



City of Alameda

Meeting Agenda

City Council

Tuesday, January 20, 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 [2015-1210](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9
Number of cases: Three (As Plaintiff - City Initiating Legal Action)
- 4 **Announcement of Action Taken in Closed Session, if any**
[2015-1292](#) January 20, 2015 Closed Session Announcement
Attachments: [Closed Session 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**
[2015-1291](#) Housing Authority Submittal
Attachments: [Housing Authority Submittals](#)

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

[2015-1293](#) January 20, 2015 Oral Communications Submittal

Attachments: [Oral Communications Submittal](#)

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 [2015-1186](#) Minutes of the Special and Regular City Council Meetings Held on December 16, 2014. (City Clerk)

5-B [2015-1208](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2015-1200](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Wrightspeed, Inc., a Delaware Corporation, for Seven Years with Two Additional Five-Year Options and an Opportunity to Purchase Building 41 Located at 650 West Tower Avenue at Alameda Point. (Base Reuse 819099)

6 Regular Agenda Items

6-A [2015-1199](#) Adoption of Resolution Appointing Bruce Edwards as Member of the Pension Board.

6-B [2015-1150](#) Adoption of Resolution Commending Alameda Fire Department Chief Michael D'Orazi for His Contributions to the City Of Alameda. (Fire)

6-C [2015-1151](#) Adoption of Resolution Commending Alameda Division Chief Daren Olson for His Contributions to the City of Alameda. (Fire)

6-D [2015-1152](#) Adoption of Resolution Commending Alameda Fire Department Division Chief Matthew Tunney for His Contributions to the City of Alameda. (Fire)

6-E [2015-1131](#) Presentation on Status Report of Environmental Conditions and Clean-up at Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Installation Restoration Sites at Alameda Point](#)
[Exhibit 2 - Map of Navy Conveyance Phases](#)
[Exhibit 3 - PowerPoint Presentation on Status Report of Environmental Conditions and Clean-up at Alameda Point](#)

6-F [2015-1176](#) Presentation on Site A Development at Alameda Point, Including

Initial Development Concept. (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Site A Boundaries](#)
[Exhibit 2 - Public Hearing and Community Outreach Schedule](#)
[Exhibit 3 - Alameda Point Partners' Statements of Qualifications for Site A](#)
[Exhibit 4 - Exclusive Negotiation Agreement between the City of Alameda and Alameda Point Partners](#)
[Exhibit 5 - Presentation of Initial Development Concept for Site A](#)
[Exhibit 6 - PowerPoint Presentation on Status Report on Site A Development at Alameda Point](#)
[External Correspondence](#)
[Presentation by Alameda Point Partners](#)

- 6-G** [2015-1114](#) Public Hearing to Identify Housing and Community Development Needs for the Community Development Block Grant Annual and Five-Year Plans and Approve the Community Needs Statement as Recommended by the Social Service Human Relations Board. (Housing 236)

Attachments: [Exhibit 1 - Social Service Human Relations Board Needs Statement](#)
[Exhibit 2 - Community Outreach Workshop Summary, October 22, 2014](#)
[Exhibit 3 - Priority Needs Objectives](#)
[Exhibit 3 - Priority Needs Objectives - REVISED](#)
[Exhibit 4 - FY 2015-16 Five-Year Strategic Plan & FY2015-16 Annual Action Plan Schedule](#)
[Exhibit 5 - Presentation](#)

- 6-H** [2015-1209](#) Report from the Alameda Rental Housing Community Discussion Group and Request for Council Direction Concerning Various Proposals.

Attachments: [Report from the Rental Housing Community Discussion Group](#)
[External Correspondence](#)
[Submittals](#)

- 6-I** [2015-1117](#) Recommendation to Accept the Quarterly Sales Tax Report for the Period Ending September 30, 2014 Collected During the Period April 1, 2014 to June 30, 2014. (Finance 2410)

Attachments: [Exhibit 1 - Quarterly Sales Tax Report Supplemental Information](#)

- 6-J** [2015-1123](#) Recommendation to Accept the Treasury Report for the Quarter Ending September 30, 2014. (Finance 2410)

Attachments: [Exhibit 1 - Investment Portfolio](#)

- 6-K [2015-1171](#) Recommendation to Authorize the City Manager to Execute a Professional Services Agreement between the City and Vavrinek, Trine, Day and Co., LLP (VTD) for Two Years with Three - One Year Extensions for a Total Amount Not to Exceed \$703,460 for Independent Auditing Services. (Finance 2410)

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

- 6-L [2015-1180](#) Recommendation to Accept Report on Sale of Successor Agency to the Community Improvement Commission of the City of Alameda 2014 Bonds. (Finance 2410)

Attachments: [Exhibit 1 - Post-Pricing Summary Letter](#)
[Exhibit 2 - Post-Pricing Analysis Book](#)

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 [2015-1201](#) Consider Directing Staff to Conduct a Study to Review Suggestions to Provide Relief for Traffic on Island Drive. (Councilmember Oddie) [Continued from January 6, 2015]

Attachments: [Referral - Traffic on Island Drive](#)

- 9-B [2015-1202](#) Consider Directing Staff to Conduct a Consultant Study to Determine the Feasibility for a Wetland Mitigation Bank at Alameda Point. (Councilmember Oddie) [Continued from January 6, 2015]

Attachments: [Referral - Wetland Mitigation Bank](#)

- 9-C [2015-1203](#) Consider Directing Staff to Install Flashing Pedestrian Crosswalk Signs at Two Locations: 1) Maitland Drive and Mecartney Road, and 2) Mecartney Road and Belmont Place. (Councilmember Oddie) [Continued from January 6, 2015]

Attachments: [Referral - Flashing Pedestrian Crosswalks](#)
[External Correspondence](#)

- 9-D [2015-1205](#) Consider Directing Staff to Collaborate with East Bay Regional Park District on Acquisition and Expansion of Crab Cove. (Councilmember Matarrese) [Continued from January 6, 2015]

Attachments: [Referral - East Bay Regional Park District](#)

- 9-E [2015-1206](#) Consider Directing Staff to Create a Comprehensive Transit/Traffic Strategic Plan and Implementation Tool. (Councilmember Daysog)

[Continued from January 6, 2015]

Attachments: [Referral - Comprehensive Transit-Traffic Strategic Planning and Implementation Tool](#)
[External Correspondence](#)

9-F [2015-1193](#) Consider Directing Staff to Initiate Steps in Preparing a Structurally Sustainable General Fund Budget. (Councilmember Matarrese)

Attachments: [Referral - General Fund Principles](#)

9-G [2015-1194](#) Consider Directing Staff to Re-establish the Economic Development Commission. (Councilmember Matarrese)

Attachments: [Referral - Economic Development](#)

10 **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**

10-A [2015-1211](#) Designation of a Voting Delegate and Alternate for the League of California Cities.

11 **Adjournment - City Council**

JOINT CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING - 7:01 P.M. (Following Regular Meeting)

1 **Roll Call - City Council, SACIC**

2 **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council/SACIC regarding any matter not on the agenda**

3 **Agenda Items**

3-A [2015-1137](#) Recommendation to Accept the First Quarter Financial Report for the Period Ending September 30, 2014. [City Council and SACIC] (Finance 2410)

Attachments: [Exhibit 1 - Quarterly Financial Report](#)

3-B [2015-1160](#) Recommendation to Accept the Fiscal Year 2013-14 Audited Financial Statements and Compliance Reports. (City Council/SACIC) (Finance 2410)

Attachments: [Exhibit 1 - PART 1 of Comprehensive Annual Financial Report \(CAFR\)](#)
[Exhibit 1 - PART 2 of Comprehensive Annual Financial Report \(CAFR\)](#)
[Exhibit 2 - Alameda County Transportation Commission Measure B Program Financial Statements](#)
[Exhibit 3 - Alameda County Transportation Commission Vehicle Registration Fee \(VRF\) Measure F Program Financial Statements](#)
[Exhibit 4 - Transportation Development Act Article III Projects Financial Statements](#)
[Exhibit 5 - Base Reuse Funds](#)
[Exhibit 6 - Police and Fire Retirement System Pension Plans 1079 and 1082](#)
[Exhibit 7 - Memorandum of Internal Controls and Required Communication](#)

4 Adjourment - CC, SACIC

- 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.