



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, May 19, 2015

7:00 PM

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

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#### **REVISED SPECIAL MEETING - CLOSED SESSION - 6:00 P.M.**

**Note: The Closed Session Agenda was revised on May 11, 2015 at 11:30 a.m. to add Item 3-B.**

- 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 [2015-1599](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (54956.9)**  
Case Name: Hartford Fire Insurance Company v. City of Alameda  
Superior Court of California, County of Alameda  
Case No. RG14729440
  - 3-B [2015-1690](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (54956.8)**  
Property: 651 West Tower Avenue (Building 91 at Alameda Point)  
Negotiator: Nanette Mocanu, Assistant Community Development Director  
Negotiating party: Ridge Capital, Inc.  
Under negotiation: Price and terms of payment
- 4 Announcement of Action Taken in Closed Session, if any**  
[2015-1748](#) May 19, 2015 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**
- 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    [2015-1665](#)    Minutes of the Special City Council Meeting Held on April 16, 2015; the Special and Regular City Council Meetings Held on April 21, 2015; the Special City Council Meetings Held on April 28 and 29, 2015. (City Clerk)
- 5-B    [2015-1666](#)    Bills for Ratification. (Finance)  
  
         **Attachments:**    [Bills for Ratification](#)
- 5-C    [2015-1600](#)    Recommendation to Set June 11, 2015 for a Public Hearing to Consider Collection of Delinquent Business License Taxes and Delinquent Integrated Waste Management Accounts Via the Property Tax Bills. (Finance 2450)
- 5-D    [2015-1550](#)    Recommendation to Accept the Quarterly Sales Tax Report for the Period Ending March 31, 2015 Collected During the Period October 1, 2014 to December 31, 2014. (Finance 2410)  
  
         **Attachments:**    [Exhibit 1 - Quarterly Sales Tax Report Supplemental Information](#)
- 5-E    [2015-1644](#)    Recommendation to Authorize the Mayor to Sign a Letter of Support for Assembly Bill (AB) 35 Providing Funding for Affordable Housing; and  
  
         Recommendation to Authorize the Mayor to Sign a Letter of Support for AB1335, Providing Funding for Affordable Housing. (Community Development 236)  
  
         **Attachments:**    [Exhibit 1 - Draft Letters Submittal](#)
- 5-F    [2015-1629](#)    Recommendation to Authorize the City Manager to Execute an Amendment to an Agreement with Russell Resources, Inc. to Add the Amount of \$157,500 for a Total Contract Amount of \$555,500 for

Environmental Consulting Services Related to Alameda Point. (Base Reuse 819099)

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

- 5-G**     [2015-1639](#)     Recommendation to Authorize the City Manager to Execute an Amendment to an Agreement with Willdan Financial Services, Inc. to Add the Amount of \$50,000 for a Total Contract Amount of \$120,000 for Economic Consulting Services Related to Alameda Point. (Base Reuse 819099)

**Attachments:**   [Exhibit 1 - Willdan Financial Services Statement of Qualifications to the City of Alameda](#)  
[Exhibit 2 - Consultant Agreement with Willdan Financial Services, Inc.](#)

- 5-H**     [2015-1625](#)     Recommendation to Award Contract in the Amount of \$1,391,466, Including Contingencies, to Power Engineering Construction Co. for Alameda Point Pier 2, Above Deck Sewer Replacement Project and Appropriate Funds from the Base Reuse Fund Balance Reserve for Piling Replacement. (Base Reuse 858)

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

- 5-I**     [2015-1635](#)     Recommendation to Award Contract in the Amount of \$222,155, Including Contingencies, to Power Engineering Construction Co. for Alameda Point Pier 3, Sewer Replacement Project. (Base Reuse 819099)

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

- 5-J**     [2015-1609](#)     Recommendation to Approve a First Amendment to the Agreement with Faithful & Gould Inc. to Add the Amount of \$74,786, Including Contingencies, for a Total Amount of \$149,785 for Facility Condition Assessments. (Public Works 706)

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

- 5-K**     [2015-1601](#)     Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments, and Providing for Notice of Public Hearing on July 7, 2015 - Island City Landscaping and Lighting District 84-2 (Various Locations). (Public Works 275)

**Attachments:**   [Exhibit 1 - Zones 1 through 8 Maps](#)  
[Exhibit 2 - Engineer's Report](#)  
[Resolution - Intent to Levy Assessment 84-2](#)

- 5-L**     [2015-1602](#)     Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on July 7, 2015 - Maintenance Assessment District 01-01 (Marina Cove). (Public Works 276)

**Attachments:** [Exhibit 1 - Maintenance Assessment District Map](#)  
[Exhibit 2 - Engineer's Report](#)  
[Resolution - Intent to Levy Assessment 01-01](#)

- 5-M**     [2015-1605](#)     Adoption of Resolution Initiating Proceedings for a Proposed Increase in Assessments and the Filing of an Assessment Engineer's Report for Island City Landscaping and Lighting District 84-2, Zone 4 (Park Street); and

Adoption of Resolution Preliminarily Approving the Annual Report Declaring the Intention to Order the Levy and Collection of Assessments and Providing Notice of Public Hearing on July 7, 2015, Island City Landscaping and Lighting District 84-2, Zone 4 (Park Street). (Public Works 275400)

**Attachments:** [Exhibit 1 - Engineer's Report](#)  
[Resolution - Initiating Proceedings 84-2 Zone 4](#)  
[Resolution - Intent to Levy Assessment 84-2 Zone 4](#)

- 5-N**     [2015-1614](#)     Adoption of Resolution Approving the Alameda County Transportation Commission Measure BB Master Programs Funding Agreement and Authorizing the Interim City Manager to Execute all Documents. (Public Works 4255)

**Attachments:** [Exhibit 1 - 2014 Transportation Expenditure Plan](#)  
[Exhibit 2 - Measure BB Master Programs Funding Agreement](#)  
[Exhibit 2 - REVISED Measure BB Master Programs Funding Agreement.pdf](#)  
[Exhibit 3 - Alameda Plan Fact Sheet](#)  
[Resolution - Measure BB](#)

- 5-O**     [2015-1556](#)     Adoption of Resolution Authorizing the Mayor to Sign a Memorandum of Understanding Regarding the Formulation and Implementation of Sister City Relations Between the City of Dumaguete, Philippines and the City of Alameda. (Community Development 267)

**Attachments:** [Exhibit 1 - Alameda - Dumaguete MOU](#)  
[Resolution - Dumaguete](#)

- 5-P**     [2015-1671](#)     Adoption of Resolution Revising the June 10 and July 15, 2015 Regular City Council Meeting Dates to June 11 and July 16, 2015. (City Clerk 2210)

**Attachments:** [Resolution - Revising Council Meeting Dates](#)

## **6     Regular Agenda Items**

- 6-A**     [2015-1670](#)     Adoption of Resolutions Appointing Stephanie Shipe as a Member of

the Housing Authority Board of Commissioners; and Sommer Carter and Brandy Graham as Members of the Public Art Commission.

**6-B**     [2015-1640](#)

Public Hearing to Consider an Application for Design Review Approval for a New Enclosure on the Rooftop of an Apartment Building to House 12 New Panel Antennae and Other Associated Equipment for an AT&T Wireless Telecommunication Facility. The project is located within an R-3-PD (Garden Residential Planned Development) zoning district. PLN14-0731 - 1777 Shoreline Drive; and

Public Hearing to Consider an Application for Design Review Approval for a New Enclosure on the Rooftop of an Apartment Building to House Nine New Panel Antennae and Other Associated Equipment for an AT&T Wireless Telecommunication Facility. The proposed facility will be collocated with an existing T-Mobile facility. The project is located within an R-4 (Neighborhood Residential) zoning district. PLN14-0729 - 1538 Saint Charles Street. (Community Development 481001)

**Attachments:**    [Exhibit 1 - Planning Board Staff Report for April 13, 2015 including Exhibits](#)  
[Exhibit 2 - Planning Board Resolution 1777 Shoreline Drive](#)  
[Exhibit 3 - Planning Board Resolution 1538 Saint Charles Street](#)  
[External Correspondence](#)  
[Resolution - 1777 Shoreline](#)  
[Resolution - 1538 St Charles](#)  
[Additonal External Correspondence](#)  
[Presentation by AT&T](#)

**6-C**     [2015-1604](#)

Recommendation to Award a Contract in the Amount of \$7,960,608, Including Contingencies, to Alten Construction for Construction of the Emergency Operations Center, No. P.W. 06-14-23 and Fire Station 3, No. P.W. 12-14-18; to Appropriate Anticipated Loan Proceeds from IBank and to Appropriate 2003 A&B Tax Allocation Bonds Unspent Bond Proceeds. (Public Works 319)

**Attachments:**    [Exhibit 1 - Contract](#)  
[Exhibit 2 - Architectural Services for Fire Station #3 - Alternative Design Review](#)  
[Saylor Letter](#)  
[Presentation](#)  
[Information from Staff](#)

**6-D**     [2015-1645](#)

Status Report on Site A Development at Alameda Point, including Presentation on City Council Approval Process, Financing Plan, and

Fiscal Impact Analysis. (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Updated City Council, Planning Board and Other Community Comments](#)  
[Exhibit 2 - Development Plan Prepared for May 11, 2015 Planning Board Meeting](#)  
[Exhibit 3 - Resolution and Conditions of Approval Prepared for May 11, 2015 Planning Board Meeting](#)  
[Exhibit 4 - Draft Transportation Demand Management \(TDM\) Compliance Strategy and Financial Program Memorandum](#)  
[Exhibit 5 - Overview of the Organization and Content of the Disposition and Development Agreement \(DDA\)](#)  
[Exhibit 6 - Draft Development Agreement \(DA\)](#)  
[Exhibit 7 - Letters from Alameda Point Partners \(APP\) Requesting Waiver of Alameda Municipal Code 30-53](#)  
[Exhibit 8 - Annual Cash Flow Analysis](#)  
[Exhibit 9 - Fiscal Impact Analysis of Alameda Point and Site A Development](#)  
[Exhibit 10 - Special Tax Burden Analysis for Site A Development](#)  
[Exhibit 11 - Environmental Compliance Checklist](#)  
[External Correspondence](#)  
[Additional External Correspondence](#)  
[Presentation](#)

**6-E**     [2015-1613](#)     Public Hearing to Consider Introduction of Ordinance Revising the City's Sewer Service Charges. (Public Works 602)

**Attachments:** [Exhibit 1 - Rate Adjustment Table](#)  
[Exhibit 2 - Rate Study](#)  
[Exhibit 3 - Proposition 218 Notice Ordinance](#)

**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**

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

- 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](http://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](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.