



City of Alameda

Meeting Agenda

City Council

Tuesday, April 21, 2015

7:00 PM

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

SPECIAL MEETING - CLOSED SESSION - 6:00 P.M.

- 1 Roll Call - City Council
- 2 Public Comment on Closed Session Items - Anyone wishing to address the Council on closed session items may speak for 3 minutes per item
- 3 Adjournment to Closed Session to consider:
 - 3-A [2015-1566](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (54956.8)
PROPERTY: Site A - Alameda Point
CITY NEGOTIATORS: John Russo, City Manager
NEGOTIATING WITH: Alameda Point Partners
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
- 4 Announcement of Action Taken in Closed Session, if any
[2015-1636](#) April 21, 2015 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
 - 3-A [2015-1504](#) Proclamation Declaring April 19 through 25, 2015 as Arbor Week in Alameda. (Public Works)
 - 3-B [2015-1506](#) Proclamation Declaring April 25, 2015 as Earth Day in Alameda.

(Public Works)

- 3-C [2015-1565](#) Proclamation Declaring the Month of May as Asian Pacific Heritage Month.

4 **Oral Communications, Non-Agenda (Public Comment) - A limited number of speakers may address the Council regarding any matter not on the agenda; limited to 15 minutes; additional public comment addressed under Section 8**

5 **Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council or the public**

- 5-A [2015-1557](#) Minutes of the Special Meetings Held on March 10, 2015, and the Special and Regular Meetings Held on March 17, 2015. (City Clerk)

- 5-B [2015-1568](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C [2015-1170](#) Recommendation to Accept the Quarterly Report on Litigation and Liability Claims Settlements Paid During the Period October to December 2014. (City Attorney 7120)

Attachments: [Exhibit 1 - Litigation and Liability Claims Settlements \(October to December 2014\)](#)

- 5-D [2015-1483](#) Recommendation to Authorize the City Manager to Enter into a Purchase Agreement in an Amount Not to Exceed \$32,133 for the Replacement of One Park Maintenance Mower and to Amend Equipment Replacement Fund Expense Budget by \$12,238. (Recreation and Parks 5120)

Attachments: [Exhibit 1 - Estimate for Hustler Super 104 Mower](#)

- 5-E [2015-1507](#) Recommendation to Award a Contract in the Amount of \$205,503, Including Contingency, to BKF Engineers for the Design of the Cross Alameda Trail, Webster Street to Sherman Street through Jean Sweeney Open Space Park. (Recreation and Parks 91309)

Attachments: [Exhibit 1 - Contract](#)

- 5-F [2015-1508](#) Summary Title: Authorize the Acquisition of One Police Boat and Trailer for \$202,832.33

Recommendation to: (1) Approve an Agreement with Lake Assault Boats, LLC for the Acquisition of One Marine Patrol Boat and Trailer for \$185,235 Plus the City's Payment of Applicable Sales Tax for a Total Aggregate Amount Not to Exceed \$202,832.33;

(2) Amend Police Grants Funds Revenue Budget to Account for the California Division of Boating and Waterways (DBW) Grant in the

Amount of \$80,000; and

(3) Amend Police Grants Expenditures Budget in the Amount of \$202,832.33 for Both the DBW and Citizens Option for Public Safety (COPS) Grants. (Police Department 218)

Attachments: [Exhibit 1 - Agreement with Lake Assault Boats, LLC Consultant Agreement Full](#)

6 Regular Agenda Items

- 6-A [2015-1569](#) Adoption of Resolution Commending John A. Russo for His Service to the City of Alameda as City Manager. (City Manager)
- 6-B [2015-1570](#) Adoption of Resolution Commending Alexander Nguyen for His Service to the City of Alameda as Assistant City Manager. (City Manager)
- 6-C [2015-1501](#) Introduction of an Ordinance Amending the Alameda Municipal Code by Adding Chapter VI, Article XIII, Section 6-56 to Impose Requirements Relating to the Retention of Grocery Workers in Certain Circumstances Involving the Transfer of Ownership of Large Grocery Establishments. (Community Development 7010)
- Attachments:** [Exhibit 1 - Alameda Grocery Stores Ordinance - Grocery Workers](#)
- 6-D [2015-1500](#) Summary Title: Complete Actions to Expand Municipal Services and Territory for Financing District at Alameda Landing and Levy of Corresponding Special Tax - Community Facilities District (CFD) No. 13-2 (Alameda Landing Municipal Services District)

Public Hearing to Consider the Expansion of Municipal Services by Adoption of Resolution Calling Special Election Regarding Alteration of the Municipal Services to be Financed by Community Facilities District No. 13-2 (Alameda Landing Municipal Services District); Conducting Special Election; and Adoption of Resolution Declaring Results of Special Election in Community Facilities District No. 13-2 (Alameda Landing Municipal Services District), Determining that the Alteration of Municipal Services to be Financed by the District are Lawfully Authorized, and Directing Recording of an Amendment to Notice of Special Tax Lien; and

Public Hearing to Consider the Expansion of Territory by Adoption of Resolution of Annexation of Territory to the City of Alameda Community Facilities District No. 13-2 (Alameda Landing Municipal Services District), Authorizing the Levy of a Special Tax Therein and Submitting Levy of Special Tax to Qualified Electors; Conducting Special Election; and Adoption of Resolution Declaring Results of

Special Annexation Election, Determining the Validity of Prior Proceedings, and Directing Records of Amendment to Notice of Special Tax Lien - Alameda Landing Municipal Services District. (Community Development 256)

Attachments: [Exhibit 1 - Boundary Map for Territory to be Annexed to CFD 13-2](#)
[Resolution - CFD 13-2 Calling Election](#)
[Resolution - CFD 13-2 Declaring Results of Election](#)
[Resolution - CFD 13-2 Annexation of Territory](#)
[Resolution - CFD 13-2 Declaring Results of Annexation Election](#)

6-E [2015-1534](#) Summary Title: Complete Actions to Expand Public Improvements and Territory for Financing District at Alameda Landing and Levy of Corresponding Special Tax - Community Facilities District (CFD) No. 13-1 (Alameda Landing Public Improvements)

Public Hearing to Consider the Expansion of Facilities by Adoption of Resolution Calling Special Election Regarding Alteration of the Facilities to be Financed by and the Rate and Method of Apportionment of Special Taxes for, and an Increase in the Bonded Indebtedness Limit of, Community Facilities District No. 13-1 (Alameda Landing Public Improvements); Conducting Special Election; Adoption of Resolution Declaring Results of Special Election in Community Facilities District No. 13-1 (Alameda Landing Public Improvements), Determining that Alteration of the Facilities to be Financed By and the Rate and Method of Apportionment of Special Taxed for, and the Increase in the Bonded Indebtedness Limit of, the District are Lawfully Authorized, Approving and Authorizing the Execution of a Supplement No. 1 to Acquisition Agreement, and Directing Records of an Amendment to Notice of Special Tax Lien; and Introduction of Ordinance Amending and Restating Ordinance Levying Special Taxes within the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements); and

Public Hearing to the Expansion of Territory by Adoption of Resolution of Annexation of Territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements), Authorizing the Levy of a Special Tax Therein and Submitting Levy of Special Tax to Qualified Electors; Conducting Special Election; and Adoption of Resolution Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amendment to Notice of Special Tax Lien - Alameda Landing Public Improvements. (Community Development 256)

Attachments: [Exhibit 1 - Boundary Map for Territory to be Annexed to CFD 13-1](#)
[Exhibit 2 - Supplement No. 1 to Acquisition Agreement Resolution - CFD 13-1 Calling Election Resolution - CFD 13-1 Declaring Results of Election Ordinance - Amending Ordinance Levying Special Taxes Resolution - CFD 13-1 Annexation of Territory Resolution - CFD 13-1 Declaring Results of Annexation Election](#)

- 6-F** [2015-1526](#) Status Report on Site A Development at Alameda Point, including Presentation of Updated Development Plan, Approach to Transportation, Disposition and Development Agreement (DDA). (Base Reuse 819099)

Attachments: [Exhibit 1 - Summary of City Council, Planning Board and Other Community Comments](#)
[Exhibit 2 - Updated Development Plan](#)
[Exhibit 2 - SUPPLEMENT](#)
[Exhibit 3 - Alameda Point Partners \(APP\) Phase 0 Implementation Plan and Schedule in the Exclusive Negotiation Agreement](#)
[Exhibit 4 - Letter from APP Providing Evidence for Waiver of Alameda Municipal Code Section 30-53](#)
[Exhibit 5 - Alameda Point Transportation Demand Management Plan \(May 20, 2014\)](#)
[Exhibit 6 - Outline of Site A Transportation Demand Management Compliance Strategy](#)
[Exhibit 6 - SUPPLEMENT](#)
[Exhibit 7 - Term Sheet for DDA for Site A at Alameda Point in the ENA](#)
[External Correspondence](#)
[APP Presentation](#)

- 6-G** [2015-1528](#) Recommendation to Accept the Report on Ensuring a Resilient Alameda: The Strategy for Planning, Implementing, and Sustaining Resilience and Consider Adding One Civilian Position Assigned to the City Manager's Office to Coordinate Disaster Emergency Services in the Upcoming Budget. (City Manager 2110)

- 6-H** [2015-1509](#) Adoption of Resolution Adding Additional 2015 Regular City Council Meeting Dates. (City Clerk 2210)

Attachments: [Resolution - Adding Council Meeting Dates](#)

7 **City Manager Communications - Communications from City Manager**

- 8 Oral Communications, Non-Agenda (Public Comment) - Any person may address the Council regarding any matter not on the agenda**
- 9 Council Referrals - Matters placed on the agenda by a Councilmember may be acted upon or scheduled as a future agenda item**
- 9-A [2015-1554](#) Recommendation that City Council Establish a Procedure for Appointments to Regional Boards and Commissions, and Guidelines for How Appointees Reflect City Policy and City Council Directives. (Councilmember Ezzy Ashcraft)**
Attachments: [Council Liaison Appointments](#)
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 11 Adjournment - City Council**

- Sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 at least 72 hours prior to the Meeting to request an interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 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.
- Video tapes of the meeting are available upon request.
- Please contact the City Clerk at 510-747-4800 or TDD number 510-522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- This meeting will be broadcast live on the City's website www.alamedaca.gov/agendas.
- 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.

- **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.