



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, September 20, 2022

7:00 PM

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

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The agenda was revised on 9/13/2022 at 2:00 p.m. to indicate Items 7-D and 7-E have been withdrawn; the closed session agenda was revised on 9/15/22 at 4:00 p.m. to indicate Item 3-C has been withdrawn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\\_rz\\_-f44aT\\_2DpeQkDfC9kQ](https://alamedaca-gov.zoom.us/webinar/register/WN_rz_-f44aT_2DpeQkDfC9kQ)*

*For Telephone Participants:  
Zoom Phone Number: 669-900-9128  
Zoom Meeting ID: 818 7310 6357*

*Any requests for reasonable accommodations should be made by contacting the City Clerk's office: [clerk@alamedaca.gov](mailto: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](mailto: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

[2022-2438](#) Public Comment

**Attachments:** [Public Comment](#)

**3 Adjournment to Closed Session to consider:**

- 3-A**     [2022-2369](#)     CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Sec. 54956.9(a)  
Case Name: City of Alameda v. Greenway Golf Associates, Inc. and Umesh Patel  
Court: Alameda County Superior Court  
Case No. 22CV011964
- 3-B**     [2022-2363](#)     PUBLIC EMPLOYEE APPOINTMENT/HIRING  
Pursuant to Government Code § 54957  
Title/description of positions to be filled: City Manager/Interim City Manager
- 3-C**     [2022-2265](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: 2440 Monarch Street (Building 43) Alameda Point, Alameda, CA  
CITY NEGOTIATORS: Interim City Manager Nancy Bronstein, Community Development Director Lisa Maxwell, Assistant Community Development Director Nanette Mocanu, and Assistant City Attorney Len Aslanian  
NEGOTIATING PARTIES: City of Alameda and Steeltown Winery  
UNDER NEGOTIATION: Price and Terms of Lease [Not heard on September 20,2022]
- 3-D**     [2022-2364](#)     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

**4 Announcement of Action Taken in Closed Session, if any**

- [2022-2437](#)     September 20, 2022 Closed Session Announcement

**Attachments:**     [Announcement](#)

**5 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** [2022-2317](#) Recommendation to Accept the Investment Transactions Report and Annual Investment Report for the Fiscal Year Ending June 30, 2022. [City Council and SACIC] (Finance 10024051)  
**Attachments:** [Exhibit 1 - Transactions Report and Portfolio Summary](#)

**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** [2022-1617](#) Proclamation Declaring October 2 through 8, 2022 as Public Power Week.

**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** [2022-2373](#) Minutes of the Special Meetings Held on August 9, 2022. (City Clerk)

- 5-B [2022-2374](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)
- 5-C [2022-2312](#) Recommendation to Authorize the Interim City Manager, or Designee to Execute a Contract for \$1,447,984 with The Village of Love Foundation to Provide Social Services for Residents of Emergency Supportive Housing (Located at Alameda Point) from October 1, 2022 to September 30, 2024. (Community Development 10061831)  
**Attachments:** [Exhibit 1 - Contract](#)  
[Correspondence](#)
- 5-D [2022-2324](#) Recommendation to Authorize the Interim City Manager, or Designee, to Execute a Second Amendment to Agreement with ECS Imaging, Inc. for Laserfiche RIO to Change Licensing from Laserfiche RIO Public Portal for Two Laserfiche Servers LSAP to Laserfiche RIO Public Portal for Unlimited Laserfiche Servers LSAP in an Amount Not to Exceed a Onetime Fee of \$25,000 with an Additional \$5,000 per Year Annual Maintenance Support Fee for Four Years for a Total Contract Agreement Not to Exceed \$467,473. (Information Technology 60626070)  
**Attachments:** [Exhibit 1 - Agreement](#)  
[Exhibit 2 - First Amendment](#)  
[Exhibit 3 - Second Amendment](#)  
[Exhibit 4 - Quote](#)
- 5-E [2022-2327](#) Recommendation to Authorize the Interim City Manager, or Designee, to Renew the Annual Subscription License Fee of the Enterprise DocuSign Inc. Agreement in the Amount of \$46,250, for an Aggregate Total Not to Exceed \$110,772. (Information Technology 60626070)  
**Attachments:** [Exhibit 1 - Renewal Quote](#)
- 5-F [2022-2315](#) Recommendation to Authorize the Interim City Manager, or Designee, to Execute a Five-Year Agreement with Clark Services for Battery and Lamp Collection within the City of Alameda for an Amount Not to Exceed \$82,800. (Public Works 26241631)  
**Attachments:** [Exhibit 1 - Agreement](#)  
[Exhibit 2 - Drop Off Locations](#)
- 5-G [2022-2316](#) Recommendation to Authorize the Interim City Manager, or Designee, to Execute Four, Five-Year Agreements in a Total Amount Not to Exceed \$2,500,000 Each to Kimley-Horn, Kittelson & Associates, Inc., Nichols Consulting Engineers, Chtd., and TDG Engineering, Inc., for On-Call Complete Streets Engineering Services. (Public Works 31041520)

**Attachments:** [Exhibit 1 - Kimley-Horn Agreement](#)  
[Exhibit 2 - Kittelson & Associates, Inc., Agreement](#)  
[Exhibit 3 - Nichols Consulting Engineers, Chtd., Agreement](#)  
[Exhibit 4 - TDG Engineering, Inc., Agreement](#)

5-H [2022-2326](#) Recommendation to Authorize the Interim City Manager, or Designee, to Execute a One Year Agreement with IPS Group, Inc. for Single Space Parking Meter 4G Upgrades for an Amount Not to Exceed \$182,000. (Public Works 26541642)

**Attachments:** [Exhibit 1 - Agreement](#)

5-I [2022-2261](#) 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 Authorize the Interim City Manager, or Designee, to Disburse Payment of \$7,500,000 to AUSD; and

Adoption of Resolution Amending the Recreation and Parks Department General Fund Operating Budget for Fiscal Year 2022-23 to Increase Operating Expenditures for Pool Maintenance; and

Adoption of Resolution Amending the Fiscal Year 2022-23 Budget Authorizing an Appropriation of \$7,500,000 Unassigned Residual General Fund Balance to Capital Improvement Project C55800 (Emma Hood Pool Repairs) and Increasing Expenditures in Said Project by \$7,500,000 to Fund 50% of the Emma Hood Swim Center Improvements. (Recreation 10051400) [Not heard September 6, 2022]

**Attachments:** [Exhibit 1 - Joint Use Agreement](#)  
[Exhibit 1 - Joint Use Agreement - Alternative Language for Section 6](#)  
[Resolution - Operating Budget](#)  
[Resolution - Budget Amendment](#)

5-J [2022-2273](#) Recommendation to Authorize the Interim City Manager, or Designee, to Negotiate and Execute an Agreement with Artworks Foundry, LLC in the Amount of \$156,335 for the Fabrication and Installation of Artwork at Fire Station 3 and the Emergency Operations Center (EOC Public Art Project PLN16-0425); and  
Adoption of Resolution Amending the Fiscal Year 2022-23 General Fund Fire Department Operating Budget to Increase Expenditures in the Amount of \$156,335. (Fire 10032210)

**Attachments:** [Exhibit 1 - Public Art Commission \(PAC\) Submittal](#)  
[Exhibit 2 - PAC Resolution No. PAC-16-01](#)  
[Exhibit 3 - Estimate](#)  
[Exhibit 4 - Agreement](#)  
[Exhibit 4 - REVISED Agreement](#)  
[Resolution](#)

- 5-K [2022-2313](#) Adoption of Resolution Authorizing the Interim City Manager, or Designee, to Execute and Record, By and Between the City of Alameda and East Bay Municipal Utility District, an Amended and Restated Partial Assignment of Non-Exclusive Easement and Grant of Non-Exclusive Easement over Department of the Navy-owned Lands; Grant of Easement over City of Alameda-owned Lands; and Any and All Ancillary Documents for the Extension of Water Service in Main Street and West Redline Avenue to Property Conveyed to the Department of Veterans Affairs at the Former Naval Air Station at Alameda Point (Community Development 29061822)
- Attachments:** [Exhibit 1 - Easement Alignment](#)  
[Exhibit 2 - Amended and Restated Partial Assignment](#)  
[Exhibit 3 - Grant of Easement](#)  
[Resolution](#)
- 5-L [2022-2314](#) Adoption of Resolution Amending the Base Reuse Fund Budget to Appropriate \$300,000 for a Business Development Loan for Firebrand Artisan Breads to Complete a Retail Café At 707 W. Tower Road; and Recommendation to Authorize the Interim City Manager, or Designee, to Execute a Business Development Loan Agreement of \$300,000 to Provide Financial Assistance to Firebrand Artisan Breads to Construct a Retail Café at 707 W. Tower Avenue (Project). (Community Development 29061822)
- Attachments:** [Exhibit 1 - Agreement](#)  
[Resolution](#)  
[Correspondence](#)
- 5-M [2022-2334](#) Adoption of Resolution Authorizing the Interim City Manager, or Designee, to Provide and Execute Letters of Support to the Alameda Housing Authority for Pursuing Funding for Affordable Housing Projects Approved by the City. (Planning, Building and Transportation 20962710)
- Attachments:** [Exhibit 1 - Sample Support Letter](#)  
[Resolution](#)
- 5-N [2022-2359](#) Adoption of Resolution Appropriating \$40,000 in the American Rescue

Plan Act Project (C90300) for a Parklet Insurance Reimbursement Program; and Authorizing the Interim City Manager, or Designee, to Disburse Funds Consistent with Program Requirements. (Planning, Building and Transportation/Public Works 20962730)

**Attachments:** [Resolution](#)

- 5-O [2022-2279](#) Adoption of Resolution Approving a Memorandum of Understanding (MOU) Between the Alameda Police Officers Association, Non-Sworn (PANS) and the City of Alameda for a Thirty-Six Month Term Commencing July 1, 2022 and Ending June 30, 2025. (Human Resources 10025060)

**Attachments:** [Exhibit 1 - Memorandum of Understanding – Redline](#)  
[Exhibit 2 - Memorandum of Understanding - Clean](#)  
[Exhibit 3 - PANS Salary Schedule](#)  
[Resolution](#)

- 5-P [2022-2366](#) Final Passage of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a Sixth Amendment to the Disposition and Development Agreement and All Other Necessary Documents between the City of Alameda and Alameda Point Partners, LLC for the Site A Development at Alameda Point. (Community Development 29061822)

- 5-Q [2022-2367](#) Final Passage of Ordinance Authorizing the Interim City Manager, or Designee, to Execute a First Amendment to the Development Agreement By and Between the City of Alameda and Alameda Point Partners, LLC for the Site A Development at Alameda Point. (Community Development 29061822)

**6 Continued Agenda Items - Public comment and speaking times are determined based upon the prior meeting discussion**

- 6-A [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)  
[Continued from September 6, 2022]

**Attachments:** [Exhibit 1 - Proposal Presentation](#)  
[Presentation - REVISED](#)  
[Correspondence - Updated 9/20](#)

**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**     [2022-2377](#)     Adoption of Resolutions Reappointing Ed Downing as a Member of the Golf Commission, Appointing Megan Borthwick and Hank Hernandez as Members of the Historic Advisory Board, Appointing Bachir Hadid, Eric Husby, Michaela Joseph-Brown, and Alexander Kaufman as Members of the Housing Authority Board of Commissioners, Appointing Thushan Amarasiriwardena as a Member of the Library Board, and Appointing Elise Hunter as a Member of the Public Utilities Board.
- 7-B**     [2022-2303](#)     Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform with New Law and Best Practices and to Authorize the Chief of Police to Make Future Policy Updates Without Prior City Council Approval. (Police 10031100)  
**Attachments:**   [Exhibit 1 - Draft Policies Presentation](#)  
                          [Correspondence - Updated 9/20](#)
- 7-C**     [2022-2362](#)     Adoption of Resolution Amending Resolution Nos. 15851 and 15923 Amending the 2022 Regular City Council Meeting Dates. (City Clerk 10022020)  
**Attachments:**   [Resolution](#)
- 7-D**     [2022-2188](#)     WITHDRAWN - 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) [Not heard on September 6, 2022 and will not be heard on September 20, 2022]  
**Attachments:**   [Exhibit 1 - Assignment and Assumption of Lease](#)  
                          [Exhibit 2 - Lease of Real Property](#)  
                          [Exhibit 3 - Map](#)  
                          [Ordinance](#)
- 7-E**     [2022-2200](#)     WITHDRAWN - 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) [Not heard on September 6, 2022 and will not be heard on September 20, 2022]



**Attachments:** [Exhibit 1 - Premises](#)  
[Exhibit 2 - License](#)  
[Exhibit 3 - First Amendment](#)  
[Exhibit 4 - Second Amendment](#)  
[Exhibit 5 - Third Amendment](#)  
[Exhibit 6 - Fourth Amendment](#)  
[Ordinance](#)

- 7-F [2022-2309](#) Introduction of Ordinance Authorizing the Interim City Manager, or Designee, to Negotiate and Execute a Lease with Astra Space, Inc., a Delaware Corporation, Substantially in the Form of Exhibit 2 attached to the Staff Report, for Fifty-Nine Months for Building 360 Comprised of Approximately 179,070 Square Feet, Located at 1900 Skyhawk Street at Alameda Point. (Community Development 29061822)

**Attachments:** [Exhibit 1 - Premises](#)  
[Exhibit 2 - Lease, Substantially in the Form](#)  
[Exhibit 3 - Hazmat Report](#)  
[Ordinance](#)  
[Correspondence - Updated 9/20](#)

- 7-G [2022-2336](#) Recommendation to Receive a Six-Month Update on the Alameda Community Assessment Response and Engagement (CARE) Team Pilot Program. (Fire 10032270) [Not heard on September 20, 2022]

**Attachments:** [Presentation](#)

- 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, July 5, September 6 or 20, 2022]
- Attachments:** [Email](#)
- 10-B [2022-2175](#) Consider Directing Staff to Address Massive Corporations Purchasing

Housing. (Councilmember Herrera Spencer) [Not heard on July 5, September 6 or 20, 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) [Not heard on September 6 or 20, 2022]

**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](mailto: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](mailto: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.