-1426](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees for Calendar Year 2022. (Recreation 10051400) [Continued from November 16, 2021]

Attachments: [Exhibit 1 - 2022 Recreation and Parks User Fee Schedule Resolution Presentation](#)

7-F [2021-1382](#) Recommendation that City Council, Boards and Commissions Annually Review Meeting Schedules for Possible Conflicts that Inhibit Maximum Public Participation. (Community Development 10061831) [Not heard on November 2, 2021; continued from November 16, 2021]

8 **City Manager Communications - Communications from City Manager**

9 **Oral Communications, Non-Agenda (Public Comment) - Members of the public may speak for up to 2 minutes regarding any matter not on the agenda**

10 **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**

10-A [2021-998](#) Considering Directing Staff to Provide an Update on License Plate Readers. (Councilmember Herrera Spencer) [Not heard on June 15, July 6, 20, September 7, 21, October 5, 19, November 2 or 16, 2021]

Attachments: [Correspondence](#)

10-B [2021-999](#) Consider Directing Staff to Publicly Share Information on Parking Recreational Vehicles. (Councilmember Herrera Spencer) [Not heard on June 15, July 6, 20, September 7, 21, October 5, 19 or November 2 or 16, 2021]

10-C [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, July 6, 20, September 7, 21, October 5, 19, November 2 or 16, 2021]

10-D [2021-1248](#) Consider Directing Staff to Support Removal of the US Navy Constraints Limiting Housing Development at Alameda Point. (Councilmember Herrera Spencer and Councilmember Daysog) [Not heard on September 7, 21, October 5, 19, November 2 or 16, 2021]

Attachments: [City of Alameda RHNA Appeal](#)

10-E [2021-1249](#) Consider Directing Staff to Address Identifying New Areas at Alameda Point to Develop a Number of Housing Units Above the Originally-Agreed Upon Numbers of the 2023-2031 Regional Housing

Needs Allocation (RHNA). (Councilmember Daysog) [Not heard on September 7, 21, October 5, 19, November 2 or 16, 2021]

- 10-F** [2021-1337](#) Consider Directing Staff to Move Jean Sweeney Park Fencing. (Councilmembers Herrera Spencer and Daysog) [Not heard on October 5, 19, November 2 or 16, 2021]

Attachments: [Sweeney Land versus Railroad Land](#)
[Photos of Fence](#)
[Correspondence](#)

- 10-G** [2021-1427](#) Consider Reviewing and Updating the Previous City Council's Priorities at a Regular City Council Meeting. (Councilmember Herrera Spencer) [Not heard on November 2 or 16, 2021]

Attachments: [July 25, 2020 Council Workshop Summary](#)

- 11** **Council Communications - Councilmembers can speak for 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**

- 12** **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.
- 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.
- 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.