



City of Alameda

Meeting Agenda

City Council

Tuesday, September 6, 2022

7:00 PM

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

The closed session agenda was revised on 9/1/2022 at 4:00 pm to indicate 3-D was withdrawn and 9/6/2022 at 3:45 pm to change the start time to 5 pm. The regular agenda was revised on 9/6/2022 at 3:45 pm to indicate Items 5-L and 7-D were withdrawn.

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_x0PxqBx3RzCtoIORtw5rdA*

*For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 880 3531 7814*

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 - 5:00 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 Adjournment to Closed Session to consider:
 - 3-A [2022-2319](#) CONFERENCE WITH LEGAL COUNSEL - WORKERS'

COMPENSATION CLAIM (Pursuant to Government Code § 54956.95)
Claimant: Employee - Police Department, City of Alameda
Claims: 2095500044, 1295500076, 0995500018, 1795500026, and
1295500067
Agency Claimed Against: City of Alameda

- 3-B** [2022-2184](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/description of positions to be filled: City Manager/Interim City
Manager
- 3-C** [2022-2310](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code
Section 54957.6)
CITY NEGOTIATORS: Nancy Bronstein, Interim City Manager; 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)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of
Employment
- 3-D** [2022-2264](#) WITHDRAWN - 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 **Announcement of Action Taken in Closed Session, if any**

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** [2022-1616](#) Proclamation Declaring September 15th through October 15th, 2022 as National Hispanic Heritage Month.

Attachments: [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

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** [2022-2307](#) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission and Regular City Council Meeting Held on June 21, 2022; and the Special and Regular City Council Meetings Held on July 5 and 12, 2022. (City Clerk)

- 5-B** [2022-2321](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C** [2022-2304](#) Recommendation to Approve Agreement Appointing Nancy Bronstein as Interim City Manager at an Annual Salary of \$278,409, Commencing on August 1, 2022, and Authorize the Mayor to Sign the Agreement on Behalf of the City. (Human Resources 10021030)

Attachments: [Exhibit 1 - Contract](#)

- 5-D** [2022-2274](#) Recommendation to Authorize the Interim City Manager, or Designee, to Execute a One Year Agreement with The Village of Love Foundation to Provide Homeless Outreach Team Services for Alameda's Homeless Population in an Amount Not to Exceed \$150,000. (Community Development Department 10061833)

Attachments: [Exhibit 1 - Contract](#)

- 5-E** [2022-2278](#) Recommendation to Authorize the Interim City Manager to Ratify a One-Year Subscription Renewal with KIS Computer Company for the Purchase of Barracuda Backup Server Appliance, Storage and Maintenance in the Amount Not to Exceed \$57,171. (Information

Technology 60626074)

Attachments: [Exhibit 1 - Purchase Order](#)
[Exhibit 2 - Subscription Renewal](#)

- 5-F [2022-2302](#) 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](#)
[Correspondence](#)

- 5-G [2022-2280](#) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference. (City Clerk 10022020)

Attachments: [Correspondence](#)

- 5-H [2022-2295](#) Recommendation to Accept the Report for the Period of July 1, 2021 Through June 30, 2022, on (1) Litigation and Liability Claims Settlements; (2) Workers' Compensation Settlements; (3) Personnel Settlements; and (4) Determination on Whether Any Records Previously Withheld from Disclosure Have Now Become Available to the Public. (City Attorney 10023040)

Attachments: [Exhibit 1 - Report](#)

- 5-I [2022-2282](#) Recommendation to Accept the Work of Chrisp Company for Fiscal Year 2020-21 Sign and Striping Maintenance Project, No. P.W. 10-21-35. (Public Works 31041520)

- 5-J [2022-2287](#) Recommendation to Authorize the Purchase of One Compact Multi-Purpose Sweeper for \$175,696.68 from Municipal Maintenance Equipment, Inc. and Three Electric Vehicle Parking Enforcement Units from Configurator Westward Industries for \$152,636.52; and Authorize a Price Adjustment of \$60,404.93 for a Previously Authorized Purchase of a 2023 Horton 623 Type I Ambulance from Professional Sales and Service, L.C. (Public Works 60141581)

Attachments: [Exhibit 1 - Parking Enforcement Vehicle Quote](#)
[Exhibit 2 - Multi-Purpose Sweeper Quote](#)
[Exhibit 3 - Ambulance Quote](#)

- 5-K [2022-2298](#) Adoption of Resolution Amending Mapping Condition No. 3 of Resolution 15689, Granting an Extension to the Alameda Housing Authority for Recording a Final Map for Tract 8561 (North Housing). (Public Works 31041520)

Attachments: [Exhibit 1 - Resolution 15689](#)
[Exhibit 2 - Resolution 15843](#)
[Resolution](#)

- 5-L** [2022-2261](#) WITHDRAWN - Recommendation to Authorize the Interim City Manager, or Designee, to Enter into a Joint Use Agreement with Alameda Unified School District (AUSD) for the Operation and Maintenance of the District Swimming Pools, Including an Addendum Regarding Renovation of the Emma Hood Swim Center at Alameda High School; and Adoption of Resolution Amending the Recreation and Parks Department General Fund Operating Budget for Fiscal Year 2022-23. (Recreation 10051400) [Will not be heard on September 6, 2022]
- Attachments:** [Exhibit 1 - Joint Use Agreement Resolution](#)
- 5-M** [2022-2258](#) Adoption of Resolution Approving the Acceptance of \$800,000 Grant Funds from the San Francisco Bay Restoration Authority for the De-Pave Park Planning Project and Allocate \$50,000 of General Funds as Grant Matching Funds. (Recreation 10051400)
- Attachments:** [Exhibit 1 - Vision Plan Resolution](#)
- 5-N** [2022-2191](#) Adoption of Resolution Declaring Nine Project Sites at Alameda Point, Including Building 2, Building 22, Building 24, Building 41, Building 44, Building 114, Building 168, Building 169 and Building 170 to be Exempt from the Surplus Land Act; and
Adoption of Resolution Declaring Nine Project Sites at Alameda Point, Including Building 2, Building 22, Building 24, Building 41, Building 44, Building 114, Building 168, Building 169 and Building 170, Exempt from the Surplus Land Act and Authorizing the Acting Interim City Manager, or Designee, to Comply with the Surplus Land Act Procedures Related to the Properties Notwithstanding Their Exempt Status. (Community Development 29061822)

Attachments: [Exhibit 1 - Surplus Land Act Process-Timing Overview](#)
[Exhibit 2 - Sample Notice of Availability](#)
[Exhibit 3 - Map of Building 2](#)
[Exhibit 4 - Map of Building 22](#)
[Exhibit 5 - Map of Building 24](#)
[Exhibit 6 - Map of Building 41](#)
[Exhibit 7 - Map of Building 44](#)
[Exhibit 8 - Map of Building 114](#)
[Exhibit 9 - Map of Building 168](#)
[Exhibit 10 - Map of Building 169](#)
[Exhibit 11 - Map of Building 170](#)
[Resolution - Finding Exemption](#)
[Resolution - Surplusing Properties](#)
[Correspondence](#)

5-O [2022-2275](#) Adoption of Resolution Amending the Alameda Landing Community Facilities District (CFD 13-1) 2021 Bonds Fund (806) and the General Liability Internal Service Fund (611) Budgets for Fiscal Year 2022-23. (Finance 10024051)

Attachments: [Exhibit 1 - Debt Service Schedule](#)
[Resolution](#)

5-P [2022-2299](#) Adoption of Resolution Requesting and Authorizing the County of Alameda to Levy a Tax on All Real and Personal Property in the City of Alameda as a Voter Approved Levy for the General Obligation Bonds Issued Pursuant to a General Election Held November 7, 2000 for the Alameda Library. (Finance 10024051)

Attachments: [Resolution](#)

5-Q [2022-2289](#) Adoption of Resolution Authorizing the Interim City Manager, or Designee, to Negotiate and Execute a Lease-Purchase Agreement with Moose Boats LLC Through the United States General Services Administration Procurement Program Substantially in the Form of the Attached Agreement; and a Financing Agreement with JP Morgan Chase Bank, NA for the Purchase of One M2-38 Moose Boat Catamaran Waterjet Fire Rescue Boat in an Amount Not to Exceed \$1,500,000. (Fire 10032200)

Attachments: [Exhibit 1 - Justification to Replace Fire Boat](#)
[Exhibit 2 - Agreement](#)
[Resolution](#)

5-R [2022-2290](#) Adoption of Resolution Confirming Compliance with State Housing Laws, as Required by the Metropolitan Transportation Commission to

Maintain Regional Transportation Funding Eligibility. (Planning, Building and Transportation 20962700)

Attachments: [Resolution](#)

- 5-S** [2022-2291](#) Adoption of Resolution Authorizing a Request to the California Department of Transportation to Establish Parking Restrictions on Various Portions of Central and Encinal Avenues on State Route 61. (Planning, Building and Transportation 20962700)

Attachments: [Exhibit 1 - Excerpt from the 2021 Analysis Report](#)
[Exhibit 2 - Project Layout for Central Avenue/State Route 61](#)
[Exhibit 3 - Project Layout for Encinal Avenue/State Route 61](#)
[Resolution](#)

- 5-T** [2022-2262](#) Final Passage of Ordinance Adopting a Military Equipment Use Policy for the Alameda Police Department. (Police 10031100)

- 5-U** [2022-2263](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Article XV (Rent Control, Limitations on Evictions and Relocation Payments to Certain Displaced Tenants) to Adopt and Incorporate Provisions Concerning Capital Improvement Plans (CIP) and Maritime Residential Tenancies for Rental Units in the City of Alameda. (City Attorney 20761840)

Attachments: [Correspondence](#)

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** [2022-2297](#) Adoption of Resolutions Appointing Amanda Bugge and Jane Schmitz as Members to the Commission on Persons with Disabilities and Gerald Bryant as a Member of the Social Services Human Relations Board.

- 7-B** [2022-2293](#) Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a Sixth Amendment to the Disposition and Development Agreement (DDA) between the City of Alameda and Alameda Point Partners, LLC for the Site A Project at Alameda Point; and
Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a First Amendment to the Development Agreement (DA); and
Adoption of Resolution Approving Eden Housing, Inc. as the Qualified

Affordable Housing Developer for Development of Block 10B of Site A at Alameda Point and Authorizing the Interim City Manager, or Designee, to Negotiate and Execute Agreements and All Other Necessary Documents to Effect Said Development. (Community Development 29061822)

Attachments: [Exhibit 1 - DDA and Amendments 1-5](#)
[Exhibit 2 - DDA Sixth Amendment](#)
[Exhibit 3 - Development Agreement](#)
[Exhibit 4 - Development Agreement Amendment 1](#)
[Ordinance - DDA Sixth Amendment](#)
[Ordinance - DA First Amendment](#)
[Resolution](#)
[Presentation](#)
[Correspondence](#)

- 7-C** [2022-2268](#) Recommendation to Provide Direction to Staff on Responses Received to the Request for Proposals for Leasing Building 19 Located at 2175 Monarch Street; and, if Recommendation is Approved: and Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a Third Amendment to the Lease, Substantially in the Form of the Attached Agreement, with Saildrone, Inc., a Delaware Corporation, for Building 12, Located 1050 West Tower Avenue, Alameda, CA, to Add Building 19, Located at 2175 Monarch Street, Alameda, CA, to the Premises with a Five Year Lease Term with Five Year Option to Extend. (Community Development 29061822)

Attachments: [Exhibit 1 - Premises](#)
[Exhibit 2 - Map of Building 19 Location](#)
[Exhibit 3 - Building 19 Request for Proposals](#)
[Exhibit 4 - Summary of Building 19 Proposals](#)
[Exhibit 5 - Saildrone Lease](#)
[Exhibit 6 - First Amendment](#)
[Exhibit 7 - Second Amendment](#)
[Exhibit 8 - Third Amendment](#)
[Ordinance](#)
[Correspondence - Updated 9/6](#)

- 7-D** [2022-2272](#) WITHDRAWN - Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a Ten-Year Lease, Substantially in the Form of the Attached Agreement, with Pyka, Inc., a Delaware Corporation, for Building 11, Located at 1190 West Tower Avenue, Alameda, CA. (Community Development 29061822) [Will not be heard on September 6, 2022]

Attachments: [Exhibit 1 - Premises](#)
[Exhibit 2 - Map of Building 11](#)
[Exhibit 3 - Building 11 Request For Proposals](#)
[Exhibit 4 - Pyka Submission](#)
[Exhibit 5 - Lease](#)
[Ordinance](#)
[Presentation](#)
[Correspondence](#)

7-E [2022-2301](#) Recommendation to Authorize the Interim City Manager, or Designee, to Execute a Purchase Agreement with Flock Safety for the Acquisition, Support, and Maintenance of a Fixed Automated License Plate Reader System Not to Exceed \$518,824.38 for Five Years and to Provide an Update on Related Technologies. (Police 10031110)

Attachments: [Exhibit 1 - Proposal](#)
[Presentation](#)
[Correspondence](#)

7-F [2022-2188](#) Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a Consent to Assignment and Assumption of Lease in Favor of Daniel Patrick Nichols With Respect to the Lease of Real Property Between Agnes McKinley, Successor Trustee of Mihailo Crnjanski, and the City of Alameda for the Tidelands Parcel Adjacent to the Uplands Parcel at 1620 Fernside Boulevard, Alameda, CA. (Community Development 21661825)

Attachments: [Exhibit 1 - Assignment and Assumption of Lease](#)
[Exhibit 2 - Lease of Real Property](#)
[Exhibit 3 - Map](#)
[Ordinance](#)

7-G [2022-2200](#) Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a Fourth Amendment to the License with Amber Kinetics, Inc., a California Corporation, to Extend the License Term for Twelve Months for the Unimproved Lot Located at 641 West Red Line Avenue, Alameda, CA. (Community Development 29061822)

Attachments: [Exhibit 1 - Premises](#)
[Exhibit 2 - License](#)
[Exhibit 3 - First Amendment](#)
[Exhibit 4 - Second Amendment](#)
[Exhibit 5 - Third Amendment](#)
[Exhibit 6 - Fourth Amendment](#)
[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** [2022-2111](#) Consider Directing Staff to Reform the Fee Towing Companies Require Alameda Residents to Pay to Retrieve Towed Vehicles. (Councilmember Daysog) [Not heard on June 21 or July 5, 2022]
Attachments: [Email](#)
- 10-B** [2022-2175](#) Consider Directing Staff to Address Massive Corporations Purchasing Housing. (Councilmember Herrera Spencer) [Not heard on July 5, 2022]
Attachments: [Email](#)
- 10-C** [2022-2300](#) Consider Directing Staff to Create a Requirement for Upfront Payment of Candidate Statements if a Candidate for Local Elected Office Has a Balance Due from a Prior Election. (Councilmember Knox White and Vice Mayor Vella)
- 11 Council Communications - Councilmembers can speak for 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings**
- 11-A** [2022-2281](#) Mayor's Nominations for Appointment to the Golf Commission, Historical Advisory Board, Housing Authority Board of Commissioners, Library Board and Public Utilities Board.
- 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.