



City of Alameda

Meeting Agenda

City Council

Tuesday, September 15, 2015

7:00 PM

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

SPECIAL MEETING - CLOSED SESSION - 5:30 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 [2015-1992](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (54956.8)
PROPERTY: Oakland Inner Harbor Tidal Canal
CITY NEGOTIATOR: Elizabeth D. Warmerdam
ORGANIZATIONS REPRESENTED: US Army Corps of Engineers
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
 - 3-B [2015-1962](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (54956.9)
Case Name: Boatworks, LLC v. City of Alameda, et al.
Superior Court of the State of California, County of Alameda
Case No. RG14746654
 - 3-C [2015-2027](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9
Number of cases: One (As Plaintiff - City Initiating Legal Action)
- 4 **Announcement of Action Taken in Closed Session, if any**
 - 4-A **2015-2089** September 15, 2015 Closed Session Announcement
Attachments: 2015-09-15 Closed Session Announcement.pdf
- 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**

3-A [2015-1970](#) Proclamation Declaring the Month of October 2015, as Disability Awareness Month and Commemorating the Americans with Disabilities Act (ADA) 25th Anniversary.

3-B [2015-1982](#) Proclamation Declaring September 19th as Coastal Cleanup Day 2015. (Public Works)

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

[2015-2095](#) September 15, 2015 Oral Communications Submittal

Attachments: [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 [2015-2068](#) Bills for Ratification. (Finance)

Attachments: [2015-09-15 Bills for Ratification](#)

5-B [2015-1977](#) Recommendation to Amend the Current Contract in the Amount of \$72,450 to \$139,200 with Lucity, Inc. for a More Comprehensive Computerized Maintenance Management System. (Public Works 310)

Attachments: [Exhibit 1 - Lucity Contract](#)
[Exhibit 2 - First Amendment To Lucity Contract](#)

5-C [2015-1981](#) Recommendation to Award a Contract in the Amount of \$4,237,790.29, Including Contingencies, to Ranger Pipeline Inc. for Cyclic Sewer Rehabilitation Project, Phase 12, No. P.W. 01-15-01. (Public Works 602)

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

5-D [2015-1979](#) Adoption of Resolution Approving Final Map and Bond, Authorizing Execution of Subdivision Improvement Agreement, and Accepting Easements for Tract 8213 (Mapes Ranch). (Public Works 310)

Attachments: [Exhibit 1 - Final Map Tract 8213](#)
[Exhibit 2 - Subdivision Improvement Agreement](#)
[Exhibit 2 - REVISED](#)
[Resolution - Tract 8213](#)

- 5-E [2015-1971](#) Adoption of Resolution Approving a One Year Time Extension for Tentative Map 8060 for the Boatworks Project at 2229 through 2241 Clement Avenue. (Community Development 481001)

Attachments: [Exhibit 1 - Boatworks Application](#)
[Exhibit 2 - Boatworks Plans](#)
[Resolution - Tentative Map 8060](#)

6 Regular Agenda Items

- 6-A [2015-2030](#) Adoption of Resolutions Appointing Carol Gottstein and Tony Lewis as Members of the Commission on Disability Issues; Reappointing John McCahan as a Member of the Housing Authority Board of Commissioners; and Appointing Kathleen Kearney and Gertrude Woods as Members of the Library Board.

Attachments: [External Correspondence](#)

- 6-B [2015-1973](#) Status Report on Offer to Transfer a Portion of the Oakland Inner Harbor Tidal Canal from the Army Corp of Engineers to the City of Alameda at No Cost and Subsequent Disposition of Property. (City Attorney 7120)

Attachments: [Exhibit 1 - Oakland Inner Harbor Tidal Canal City Council Presentation](#)
[Exhibit 1 - REVISED Oakland Inner Harbor Tidal Canal City Council Presentation](#)

- 6-C [2015-1983](#) Recommendation to Authorize the Interim City Manager to Issue a Request for Proposals (RFP) for the Citywide Transit and Transportation Demand Management (TDM) Plans. (City Manager 61050)

Attachments: [Exhibit 1 - Transit and TDM Plans RFP](#)

- 6-D [2015-1972](#) Recommendation to Approve Phase 0 (Phase Zero) Activities Plan for Site A at Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Phase 0 Activities Plan 2015 - Final](#)
[Exhibit 2 - Proposed Form of License Agreement Presentation](#)

- 6-E [2015-1994](#) Recommendation to Allocate General Fund Projected Available Fund Balance In Excess of 20% Reserve Requirement (Approximately \$14.5 million). (Finance 2410)

Attachments: [Exhibit 1 - General Fund Adopted Budget Summary](#)
[Exhibit 2 - High Priority Deferred Building Maintenance](#)
[Exhibit 3 - Water Tanker Drawing](#)
[Exhibit 4 - Part-Time Employees Estimated Cost](#)

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 [2015-2036](#) Consider Directing the Interim City Manager to Draft a Policy or Strategy to Increase the Transient Occupancy Tax (TOT) Above the Current Rate of 10%, with a Portion, or All, of Revenues Attributable to the Rate Above the Original 10% Dedicated to Specified Visitor-Serving Activities. (Councilmember Daysog)

Attachments: [Presentation](#)
[External Correspondence](#)

9-B [2015-2037](#) Consider Directing the Interim City Manager to Draft Policies with Regard to AirBnb and Related Temporary Lodging Activities in Residential Homes and Zoning Districts. (Councilmember Daysog)

Attachments: [Presentation](#)

9-C [2015-2038](#) Consider Requesting an Update on Project Stabilization Agreements (PSA) and Consider Providing Direction on the Priority, Deadline and Parameters of PSA for Alameda Point and Public Works Projects. (Councilmember Oddie)

Attachments: [Exhibits](#)

9-D [2015-2039](#) Consider Directing Staff to Review the City's Process for Board and Commission Appointments. (Councilmember Oddie)

Attachments: [External Correspondence](#)
[Additional External Correspondence](#)

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

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.
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- 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.
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