



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, April 1, 2014

7:00 PM

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

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#### **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3-A Item withdrawn

**3-B** [2014-346](#) CONFERENCE WITH LABOR NEGOTIATORS (54957.6)  
City Negotiator: Elizabeth Warmerdam, Assistant City Manager and  
Ronald Stassi, Interim General Manager  
Organizations Represented: Electric Utility Professionals of Alameda  
(EUPA) and Alameda Municipal Power Unrepresented Employees  
(AMPUE)  
Issues Under Negotiation: Proposed Memorandum of Understanding  
with EUPA and Proposed Compensation plan for AMPUE. Both  
including wages, hours, benefits and working conditions

**3-C** [2014-336](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957  
Positions Evaluated: City Attorney - Janet Kern

**4 Announcement of Action Taken in Closed Session, if any**

[2014-395](#) Closed Session Announcement - April 1, 2014.

**Attachments:** [Closed Session Announcement - April 1, 2014.](#)

**5 Adjournment - City Council**

The agenda was revised March 24, 2014 at 4:15 p.m. to change the meeting time and  
remove Item 3-A

#### **Pledge of Allegiance**

**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**
- 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    [2014-317](#)      Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting, and the Regular Meeting held on March 4, 2014. (City Clerk)
- 5-B    [2014-318](#)      Bills for Ratification. (Finance)  
  
                 **Attachments:**    [Bills for Ratification](#)
- 5-C    [2014-196](#)      Adoption of Resolution Ordering Acceptance of Two Grants of Easement to the City of Alameda from Private Residents for a Proposed Sewer Main Easement Located at the End of Hawthorne Street, 1200 Hawthorne Street, and 1231 Hawthorne Street in Exchange for Valuable Consideration and Request Recordation of Grants of Easement. (Public Works 0602)  
  
                 **Attachments:**    [Exhibit 1 - Grant of Easement for 1200 Hawthorne Street](#)  
                                 [Exhibit 2 - Grant of Easement for 1231 Hawthorne Street](#)  
                                 [Exhibit 3 - Appraisal Report for 1200 Hawthorne Street](#)  
                                 [Exhibit 4 - Appraisal Report for 1231 Hawthorne Street](#)  
                                 [Resolution - Hawthorne Street Easements](#)
- 5-D    [2014-201](#)      Adoption of Resolution Approving Revisions to the Part-Time Classifications Salary Schedule and Establishing the Classification of Administrative Specialist III. (Human Resources)  
  
                 **Attachments:**    [Exhibit 1 - Revised Part-Time Classifications Salary Schedule](#)  
                                 [Resolution - Part-Time Salary Schedule](#)  
                                 [Staff Submittal](#)

- 5-E**     [2014-246](#)     Adoption of Resolution Approving Continued Participation in the Alameda County HOME Consortium and Authorize the City Manager to Execute the HOME Consortium Cooperative Agreement with Alameda County. (Housing 235)
- Attachments:**    [Exhibit 1 - HOME Consortium Draft Agreement](#)  
                                 [Resolution - HOME Consortium](#)
- 5-F**     [2014-319](#)     Final Passage of Ordinance Approving the Lease Agreement for Six Years with Five Three-Year Options with Google Inc. in Building 11 Located at 1050 W. Tower Avenue and Building 19 Located at 2175 Monarch Street at Alameda Point. (Base Reuse 819099)
- 5-G**     [2014-320](#)     Final Passage of Ordinance Approving the First Amendment to the Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of the Lease with Complete Coach Works for Twelve Months in a Portion of Building 24 at Alameda Point, 2301 Monarch Street. (Base Reuse 819099)
- 5-H**     [2014-321](#)     Final Passage of Ordinance Approving the Second Lease Amendment for Twelve Months with Margaret Su dba Wonky and Wonky Kitchen, LLC in Building 119 Located at 151 West Seaplane Lagoon at Alameda Point. (Base Reuse 819099)
- 5-I**     [2014-337](#)     Final Passage of Ordinance Conveying Approximately 20 Acres of Property from the City of Alameda to the City of Alameda Housing Authority at the Former Naval Air Station Alameda (Alameda Point). (City Manager/City Attorney)

## **6     Regular Agenda Items**

- 6-A**     [2014-341](#)     Adoption of Resolutions Reappointing Fayleen Allen, Cullen Jones and Stuart Rickard as Members of the Housing Authority Board of Commissioners.
- 6-B**     [2014-15](#)     Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Navigator Systems For Seven Years with an Additional Five Year Option in Building 14 Located at 1800 Ferry Point at Alameda Point. (Base Reuse 819099)
- Attachments:**    [Exhibit 1 - Map of Premises](#)  
                                 [Exhibit 2 - Lease](#)  
                                 [Ordinance - Navigator Systems Lease](#)
- 6-C**     [2014-179](#)     Introduction of Ordinance Adding Section 30-5.17 to the Alameda Municipal Code to Provide Regulations Regarding Reasonable Accommodation in Compliance with the Federal Fair Housing Act, the California Fair Employment and Housing Act, and California Housing Element Law; Action is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15305, Minor

Alterations in Land Use Limitations. (Community Development 481001)

**Attachments:** [Ordinance - Reasonable Accommodation](#)

- 6-D**     [2014-262](#)     Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; Adoption of Resolution of Intention to Levy an Annual Assessment on the Park Street BIA of the City of Alameda for Fiscal Year 2014-15; and Set a Public Hearing on May 6, 2014 to Levy an Annual Assessment on the Park Street BIA. (Community Development 481001)

**Attachments:**   [Exhibit 1 - Annual Assessment Report](#)  
[Exhibit 2 - BIA Assessment Fee Schedule Fiscal Year 2014-15](#)  
[Exhibit 3 - BIA Boundaries Map](#)  
[Exhibit 4 - BIA Address List](#)  
[Resolution - Park Street BIA](#)  
[Presentation](#)

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

- 8**        **Oral Communications, (Public Comment) - Any person may address the Council regarding any matter not on the agenda**

[2014-397](#)     Oral Communications Submittal - April 1, 2014

**Attachments:**   [Oral Communications Submittal](#)

- 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**

- 11**       **Adjournment - City Council**

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- **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.
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