



City of Alameda

Meeting Agenda

City Council

Tuesday, May 17, 2022

7:00 PM

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

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_iSnwCYcuRVW-Yym1G6sMhQ***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 817 5673 9546***

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 - 5:15 P.M.

- 1 Roll Call - City Council**
- 2 Public Comment on Agenda Items Only - Anyone wishing to have comments read into record, please email clerk@alamedaca.gov during public comment or not 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**
- 3-A [2022-2005](#) Recommendation to Approve Lisa Maxwell, Community Development Director, Len Aslanian, Assistant City Attorney, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for 950 West Tower Avenue, Alameda, CA. (City Manager**

10021030)

4 Adjournment to Closed Session to consider:

- 4-A** [2022-2006](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 950 West Tower Avenue (Building 39) Alameda Point, Alameda, CA
CITY NEGOTIATORS: Community Development Director Lisa Maxwell, Assistant Community Development Director Nanette Mocanu, and Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda and StopWaste
UNDER NEGOTIATION: Price and Terms of Lease
- 4-B** [2022-2017](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Gerry Beaudin, Interim City Manager; Nancy Bronstein, Human Resources Director; Nico Procos, General Manager Alameda Municipal Power; Jessica Romeo, Human Resources Manager; and Steve Woo, Senior Human Resources Analyst
EMPLOYEE ORGANIZATIONS: Alameda City Employees Association (ACEA); Management and Confidential Employees Association (MCEA); Electric Utility Professionals Association (EUPA); International Brotherhood of Electrical Workers (IBEW); Alameda Police Officers Non-Sworn (PANS); Alameda Municipal Power Unrepresented Employees (AMPU); Alameda Police Management Association (APMA)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment
- 4-C** [2022-2018](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/description of positions to be filled: City Manager

5 Announcement of Action Taken in Closed Session, if any

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 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** [2022-2020](#) Minutes of the Joint City Council and SACIC Meeting Held on May 3, 2022. (City Clerk)
- 2-B** [2022-1953](#) Recommendation to Accept the Investment Transactions Report for the Period Ending March 31, 2022. [City Council and SACIC] (Finance 10024051)
- Attachments:** [Exhibit 1 - Quarterly Investment Transactions 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** [2022-2011](#) Proclamation Declaring May 2022 as Jewish American 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 9**
- 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** [2022-2019](#) Minutes of the Special City Council Meeting and the Continued April 5, 2022 Meeting Held on April 12, 2022, and the Special and Regular City Council Meetings Held on April 19, 2022. (City Clerk)
- Attachments:** [Attachment to April 12, 2022 Special Meeting Minutes](#)
- 5-B** [2022-2029](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)

- 5-C [2022-1965](#) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference. (City Clerk 10022020)
- 5-D [2022-2015](#) Recommendation to Approve Agreement Appointing Dirk Brazil as Interim City Manager for a Term of No More Than 960 Hours in a Fiscal Year at a Salary of \$133.85 Hourly, Commencing on May 23, 2022, and Authorize the Mayor to Sign the Agreement on Behalf of the City. (City Manager 10021030)
Attachments: [Exhibit 1 - Agreement](#)
- 5-E [2022-1956](#) Recommendation to Authorize the Interim City Manager to Accept the Work of G & G Builders, Inc. for Godfrey Park Recreation Building Renovations, No. P.W. 02-21-08. (Public Works 60341591)
- 5-F [2022-1957](#) Recommendation to Authorize the Interim City Manager to Accept the Work of G & G Builders, Inc. for the Maintenance Service Center Interior Improvements, No. P.W. 02-21-10. (Public Works 60341591)
- 5-G [2022-1958](#) Recommendation to Authorize the Interim City Manager to Partially Accept the Improvements Completed by Alameda Point Partners for Tract 8336, Site A, Phase 1, at Alameda Point. (Public Works 31041520)
- 5-H [2022-2007](#) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Suarez & Munoz Construction Inc. for Alameda City Hall Lawn Conversion, Project No. P.W. 02-22-05, for a Not to Exceed Amount of \$204,445. (Public Works 31041520)
Attachments: [Exhibit 1 - Contract](#)
- 5-I [2022-1959](#) Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City of Alameda's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 21, 2022 - Maintenance Assessment District 01-01 (Marina Cove). (Public Works 27741530)
Attachments: [Exhibit 1 - District Map](#)
[Exhibit 2 - Engineer's Report](#)
[Resolution](#)
- 5-J [2022-1960](#) Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City of Alameda's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 21, 2022 - Island City Landscaping and Lighting District 84-2 (Various Locations). (Public Works 27041530, 27141530, 27241530, 27341530, 27441530, 27541530)

Attachments: [Exhibit 1 - Zones 1 through 8 Maps](#)
[Exhibit 2 - Engineer's Report](#)
[Resolution](#)

5-K [2022-1964](#) Adoption of Resolution 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)

Attachments: [Resolution](#)

5-L [2022-1978](#) Recommendation to Authorize the Interim City Manager to Execute a \$285,767 Grant Agreement with Alameda County for Homeless Housing Assistance and Prevention Grant, and Authorize the City Manager, in the Future, to Extend the Term of the Contract up to December 31, 2023; and
Adoption of Resolution Amending the Grants Fund (222) Budget to Appropriate \$285,767 for the Homeless Housing Assistance and Prevention Grant Project. (Community Development 10061833)

Attachments: [Exhibit 1 - Grant Agreement](#)
[Resolution](#)

5-M [2022-1994](#) Adoption of Resolution Authorizing the Interim City Manager to Submit a Request to the Metropolitan Transportation Commission for the Allocation of \$126,618 in Fiscal Year 2022-23 for Two Grand Street Transportation Safety Projects per Transportation Development Act Article 3 for Pedestrian/Bicycle Project Funding, and to Execute All Necessary Documents. (Planning, Building and Transportation 20962740)

Attachments: [Resolution](#)

5-N [2022-2008](#) Final Passage of Ordinance Introduction of Uncodified Ordinance Concerning Rent Control and Limitations on Evictions Applicable to Maritime Residential Tenancies including Floating Homes. (City Attorney 10023040)

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 [2022-1948](#) Recommendation to Approve Proposed Term Sheet for Development of Alameda Point Site A and Direct Staff to Negotiate a Sixth Amendment to the Disposition and Development Agreement with Alameda Point Partners Based Substantially on the Term Sheet, as well as Directing Staff to Negotiate Amendments to Ancillary Project Agreements.

(Community Development 29061822)

Attachments: [Exhibit 1 - Term Sheet](#)
[Exhibit 2 - Development Plan Amendment](#)

- 7-B** [2022-1921](#) Recommendation to City Council to Consider and Provide Direction to Staff on a Proposal to Develop a Guaranteed Basic Income Pilot Program; and
Adoption of Resolution to Appropriate \$4,600,000 of American Rescue Plan Act of 2021 Funds for a Guaranteed Basic Income Pilot Program.
(Community Development 10061810)
- Attachments:** [Exhibit 1 - Guaranteed Basic Income Pilot Programs](#)
[Exhibit 2 - Summary of Research Findings and Sources](#)
[Exhibit 3 - Overview of Public Benefits Programs](#)
[Resolution](#)
[Correspondence](#)
[Presentation](#)
- 7-C** [2022-1961](#) Introduction of Ordinance Amending Alameda Municipal Code Chapter Four to Comply with Assembly Bill 1276 Regarding Single-Use Foodware Accessories and Standard Condiments. (Public Works 26141630 and 26241631)
- Attachments:** [Ordinance](#)
- 7-D** [2022-1877](#) Introduction of Ordinance Authorizing the Interim City Manager to Execute a Lease with Rhoads Property Holdings, LLC, a California Limited Liability Company, dba CSI Mini-Storage for Thirty-Six Months for Buildings 338, 608, and 608A-C, Located at 50 and 51 West Hornet Avenue, at Alameda Point. (Community Development 29061822) [Not heard on May 3, 2022]
- Attachments:** [Exhibit 1 - Premises](#)
[Exhibit 2 - Lease](#)
[Ordinance](#)

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 [2022-1529](#) Consider Having the City Council Address the Zoning of the Harbor Bay Club. (Councilmember Herrera Spencer) [Not heard on December 7, 21, 2021, January 4, 18, February 1, 15, March 1, 15, April 5, 19, or May 3, 2022]

Attachments: [November 16, 2021 Planning, Building and Transportation Director Correspondence](#)

10-B [2022-1530](#) Consider Having the City Council Review Recreation and Parks Department Community Events. (Councilmember Herrera Spencer) [Not heard on December 7, 21, 2021, January 4, 18, February 1, 15, March 1, 15, or April 5, 19, or May 3, 2022]

10-C [2022-1963](#) Consider Directing Staff to Develop an Ordinance Setting Fines for Injury-Collisions Involving Non-Commercial Vehicles that Do Not Meet Federal Design Standards or Have Been Lifted/Altered in a Manner that Increases the Likelihood of Severe Injury or Death in Collisions with Pedestrians and Bicyclists. (Councilmember Knox White) [Not heard on May 3, 2022]

10-D [2022-2010](#) Consider Supporting Assembly Bill 1445. (Councilmember Herrera Spencer)

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 48 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.