



City of Alameda

Meeting Agenda

City Council

Tuesday, November 15, 2022

7:00 PM

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

The agenda was revised on November 14, 2022 at 1:15 p.m. to add California Environmental Quality Act (CEQA) language to the titles for Items 5-C ad 7-C

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_c2_5h1TQRxiQzTz_TsANzw***

***For Telephone Participants:
Zoom Phone Number: 669-900-9128
Zoom Meeting ID: 878 5582 7448***

Closed Session participation options are under Section 2 of the Closed Session agenda.

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 Agenda Items Only - Anyone wishing to comment via telephone, please call:
Phone Number: 669-900-9128
Meeting ID: 880 9931 8487
To have a comment read into the record, please email clerk@alamedaca.gov no 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 [2022-2547](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING**
Pursuant to Government Code § 54957
Title/description of positions to be filled: City Manager
- 3-B [2022-2545](#) CONFERENCE WITH LEGAL COUNSEL**
WORKERS' COMPENSATION CLAIM (Pursuant to Government Code § 54956.95)
Claimant: Employee - Fire Department, City of Alameda
Claim Nos. 1995500009, 1395500075, 2195500074 and 2195500073
Agency Claimed Against: City of Alameda
- 3-C [2022-2543](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)**
CITY NEGOTIATORS: Jessica Romeo, Human Resources Director; Nico Procos, General Manager Alameda Municipal Power; and Steve Woo, Senior Human Resources Analyst
EMPLOYEE ORGANIZATIONS: International Brotherhood of Electrical Workers (IBEW)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment
- 3-D [2022-2320](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)**
PROPERTY: 650 West Ranger Avenue (Building 92) Alameda Point, Alameda, CA Parcel # 74-1375-2
CITY NEGOTIATORS: Community Development Director Lisa Maxwell, Assistant Community Development Director Nanette Mocanu, and Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: Alameda Point Collaborative and the City of Alameda
UNDER NEGOTIATION: Price and Terms of Potential Purchase by the City
PROPERTY: 2450 Saratoga Street, 801 West Ranger Avenue (Building 114) Alameda Point, Alameda, CA Parcel #74-1368-9-2
CITY NEGOTIATORS: Community Development Director Lisa Maxwell, Assistant Community Development Director Nanette Mocanu, and

Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: Alameda Food Bank and the City of Alameda
UNDER NEGOTIATION: Price and Terms of Potential Lease/Sale from the City of Alameda [Not heard on November 1, 2022]

4 Announcement of Action Taken in Closed Session, if any

[2022-2623](#) November 15, 2022 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

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 [2022-2577](#) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular Meeting Held on October 18, 2022, and the Continued Closed Session Held on October 25, 2022. (City Clerk)

5-B [2022-2578](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2022-2360](#) Recommendation to Authorize the City Manager, or Designee, to Partially Accept the Improvements Completed by Alta Buena Vista

Owner, LLC for Tract 8254, Plans for the Public Improvement of Clement Avenue Extension. An Environmental Impact Report (EIR) was certified for the Northern Waterfront General Plan Amendment (GPA) in 2008. A Subsequent Mitigated Negative Declaration (SMND) and Mitigation Monitoring Program for the Del Monte Master Plan and Development Agreement were adopted by the City Council in December of 2014, pursuant to the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Sections 15162 and 15163, none of the circumstances necessitating further CEQA review or preparation of a new EIR are present. (Public Works 31041520) [Not heard on October 4, 2022]

- 5-D** [2022-2498](#) Recommendation to Authorize the City Manager, or Designee, to Execute an Agreement with G & G Builders, Inc. for the Police Department Reception Area and Ramp Renovation Project, No. P.W. 11-19-53, for a Not to Exceed Amount of \$459,229. (Public Works 31041520)
- Attachments:** [Exhibit 1 - Agreement](#)
- 5-E** [2022-2513](#) Recommendation to Approve Findings to Allow City Meetings to be Conducted via Teleconference. (City Clerk 10022020)
- 5-F** [2022-2541](#) Adoption of Resolution Authorizing the City Manager, or Designee, to Negotiate and Execute an Agreement with Alameda County to Accept \$60,000 in Grant Funding for Winter Warming Services; and Increasing Revenue and Expenditure Appropriations in the Homelessness Program by \$60,000; and Recommendation to Authorize the City Manager, or Designee, to Execute Related Documents and Agreements with Building Futures with Women and Children to Provide Winter Warming Services in an Amount Not to Exceed \$113,000. (Community Development 10061831)
- Attachments:** [Resolution](#)
 [Communication from Staff](#)
- 5-G** [2022-2516](#) Adoption of Resolution Approving a Memorandum of Understanding (MOU) Between the Alameda City Employees Association (ACEA) 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 - MOU \(Redline\)](#)
 [Exhibit 2 - MOU \(Clean\)](#)
 [Exhibit 3 - Salary Schedule](#)
 [Resolution](#)
- 5-H** [2022-2517](#) Adoption of Resolution Approving a Memorandum of Understanding (MOU) Between the Management and Confidential Employees

Association (MCEA) 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 - MOU \(Redline\)](#)
[Exhibit 2 - MOU \(Clean\)](#)
[Exhibit 3 - Salary Schedule Resolution](#)

- 5-I [2022-2544](#) Adoption of Resolution Approving a Memorandum of Understanding (MOU) Between the Electric Utility Professionals of Alameda (EUPA) 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 - MOU \(Redline\)](#)
[Exhibit 2 - MOU \(Clean\)](#)
[Exhibit 3 - Salary Schedule Resolution](#)

- 5-J [2022-2549](#) Adoption of Resolution Approving a Revised Alameda Municipal Power Unrepresented (AMPU) Management Employees Compensation Plan for the Period Commencing July 1, 2022 and Ending June 30, 2025. (Human Resources 10025060)

Attachments: [Exhibit 1 - Compensation Plan \(Redline\)](#)
[Exhibit 2 - Compensation Plan \(Clean\)](#)
[Exhibit 3 - Salary Schedule Resolution](#)

- 5-K [2022-2510](#) Adoption of Resolution Approving a Revised Executive Management Compensation Plan for the Period Commencing July 1, 2022 and Ending June 30, 2025. (Human Resources 10025060)

Attachments: [Exhibit 1 - Compensation Plan \(Redline\)](#)
[Exhibit 2 - Compensation Plan \(Clean\)](#)
[Exhibit 3 - Draft Salary Schedule Resolution](#)

- 5-L [2022-2571](#) Final Passage of Ordinance Amending the Alameda Municipal Code Chapter 21 (Solid Waste and Recycling) to Comply with Senate Bill 1383 and Conform with Alameda County Waste Management Authority's Organics Reduction and Recycling Ordinance. (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** [2022-2509](#) Recommendation to Authorize the City Manager, or Designee, to Execute Two Agreements to Implement a Guaranteed Basic Income Pilot Program: (1) \$600,000 with Operation Dignity to Serve as the Implementation Partner; and (2) \$309,940 with Abt Associates to Serve as the Research Partner with Funding from American Rescue Plan Act of 2021 Funds. (Community Development 24161823)

Attachments: [Exhibit 1 - Agreement with Operation Dignity](#)
[Exhibit 2 - Agreement with Abt Associates](#)
[Presentation](#)
[Correspondence](#)

- 7-B** [2022-2511](#) Public Hearing to Consider Adoption of the 2023-2031 Housing Element and Related Zoning Amendments; and Adoption of Resolution Adopting a General Plan Amendment to Update the Housing Element of the General Plan and Change the Land Use Diagram Designation for Two Properties to Accommodate the City's Regional Housing Needs Allocation for the Period 2023-2031, Affirmatively Further Fair Housing, and Comply with State Housing Element Law; and Introduction of Ordinance Amending Various Sections of Alameda Municipal Code Chapter XXX (Development Regulations) and the Citywide Zoning Map to Implement the Housing Element, as Recommended by the Planning Board. On November 30, 2021, the City Council approved Resolution No. 15841 Certifying a Final Environmental Impact Report (EIR) for the Alameda 2040 General Plan Update. Pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15163, none of the circumstances necessitating further CEQA review or preparation of a new EIR are present. (Planning, Building & Transportation 20962710)

Attachments: [Exhibit 1 - Letters from the Department of Housing and Community Development](#)
[Exhibit 2 - Santa Monica Article about Builders Remedy Resolution Ordinance Presentation](#)
[Correspondence - Updated 11/10](#)
[Communication from Staff](#)
[Additional Correspondence - Updated 11/14](#)
[Speaker Buckley Slides](#)
[Additional Correspondence - Updated 11/16](#)

- 7-C** [2022-2504](#) Introduction of Ordinance Authorizing the City Manager, or Designee, to Execute a Ten Year (120 month) Lease, Substantially in the Form of the Attached Lease, with Rain Industries Inc., for Building 19, Located at 2175 Monarch Street, Alameda, CA. In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Community Development 29061822)

Attachments: [Exhibit 1 - Premises](#)
[Exhibit 2 - Map of Building 19](#)
[Exhibit 3 - Request for Proposals](#)
[Exhibit 4 - 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** [2022-2111](#) 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, 20, October 4, 18, or November 1, 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, 20, October 4, 18 or November 1, 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, 20, October 4, 18 or November 1, 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**

• Meeting Rules of Order are available at:

<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>

- Please contact the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting to request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- 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.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 prior to or at the meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- 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.
- 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.