



City of Alameda

Meeting Agenda

City Council

Tuesday, February 16, 2016

7:00 PM

Kofman Auditorium, 2200 Central Avenue,
Alameda, CA

PLEASE NOTE: THE MEETING WILL BE IN THE KOFMAN AUDITORIUM AND WILL NOT BE BROADCAST ON TELEVISION, BUT WILL BE WEBSTREAMED LIVE.

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 [2016-2543](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/description of position to be filled: City Manager
- 4 Announcement of Action Taken in Closed Session, if any
 - [2016-2635](#) February 16, 2016 Closed Session Announcement
Attachments: [Announcement](#)
- 5 Adjournment - City Council

SPECIAL MEETING OF THE CITY COUNCIL - 6:30 P.M.

Pledge of Allegiance

- 1 Roll Call - City Council
- 2 Agenda Item
 - 2-A [2016-2436](#) Adoption of Resolution Authorizing the Issuance of City of Alameda Community Facilities District (CFD) No. 13-1 (Alameda Landing Public Improvements) 2016 Special Tax Bonds in an Amount not to Exceed \$18,000,000; Approve Certain Documents in Connection with the Sale and Issuance of the Bonds; and, Authorize the Interim City

Manager or Her Designee to Execute the Documents and Take All Related Actions in Connection With the Sale and Issuance of the Bonds. (Community Development 256)

Attachments: [Resolution - CFD Bonds](#)

3 Adjournment - City Council

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

1 Roll Call - City Council

2 Agenda Changes

3 Proclamations, Special Orders of the Day and Announcements

3-A [2016-2000](#) Proclamation Declaring February 2016 as Teen Dating Violence and Prevention Awareness Month. (Community Development)

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 [2016-2568](#) Minutes of the Special and Regular City Council Meetings Held on January 19, 2016. (City Clerk)

5-B [2016-2578](#) Bills for Ratification. (Finance)

Attachments: [Bills For Ratification](#)

5-C [2016-2562](#) Recommendation to Award a Contract in the Amount of \$118,320, Including Contingency, to Ray's Electric for the Alameda Ferry Terminal Access Improvement Project. (Public Works 310)

Attachments: [Exhibit 1 - Ray's Electric Contract](#)

5-D [2016-2496](#) Adoption of Resolution Appointing an Engineer-of-Work and an Attorney-of-Record for Island City Landscaping and Lighting District 84-2 (Public Works 275)

Attachments: [Exhibit 1 - Zone Maps](#)

[Resolution - Landscaping and Lighting District 84-2](#)

5-E [2016-2497](#) Adoption of Resolution Appointing an Engineer-of-Work and an Attorney-of-Record for Maintenance Assessment District 01-1 (Marina Cove). (Public Works 276)

Attachments: [Exhibit 1 - Maintenance Assessment District Map](#)
[Resolution - Maintenance Assessment District 01-1 \(Marina Cove\)](#)

- 5-F** [2016-2575](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 5-Year Lease with Dreyfuss Capital Partners, a California Limited Liability Company, for Building 29 Located at 1701 Monarch Street at Alameda Point. [Requires four affirmative votes] (Base Reuse)

6 Regular Agenda Items

- 6-A** [2016-2582](#) Summary title: Consider: 1) An Ordinance regarding Rent Review, Rent Stabilization and Limitations on Evictions, Amending the Duties of the Rent Review Advisory Committee (RRAC), and Deleting the Current Article XIV to Chapter VI regarding Rent Review, 2) A Resolution Adopting Policy Concerning Capital Improvement Plans (CIP), and 3) An Appropriation of Funds.

Introduction of an Ordinance Amending the Alameda Municipal Code by Adding Article XV to Chapter VI Concerning (A) Review of Rent Increases Applicable to All Rental Units and Rent Stabilization Applicable to Certain Rental Units and (B) Limitations on Evictions and the Payment of Relocation Assistance Applicable to All Rental Units; (C) Amending Section 2-23.4 Concerning the Duties of the Rent Review Advisory Committee; (D) Deleting Article XIV to Chapter VI in Its Entirety; and (E) Determining that Introduction of the Ordinance is not a Project under the California Environmental Quality Act (CEQA) or, if It is a Project, It is Exempt under CEQA;

AND

Adoption of Resolution Adopting Policy Concerning Capital Improvement Plans;

AND

Appropriation of \$300,000 from the General Fund to Fund a Rent Program Fee Study and to Cover the Cost to Administer the Rent-Related Programs through June 30, 2016. (City Manager 2110)

Attachments: [Exhibit 1 - Principles of Agreement Concerning a Proposed Rent Stabilization and Tenant Protection Ordinance](#)
[Exhibit 2 - Estimated Program Budget](#)
[Exhibit 2 - REVISED Estimated Program Budget](#)
[Exhibit 3 - Rent Increase Process/Termination Process Flow Charts](#)
[Ordinance - Rent](#)
[Ordinance - Rent - REVISED](#)
[Ordinance - Rent - REVISED 2/16](#)
[Resolution - CIP](#)
[Resolution - CIP - REVISED](#)
[Resolution - CIP - REVISED 2/16](#)
[External Correspondence](#)
[Presentation](#)

- 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**
- 10 **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A [2016-2595](#) Consideration of Mayor's Nomination to the Rent Review Advisory Committee.
Attachments: [External Correspondence](#)
- 11 **Adjournment - City Council**

- 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.