



# City of Alameda

## Meeting Agenda City Council

---

Tuesday, July 18, 2017

7:00 PM

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

---

REVISED at 2:00 p.m. on 7/10/2017 to remove a Closed Session item.

### **SPECIAL MEETING - CLOSED SESSION - 6:30 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    [2017-4515](#)    CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Pursuant to Government Code § 54956.9)  
CASE NAME: Bailey v. City of Alameda  
COURT: Superior Court of California, County of Alameda  
CASE NUMBER: RG15781129
- 4     **Announcement of Action Taken in Closed Session, if any**  
[2017-4590](#)    July 18, 2017 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    [2017-4459](#)    Proclamation Declaring August 2017 as Alameda World Tournament  
Baseball Week. (City Manager 2110)

3-B [2017-4483](#) Proclamation Declaring July 18, 2017 as Peter Russell Day. (City Manager 2110)

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 [2017-4545](#) Minutes of the Special Joint and Regular City Council Meetings held on June 20, 2017. (City Clerk)

5-B [2017-4536](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)

5-C [2017-4380](#) Recommendation to Accept the Investment Report for the Quarter Ending December 31, 2016. (Finance 2410)  
**Attachments:** [Exhibit 1 - Quarterly Investment Report - Dec 31 2016](#)

5-D [2017-4392](#) Recommendation to Accept the Investment Report for the Quarter Ending September 30, 2016. (Finance 2410)  
**Attachments:** [Exhibit 1 - Quarterly Investment Report - Sep 30 2016](#)

5-E [2017-4504](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with MuniServices, LLC in an Amount Not to Exceed a Total Five-Year Expenditure of \$375,000 for Utility Users Tax Ordinance Implementation and Audit of Utility Users Tax Revenue. (Finance 2410)  
**Attachments:** [Exhibit 1 - Muni Services Contract](#)  
[Exhibit 1 - REVISED Muni Services Contract](#)

5-F [2017-4460](#) Recommendation to Authorize the City Manager to Amend an Agreement with Carlson Barbee & Gibson to Add the Amount of \$174,000 for a Total Contract Amount of \$652,500 for Civil Engineering and Surveying Consulting Services for Alameda Point. (Base Reuse 819099)  
**Attachments:** [Exhibit 1 - CBG Third Amendment](#)  
[Exhibit 2 - CBG Second Amendment](#)  
[Exhibit 3 - CBG First Amendment](#)  
[Exhibit 4 - CBG Original Contract](#)

5-G [2017-4493](#) Recommendation to Approve Allocation of Fee Credits for East Bay Municipal Utility District System Capacity Charges (SCC) and Wastewater Capacity Fees (WCF) at Alameda Point for City

Facilities, Existing Tenants and Upcoming Transactions and Provide Direction on Criteria for Allocation of Fee Credits for Future Projects. (Base Reuse 819099)

**Attachments:** [Exhibit 1 - New Water Infrastructure Phasing Plan](#)  
[Exhibit 2 - SCC Credit and Payment Policy](#)  
[Exhibit 3 - WCF Credit and Payment Policy](#)  
[Exhibit 4 - Recommended Allocation of SCC and WCF Credits](#)  
[Economic Development Advisory Panel Comments](#)  
[Presentation](#)  
[REVISED Presentation](#)

5-H [2017-4486](#) Accept Status Report from Operation Dignity on Case Management Services for Homeless Individuals. (Recreation 280)

**Attachments:** [Exhibit 1 - Operation Dignity Report](#)  
[Staff Submittal](#)

5-I [2017-4240](#) Recommendation to Authorize the City Manager to Execute an Amendment to an Agreement with Ninyo and Moore to Add the Amount of \$22,275 for a Total Agreement Amount of \$122,604 and to Extend the Term Six Months to September 30, 2017 for Geotechnical Testing and Inspection Services for Estuary Park. (Recreation and Parks 280).

**Attachments:** [Exhibit 1 - Ninyo & Moore Agreement](#)  
[Exhibit 2 - Ninyo & Moore First Amendment](#)

5-J [2017-4485](#) Recommendation to Authorize the City Manager to Execute a First Amendment to an Agreement with Placeworks to Add the Amount of \$98,129 for a Total Agreement Amount of \$763,957 for the Design of the Jean Sweeney Open Space Park. (Recreation and Parks 280)

**Attachments:** [Exhibit 1 - Original Agreement](#)  
[Exhibit 2 - First Amendment](#)

5-K [2017-4487](#) Recommendation to Authorize the City Manager to Enter into an Agreement with Active Network, LLC for Recreation Registration Software. (Recreation and Parks 280)

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

5-L [2017-4488](#) Recommendation to Authorize the City Manager to Execute a First Amendment to an Agreement with Macks Craic Inc. (dba Mack5) to Add the Amount of \$100,899 for a Total Agreement Amount of \$244,734 for Construction Management Services for Estuary Park; and

Adoption of Resolution Amending the Capital Improvement Fund

Budget for Fiscal Year 2017-18. (Recreation and Parks 280)

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

[Exhibit 2 - First Amendment](#)

[Resolution](#)

5-M [2017-4490](#) Report on Krusi Park Recreation Center Design. (Recreation and Parks 280)

**Attachments:** [Exhibit 1 - Krusi Park Recreation Center Design](#)

5-N [2017-4491](#) Report on the Encinal Boat Launch Facility Design. (Recreation and Parks 280)

**Attachments:** [Exhibit 1 - Encinal Boat Launch Facility Design Documents](#)

5-O [2017-4470](#) Adoption of Resolution to Approve Guidelines for the Sister Cities Program

**Attachments:** [Exhibit 1- Alameda Sister Cities Guidelines](#)  
[Resolution](#)

5-P [2017-4502](#) Recommendation to Award a Contract in the Amount of \$149,000 to Alta Planning + Design for Bicycle Safety Education Programs. (Transportation 4228287)

**Attachments:** [Exhibit 1 - Alta Planning Design Contract](#)  
[Exhibit 1 - REVISED Alta Planning Design Contract](#)

5-Q [2017-4371](#) Recommendation to Accept Additional Information and Renderings Requested by City Council regarding the Design Concept for the Cross Alameda Trail Gap Closure on Atlantic Avenue between Webster Street and Constitution Way. (Transportation 91402)

**Attachments:** [Exhibit 1 - Overview: Design Option 2 \(With Midblock Crossing\)](#)  
[Exhibit 2 - Intersection Rendering \(Before and After\) at Webster/Atlantic](#)  
[Exhibit 3 - Design Detail: Webster Intersection + Signage](#)  
[Exhibit 4 - Design Detail: Constitution Intersection + Signage](#)  
[Exhibit 5 - Atlantic Avenue: Existing & Proposed Cross Sections](#)  
[Exhibit 6 - Illustrative Examples from Guidance Documents](#)  
[Exhibit 7 - Presentation](#)  
[External Correspondence](#)

5-R [2017-4321](#) Recommendation to Amend the Contract with MCK Services, Inc. to Extend the Term and Increase Compensation by \$5,365,739.15, Including Contingency, for a Total Cumulative Contract Amount of

\$15,078,600.41 for Repair and Resurfacing of Certain Streets, Phase 36, No. P.W. 04-17-24 (Public Works 310)

**Attachments:** [Exhibit 1 - Original contract](#)  
[Exhibit 2 - First Amendment](#)  
[Exhibit 3 - Second Amendment](#)  
[Exhibit 4 - Third Amendment](#)

**5-S** [2017-4467](#) Recommendation to Amend the Contract with Engineering Mapping Solutions, Inc. to Increase the Contract Amount by \$30,000, Including Contingency, for Continued Geographic Information System Support Services for a Total Contract Amount of \$179,025. (Public Works 310)

**Attachments:** [Exhibit 1 - Original Contract](#)  
[Exhibit 2 - First Amendment](#)  
[Exhibit 3 - Second Amendment](#)  
[Exhibit 4 - Third Amendment](#)  
[Exhibit 5 - Fourth Amendment](#)

**5-T** [2017-4494](#) Recommendation to Award a Five-Year Contract for an Amount not to Exceed a Total Five-Year Expenditure of \$5,212,240, Subject to Budget Approval, to Rosas Brothers Construction for the Repair of Portland Cement Concrete Sidewalk, Curb, Gutter, Driveway, and Minor Street Patching, FY 2017-18, Phase 18, No. P.W. 02-17-21. (Public Works 310)

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

**5-U** [2017-4480](#) Recommendation to Award Five Separate Five-Year Contracts for an Amount not to Exceed a Total Five-Year Expenditure of \$750,000 per Contract, Subject to Budget Approvals, to Each of the Following: Dudek, ICF, NCE, Panorama Environmental, Inc., and WRA for On-Call Environmental Consulting Services. (Public Works 310)

**Attachments:** [Exhibit 1 - Dudek Contract](#)  
[Exhibit 2 - ICF Contract](#)  
[Exhibit 3 - NCE Contract](#)  
[Exhibit 4 - Panorama Environmental, Inc. Contract](#)  
[Exhibit 5 - WRA Contract](#)

**5-V** [2017-4497](#) Recommendation to Amend a Contract to Extend the Term to Nute Engineering for Cyclic Sewer Rehabilitation Project, Phase 14. (Public Works 310)

**Attachments:** [Exhibit 1 - Original Contract](#)  
[Exhibit 2 - First Amendment](#)

**5-W** [2017-4498](#) Recommendation to Amend a Contract to Extend the Term to Lacity,

Inc. for a More Comprehensive Computerized Maintenance Management System. (Public Works 310)

**Attachments:** [Exhibit 1 - Original Contract](#)  
[Exhibit 2 - First Amendment](#)  
[Exhibit 3 - Second Amendment](#)  
[Exhibit 4 - Third Amendment](#)

**5-X** [2017-4505](#) Recommendation to Amend a Five-Year Contract by Adding \$175,000 Per Year for up to Three More Years for an Amount Not to Exceed a Total Five-Year Expenditure of \$700,000, Subject to Budget Approval, to Ray's Electric for On-Call Traffic Signal Services. (Public Works 91812)

**Attachments:** [Exhibit 1 - Original Contract](#)  
[Exhibit 2 - First Amendment](#)  
[Exhibit 3 - Second Amendment](#)

**5-Y** [2017-4542](#) Final Passage of Ordinance Amending the Disposition and Development Agreement between Alameda Point Partners, LLC and the City of Alameda for Site A at Alameda Point. (Base Reuse 858)

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

**5-Z** [2017-4543](#) Final Passage of Ordinance Approving a Lease with Friends of the Alameda Animal Shelter (FAAS). (City Manager 2110)

**5-AA** [2017-4544](#) Final Passage of Ordinance Approving a 15-Year Lease with Three Five-Year Extension Options with Teleport Communications of America, LLC for Conduit Space for One Innerduct Containing Fiber from the Intersection of Grand Street and Fortmann Way Across the Oakland Estuary to Coast Guard Island [Requires Four Affirmative Votes] (Alameda Municipal Power)

## **6** Regular Agenda Items

**6-A** [2017-4528 \(5 minutes\)](#) Adoption of Resolutions Appointing Thomas Mills as a Member of the Commission on Disability Issues, and Ruben Tilos and Steven Gortler as Members of the Planning Board.

**Attachments:** [External Correspondence](#)  
[External Correspondence 1](#)

**6-B** [2017-4492 \(60 minutes\)](#) Public Hearing to Consider Adoption of Resolution to Uphold the Planning Board Decision to Terminate the Use Permit for Automobile Repair at 1200 Park Street 60 Days After Final Action by the City Council. (Community Development 481005)

**Attachments:**

[Exhibit 1 - Administrative Record](#)  
[Exhibit 2 - Petition for Appeal from Mr. Lane](#)  
[External Correspondence](#)  
[External Correspondence 1](#)  
[External Correspondence 2](#)  
[External Correspondence 3](#)  
[External Correspondence 4](#)  
[Presentation](#)  
[Resolution](#)  
[Resolution - REVISED](#)  
[Subittal](#)

**6-C** [2017-4532](#)  
[\(60 minutes\)](#) Public Hearing to Consider: 1) Introduction of Ordinance Amending the Bayport Alameda Landing Master Plan; 2) Approving and Authorizing the City Manager to Execute a Consent to Partial Assignment and Assumption Agreement (Development Agreement (Alameda Landing Mixed Use Commercial Project) - Waterfront); and 3) Authorizing the City Manager to Negotiate and Execute an Operating Memorandum for the Development Agreement Consistent with the Term Sheet.

A Final Supplemental Environmental Impact Report for the Alameda Landing Mixed Use Development Project was Certified in Accordance with the California Environmental Quality Act (CEQA) (State Clearinghouse #2006012091) in 2006. An Environmental Assessment for the Proposed Actions has been Prepared. (Community Development 256)

**Attachments:** [Exhibit 1 - Partial Assignment and Assumption Agreement](#)  
[Exhibit 2 - Term Sheet for Operating Memoranda](#)  
[Exhibit 3 - Environmental Assessment](#)  
[External Correspondence](#)  
[External Correspondence 1](#)  
[External Correspondence 2](#)  
[External Correspondence 3](#)  
[Presentation](#)  
[Presentation - CATELLUS](#)  
[Ordinance](#)  
[Ordinance - REVISED](#)  
[Submittal](#)

**6-D** [2017-4517](#)  
[\(30 minutes\)](#) Recommendation on City Council's Direction to Create a "Straws on Request" Ordinance and Review Ordinance No. 2977 to Address that

"To Go" Food Ware, Including Straws, be Reusable, Compostable, or Recyclable (Public Works #224)

**Attachments:** [Exhibit 1 - Alameda Municipal Code, Section 4-4 \(current\)](#)

[Exhibit 2 - Alameda Municipal Code, Section 4-4 \(proposed redlines\)](#)

- 7 **City Manager Communications - Communications from City Manager**
- 8 **Oral Communications, Non-Agenda (Public Comment) - Speakers 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**
- 10 **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A [2017-4537](#) Consideration of Mayor's Nominations to the Commission on Disability Issues, Historical Advisory Board, Planning Board and Public Art Commission.

- 11 **Adjournment - City Council**

**JOINT CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY**  
**IMPROVEMENT COMMISSION (SACIC) MEETING - 7:01 P.M. (To be heard after**  
**Regular Agenda Item 6-B)**

- 1 **Roll Call - City Council, SACIC**
- 2 **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Agency regarding any matter not on the agenda**
- 3 **Regular Agenda Item**
- 3-A [2017-4534 \(60 minutes\)](#) Public Hearing to Consider: 1) Approving and Authorizing the City Manager to Execute a Consent to Partial Assignment and Assumption Agreement for the Alameda Disposition and Development Agreement for the Alameda Landing Mixed Use Project; and 2) Authorizing the City Manager to Negotiate and Execute an Operating Memorandum for the Disposition and Development Agreement Consistent with the Term Sheet.

A Final Supplemental Environmental Impact Report for the Alameda Landing Mixed Use Development Project was Certified in Accordance with the California Environmental Quality Act (CEQA) (State

Clearinghouse #2006012091) in 2006. An Environmental Assessment for the Proposed Actions has been Prepared. (Community Development 256)

**Attachments:** [Exhibit 1- Partial Assignment and Assumption Agreement](#)  
[Exhibit 2 - Term Sheet for DDA Operating Memorandum](#)

#### 4      **Adjournment - CC, SACIC**

- Time frames listed for agenda items are only estimates. Discussions on each item could take more or less time. Anyone interested in speaking is encouraged to arrive early rather than relying on the estimates.
- Translators and 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 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 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](http://www.alamedaca.gov/agendas).
- Documents related to this agenda are available for public inspection and copying at 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](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.