



City of Alameda

Meeting Agenda

City Council

Tuesday, May 18, 2021

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 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_pppnmftbRtCSdVLRW_LJqg***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 898 0352 3497***

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 - CLOSED SESSION - 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 within 30 minutes of the meeting commencing; comments submitted earlier will not be read**
- 3 Adjournment to Closed Session to consider:**
 - 3-A [2021-913](#) 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,
Community Development Director and Debbie Potter, Special Project**

Analyst

NEGOTIATING PARTIES: City of Alameda and Alameda Point Partners, LLC

UNDER NEGOTIATION: Price and terms

- 3-B** [2021-937](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9, subsection (d)(4)
Number of cases: One (As Plaintiff - City Initiating Legal Action)
Potential Defendant(s): Alameda Point Partners, LLC

- 3-C** [2021-912](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code § 54957
Positions Evaluated: City Manager - Eric Levitt
[Continued from May 18, 2021 to May 25, 2021]

4 Announcement of Action Taken in Closed Session, if any

[2021-971](#) May 18, 2021 Closed Session Announcement

Attachments: [Announcement](#)

5 Adjournment - City Council

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

Pledge of Allegiance

1 Roll Call - City Council

2 Agenda Changes

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

- 3-A** [2021-865](#) Proclamation Declaring the Month of May 2021 as Older Americans Month.

- 3-B** [2021-866](#) Proclamation Declaring the Month of May 2021 as Asian Pacific Heritage Month.

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

- 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** [2021-934](#) Minutes of the Special Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission and the Regular City Council Meeting Held on April 20, 2021. (City Clerk)
- 5-B** [2021-935](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2021-831](#) Recommendation to Approve the Execution of a Reciprocal Tax Information Sharing Agreement between the City of Alameda and the Franchise Tax Board (FTB) of the State of California. (Finance 2410)
- Attachments:** [Exhibit 1 - FTB Standard Agreement](#)
- 5-D** [2021-872](#) Recommendation to Authorize the Purchase of an Ambulance Consistent with Revised Vehicle Replacement Policy in an Amount Not to Exceed \$311,598 from Leader Emergency Vehicles, REV Group. (Public Works 701)
- Attachments:** [Exhibit 1 - Vehicle Replacement Schedule](#)
 [Exhibit 2 - Price Quote](#)
 [Exhibit 3 - Letter](#)
 [Staff Report](#)
 [Staff Report](#)
- 5-E** [2021-879](#) Recommendation to Authorize the Purchase of Twelve Vehicles Consistent with Revised Vehicle Replacement Policy in Amounts Not to Exceed \$118,098 from Cromer Material Handling for Three Forklifts, \$465,873 from Downtown Ford Sales and \$96,815 from Elk Grove Auto Group/Winner Chevrolet for Nine Light and Medium Duty Trucks. (Public Works 701)
- Attachments:** [Exhibit 1 - Vehicle Replacement Schedule](#)
 [Exhibit 2 - Cromer Quotes](#)
 [Exhibit 3 - Ford Quotes](#)
 [Exhibit 4 - Elk Grove Quotes](#)
- 5-F** [2021-891](#) Recommendation to Authorize the City Manager to Execute a Second Amendment to Agreement with Douglas Herring & Associates to Increase Compensation by \$40,000, for a Total Aggregate Compensation Not to Exceed \$220,000, to Complete the Environmental Impact Report for the General Plan 2040 Update. (Planning, Building

and Transportation 209)

Attachments: [Exhibit 1 - Original Agreement](#)
[Exhibit 2 - 1st Amendment](#)
[Exhibit 3 - 2nd Amendment](#)

- 5-G** [2021-914](#) Recommendation to Authorize the City Manager to Execute the Relinquishment of Rights, Imposition of Restrictions and Reservations of Rights for the Pathway Located between 3335 and 3341 Fernside Boulevard. (Recreation 280)

Attachments: [Exhibit 1 - Relinquishment of Rights](#)

- 5-H** [2021-871](#) Adoption of Resolution Declaring Results of Special Election in Community Facilities District No. 17-1 (Alameda Point Public Services District), Determining that Alteration of the Rate and Method of Apportionment of Special Taxes for the District is Lawfully Authorized, and Directing Recording of an Amendment to Notice of Special Tax Lien. (Community Development 819099)

Attachments: [Resolution](#)

- 5-I** [2021-918](#) Final Passage of Ordinance Approving the Franchise Agreement between the City of Alameda and Alameda County Industries AR, Inc. (Public Works 261)

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** [2021-920](#) Adoption of Resolutions Appointing John Kim and Kaiwin Su as Members of the Golf Commission.

- 6-B** [2021-862](#) Adoption of Resolution Containing Findings of Local Climatic, Geological and Topographical Conditions as Required to Adopt Alameda Local Amendments to the 2019 California Energy Code and Rescinding Resolution 15607 Limiting Natural Gas Infrastructure for New Residential Construction on City Owned Property; and Introduction of Ordinance Amending the Alameda Municipal Code by Amending Article I (Uniform Codes Relating to Building, Housing and Technical Codes) of Chapter XIII (Building and Housing) to Adopt Local Amendments to the 2019 California Energy Code to Require Newly Constructed Buildings to be All-Electric. (City Manager/Planning, Building and Transportation)

Attachments: [Exhibit 1 - Resolution 15607](#)
[Resolution](#)
[Ordinance](#)
[Presentation](#)
[Correspondence](#)

- 6-C** [2021-797](#) Adoption of Resolution Declaring Five Project Sites at Alameda Point, including the Enterprise District, Residential Parcels Both Market Rate and Collaborative (Package K), Building 92, Building 11 and Building 19, and Building 25 Exempt from the Surplus Land Act and Authorize the City Manager to Comply with Surplus Lands Act Procedures Related to the Properties Notwithstanding Their Exempt Status. (Community Development 858)
- Attachments:** [Exhibit 1 - Surplus Land Act Process-Timing Overview](#)
 [Exhibit 2 - Sample Notice of Availability](#)
 [Exhibit 3 - Map of Enterprise District](#)
 [Exhibit 4 - Map of Residential Parcels \(Package K\)](#)
 [Exhibit 5 - Map of Building 92](#)
 [Exhibit 6 - Map of Building 11](#)
 [Exhibit 7 - Map of Building 19](#)
 [Exhibit 8 - Map of Building 25](#)
 [Resolution \(Surplusing Properties\)](#)
 [Resolution \(Finding Exemption\)](#)
- 6-D** [2021-743](#) Introduction of Ordinance Approving a Second Amendment to the Lease with Greenway Golf Associates, Inc., a California Corporation, for Chuck Corica Golf Complex to Adjust Lease Area to Include the Old Fire Training Tower. [Requires Four Affirmative Votes] (Recreation and Parks 280) [Not on heard May 4, 2021]
- Attachments:** [Exhibit 1 - Second Amendment](#)
 [Exhibit 2 - Original Lease](#)
 [Exhibit 3 - First Amendment](#)
 [Ordinance](#)
- 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** [2021-877](#) Consider Scheduling a Performance Evaluation for the City Manager as Soon as Possible. (Councilmember Herrera Spencer) [Not heard on May 4, 2021]

- 9-B** [2021-878](#) Consider Addressing the Surplus Lands Act, including Lobbying Efforts and Assembly Bill 1486. (Councilmember Herrera Spencer)
[Not heard on May 4, 2021]
Attachments: [Exhibit 1 - July 7, 2020 Staff Report](#)
 [Correspondence](#)
- 9-C** [2021-916](#) Consider Directing Staff to Place the Audit Report Approved April 20, 2021 on a Future Agenda to Allow the City Auditor to Give a Presentation. (Councilmember Herrera Spencer)
- 10** **Council Communications - Councilmembers can speak for 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2021-921](#) Mayor's Nominations for Appointment to the Housing Authority Board of Commissioners and Social Service Human Relations Board.
- 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.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- 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.
- **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.