



City of Alameda

Meeting Agenda

City Council

Tuesday, September 19, 2017

7:00 PM

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

REVISED SPECIAL MEETING - CLOSED SESSION - 5:00 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 [2017-4691](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
[\(90 minutes\)](#) Pursuant to Government Code § 54957
Positions Evaluated: City Manager - Jill Keimach
 - 3-B [2017-4557](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
[\(30 minutes\)](#) Initiation of litigation pursuant to subdivision (c) of Section 54956.9 of the Government Code
Number of cases: One (As Plaintiff - City Initiating Legal Action)
- 4 Announcement of Action Taken in Closed Session, if any
[2017-4769](#) September 19, 2017 Closed Session Announcement
Attachments: [Announcement](#)
- 5 Adjournment - City Council

Note: The Closed Session agenda was revised on 9/12/17 at 5:00 p.m.

SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.

Pledge of Allegiance

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

[2017-4770](#) September 19, 2019 Oral Communications Submittals

Attachments: [Submittals](#)

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

3-A [2017-4708](#) Minutes of the Special Joint City Council and SACIC Meetings Held on June 6, 2017, June 20, 2017, July 18, 2017 and September 5, 2017. (City Clerk)

3-B [2017-4642](#) Recommendation to Accept the Investment Report for the Quarter Ending June 30, 2017. [City Council and SACIC] (Finance 2410)

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

4 Adjournment - City Council, SACIC

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 [2017-4650](#) Proclamation Declaring September 15 through October 15, 2017 as National Hispanic Heritage Month. (City Manager 2110)
[\(5 minutes\)](#)

3-B [2017-4595](#) Presentation of Certificates of Appreciation to the Mayor's Fourth of July Parade Committee Members, Followed by the Committee Members Presenting a Check to the USS Hornet.
[\(5 minutes\)](#)

3-C [2017-4652](#) Presentation by the Port of Oakland on Fleet Week, October 2 through 9, 2017.
[\(5 minutes\)](#)

Attachments: [Presentation](#)

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 [2017-4709](#) Minutes of the Special and Regular City Council Meeting Held on July 18, 2017. (City Clerk)

- 5-B [2017-4681](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C [2017-4639](#) Recommendation to Authorize the City Manager to Issue a Notice to Proceed with Macks Craic Inc. (dba Mack5) for Construction Management Services for the Jean Sweeney Open Space Park - Phase A in the Amount of \$191,400 Using the Jean Sweeney Open Space Park Capital Improvement Program (CIP) Project 91309. (Recreation and Parks 5191)
Attachments: [Exhibit 1 - Notice to Proceed](#)
- 5-D [2017-4641](#) Adoption of Resolution Authorizing the Golden State Warriors, Good Tidings Foundation, Aquafina, and Alameda Theatre and Cineplex Logos on the Washington Park Outdoor Basketball Courts. (Recreation and Parks 5120)
Attachments: [Exhibit 1 - Washington Park Basketball Court Striping and Logo Plan](#)
 [Exhibit 1 - REVISED Washington Park Basketball Court Striping and Logo Plan](#)
 [Resolution](#)
- 5-E [2017-4629](#) Adoption of Resolution Authorizing the City Manager to Accept, on Behalf of the City, Certain Surplus Federal Property, and to Accept, Execute, and Record Conveyance Documents in Substantial Conformance with Conveyance Documents Received from the United States of America, Acting by and through the Department of the Navy, to Implement the Economic Development Conveyance Agreement for the Former Naval Air Station, Alameda (Phase 3B Alameda Point Conveyance). (Base Reuse 819099)
Attachments: [Exhibit 1 - Map of Conveyance Phases](#)
 [Exhibit 2 - Map of Phase 3B Parcels](#)
 [Exhibit 3 - Marsh Crust Ordinance](#)
 [Exhibit 4 - Final Finding of Suitability of Transfer for Phase 3B Conveyance](#)
 [Exhibit 5 - Table Of Contents For Exhibit 5](#)
 [Exhibit 5 - I. Deed](#)
 [Exhibit 5 - II. Bill of Sale](#)
 [Exhibit 5 - III. Marsh Crust Covenants to Restrict Use of Property \(CRUPs\)](#)
 [Exhibit 5 - IV. Petroleum Covenant](#)
 [Resolution](#)
- 5-F [2017-4678](#) Adoption of Resolution of Consideration to Alter the Rate and Method

of Apportionment of Special Taxes for Community Facilities District No. 13-1 (Alameda Landing Public Improvements). (Community Development 256)

Attachments: [Exhibit 1 - Petition of the Developer Resolution](#)

- 5-G** [2017-4701](#) Final Passage of Ordinance Repealing Ordinance No. 3180 in Its Entirety. (City Clerk 2220)

6 Regular Agenda Items

- 6-A** [2017-4692](#) Adoption of Resolutions Reappointing Lynn Jones and Norman Sanchez as Members of the Historical Advisory Board; Appointing Patricia Lamborn and Alan Teague as Members of the Planning Board; and Appointing Mark Farrell as a Member of the Public Art Commission. [Planning Board Appointments not heard on September 5, 2017]

Attachments: [Correspondence](#)

- 6-B** [2017-4390](#) Recommendation to Appoint Cathy Dana and Gene Kahane as Alameda's Poet Laureates. (Library 210) [Not heard on September 5, 2017]

Attachments: [Exhibit 1 - Inaugural Poem - Dana](#)
 [Exhibit 2 - Inaugural Poem - Kahane](#)

- 6-C** [2017-4503](#) SUMMARY: Introduce Two Ordinances that Resolve Two Encroachment Issues on City Property in Order to Facilitate the Start of Construction of the Cross Alameda Trail Project along Ralph Appezzato Memorial Parkway, Between Main and Webster Streets.

Introduction of Ordinance Approving an Amended and Restated Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of an Amended and Restated Lease Agreement with Mr. Hi Chi Chen and Mrs. Lena Muy Chiv, a Married Couple, dba Hometown Donuts for 1930 Main Street. [Requires Four Affirmative Votes]; and

Introduction of Ordinance Approving a Grant of Non-Exclusive Easement and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of Grant of Non-Exclusive Easement to Alameda Boys & Girls Club (ABGC) and Alameda Unified School District (AUSD) for Access and Maintenance. [Requires Four Affirmative Votes] (Transportation 91402) [Not heard on September 5, 2017]

Attachments: [Exhibit 1 - Amended and Restated Lease](#)
[Exhibit 2 - Grant of Non-Exclusive Easement](#)
[Exhibit 3 - Grant Easement Areas](#)
[Ordinance - Chen-Chiv](#)
[Ordinance - AUSD-ABGC](#)

- 6-D** [2017-4643](#) [\(15 minutes\)](#) Introduction of Ordinance Approving A Purchase And Sale Agreement of Building 40, Located At 800 West Tower Avenue at Alameda Point, with Bladium, Inc., a California Corporation (Purchase Price: \$7,900,000); and Recommendation to Accept a Reduction in the Exclusivity of Recreational Use Clause Included in the Original Lease. [In accordance with the California Environmental Quality Act (CEQA), this project is Categoricaly Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes]. (Base Reuse 819099)

Attachments: [Exhibit 1 - Draft Purchase Sale Agreement](#)
[Exhibit 2 - Premises](#)
[Exhibit 3 - Parking](#)
[Exhibit 4 - Taxiway H](#)
[Exhibit 5 - Lease Agreement](#)
[Ordinance](#)
[Appraisals and Sublease Amendment](#)

- 6-E** [2017-4648](#) [\(45 minutes\)](#) Public Hearing to Provide Direction on Recommendations Regarding Amending the City's Inclusionary Affordable Housing Ordinance and Adding a "Middle Income" Housing Requirement. (Community Development 481005)

Attachments: [Exhibit 1 - City Council Referral](#)
[Exhibit 2 - City of San Francisco Analysis](#)
[Presentation](#)
[Correspondence](#)

- 6-F** [2017-4635](#) [\(25 minutes\)](#) Public Hearing to Consider Introduction of Ordinance Amending the Alameda Municipal Code (AMC) by Amending Section 4-4 (Disposal Food Service Wear) to Prohibit Certain Single-Use Plastics, such as Straws and Clarifying Compostable Food Service Requirements. (Public Works 274.1)

Attachments: [Exhibit 1 - AMC Section 4-4 \(current\)](#)
[Exhibit 2 - AMC Section 4-4 \(proposed redlines\)](#)
[Exhibit 3 - Reusable, Recyclable, and Compostable Food Ware Ordinance Correspondence](#)

7 City Manager Communications - Communications from City Manager

7-A [2017-4651](#) Update on Tracking of Council Referrals. [Not heard on September 5, 2017]

Attachments: [Council Direction Through Referral Process - Updated 9/7/17](#)

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

9-A [2017-4610](#) Consider Directing Staff to Explore Offering Free Public WiFi Throughout the City. (Mayor Spencer) [Not heard on September 5, 2017]

9-B [2017-4634](#) Consider: 1) Adoption of Resolution Condemning the Increased Incidents of Bias, Prejudice, Discrimination, Violence and Anti-Semitism; and 2) Direct Staff to Provide a Status Update on Hate Crime Training and Possible Training of Community Members; and Direct the City Manager to Provide Periodic Reports to Council on Hate Crimes. (Vice Mayor Vella and Councilmember Oddie) [Not heard on September 5, 2017]

Attachments: [Resolution](#)
[Correspondence from Mayor Spencer](#)

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

10-A [2017-4690](#) Consideration of Mayor's Nominations to the Historical Advisory Board, Planning Board and Public Art Commission.

11 Adjournment - City Council

- 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.
- 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 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.