



City of Alameda

Meeting Agenda

City Council

Tuesday, November 3, 2015

7:00 PM

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

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 [2015-2220](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (54956.9)
CASE NAME: City of Alameda v. Athena Burns
COURT: Superior Court of the State of California, County of Alameda
CASE No. RG15780931
 - 3-B [2015-2221](#) CONFERENCE WITH LABOR NEGOTIATORS (54957.6)
City Negotiator: Elizabeth D. Warmerdam
Employee Organizations: International Brotherhood of Electrical Workers, Local 1245 (IBEW), Electric Utility Professional Association of Alameda (EUPA), Alameda City Employees Association (ACEA), Alameda Police Officers Association Non-Sworn Unit (PANS), and Alameda Management and Confidential Employees Association (MCEA)
Under Negotiation: Salaries and terms of employment
 - 3-C [2015-2238](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (54956.8)
PROPERTY: Jim's on the Course, 1 Clubhouse Memorial Drive, Alameda, CA 94502
CITY NEGOTIATOR: Amy Wooldridge
ORGANIZATIONS REPRESENTED: Tom Geanekos
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
- 4 **Announcement of Action Taken in Closed Session, if any**
 - [2015-2283](#) November 3, Closed Session Announcements
Attachments: [2015-11-03 CS Announcements .pdf](#)

5 Adjournment - City Council**JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M. (Prior to Regular Meeting)****Pledge of Allegiance****1 Roll Call - City Council, SACIC****2 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council/Commission regarding any matter not on the agenda****3 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council/Commission or the public**

3-A [2015-2241](#) Minutes of the Special Joint City Council and SACIC Meeting held on July 7, 2015. [SACIC] (City Clerk)

3-B [2015-2087](#) Recommendation to Accept the Fourth Quarter Financial Report for the Period Ending June 30, 2015. [City Council and SACIC] (Finance 2410)

Attachments: [Exhibit 1 - Fourth Quarter Financial Report](#)
[Exhibit 1 - REVISED Fourth Quarter Financial Report](#)

4 Adjournment - City Council, SACIC**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 [2015-2219](#) Presentation by Assemblymember Rob Bonta: State Legislative Update

3-B [2015-2080](#) Introduction of Peralta Community College District Chancellor Dr. Jowell Laguerre

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

[2015-2290](#) November 3, 2015 Oral Communications Presentation

Attachments: [Presentation](#)

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 [2015-2242](#) Minutes of the Special City Council Meetings Held on September 22, October 5 and October 6, 2015 and the Regular Meeting Held on October 6, 2015. (City Clerk)

5-B [2015-2243](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2015-2186](#) Recommendation to Authorize the Mayor to Sign a Memorandum of Agreement 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 - Memorandum of Understanding](#)
[Exhibit 2 - Memorandum of Agreement](#)
[2015-11-03 5-C External Correspondence.pdf](#)

5-D [2015-2119](#) Recommendation to Authorize the City Manager to Negotiate and Execute Agreements for the Purchase of the Remounting of One Ford E-450 Horton Ambulance and Two Fire Department Staff Vehicles in An Amount Not to Exceed \$240,560; and

Recommendation to Amend Fiscal Year 2015-16 Fire Grants Fund Budget for \$38,000 and to Authorize the City Manager to Negotiate and Execute Agreements for the Purchase of One Community Paramedicine Staff Vehicle in An Amount Not to Exceed \$38,000. (Fire 3200)

5-E [2015-2138](#) Recommendation to Accept the Semiannual Report on Litigation and Liability Claims Settlements Paid During the Period From January to June 2015. (City Attorney 7120)

Attachments: [Exhibit 1 - Litigation and Liability Claims Settlements \(January through June 2015\)](#)

5-F [2015-2172](#) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Moffatt & Nichol to Provide Design and Permit Services for the Encinal Boat Launch Facility Renovation in an Amount Not to Exceed \$226,302, Funded by a Grant from the California Department of Parks and Recreation Division of Boating and Waterways. (Recreation 91110)

Attachments: [Exhibit 1 - Agreement with Moffatt and Nichols](#)

5-G [2015-2175](#) Recommendation to Authorize the Purchase of a Pothole Truck in the

Amount of \$171,881; an Aerial Lift Truck in the Amount of \$149,365; and a TYMCO Sweeper in the Amount of \$254,851 for a Total of \$576,097 and Authorize the City Manager to Execute All Necessary Documents (Public Works 070120)

- 5-H [2015-2154](#) Adoption of Resolution Approving the Final Map and Bond, Authorizing Execution of the Subdivision Improvement Agreement and Accepting the Dedications and Easements for Tract 8285 (Alameda Landing Residential, Phase 3). (Public Works 310)
Attachments: [Exhibit 1 - Final Map](#)
[Exhibit 2 - Subdivision Improvement Agreement Resolution](#)
- 5-I [2015-2211](#) Adoption of a Resolution Authorizing the City Manager to Execute an Agreement with the California State Board of Equalization (BOE) for Implementation of the Local Prepaid Mobile Telephony Services Collection Act; and Sign a Certification Regarding the City's Utility Users Tax (UUT) Ordinance; and

Adoption of a Resolution Authorizing the Examination of Prepaid Mobile Telephony Services Surcharge and Local Charge Records by City Staff. (Finance 2410)
Attachments: [Exhibit 1 - City Certification](#)
[Exhibit 2 - BOE Agreement Resolution - BOE Agreement and Certification Resolution - Examining Records](#)
- 5-J [2015-2187](#) Adoption of Resolution Approving the Housing Element Annual Progress Report for 2014 and Authorizing Submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research. (Community Development 481001)
Attachments: [Exhibit 1 - 2014 Annual Housing Element Report Resolution - Housing Element Annual Report](#)
- 5-K [2015-2188](#) Final Passage of Ordinance Approving a Lease and an Option to Purchase and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease and Option to Purchase with 707 West Tower Avenue, LLC., a California Limited Liability Company, for Building 9 Located at 707 West Tower Avenue at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)
- 5-L [2015-2189](#) Final Passage of Ordinance Approving a Lease and an Option to Purchase and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease and an

Option to Purchase with 651 West Tower Avenue, LLC., a California Limited Liability Company, for Building 91 Located at 651 West Tower Avenue at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)

- 5-M** [2015-2239](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease with Matson Navigation Company, Inc., a Hawaii Corporation, for Building 167 Located at 1500 Ferry Point at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)

Attachments: [Exhibit 1 - Updated Matson Lease](#)
[Exhibit 2 - Redlined pages from Matson Lease](#)
[Exhibit 2 - REVISED Redlined pages from Matson Lease](#)
[Exhibit 3 - Diagram of Leasehold Area](#)
[Ordinance - Matson Navigation](#)

6 Regular Agenda Items

- 6-A** [2015-2223](#) Adoption of Resolutions Appointing Anto Aghapekian and Jennifer Linton as Members of the Commission on Disability Issues.

- 6-B** [2015-2174](#) Economic Development Update. (Community Development 227)

Attachments: [Exhibit 1 - Presentation](#)

- 6-C** [2015-2108](#) Update on Traffic Relief on Island Drive. (Public Works 310)

- 6-D** [2015-2180](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution 12191 to Add and Revise Recreation and Park Fees. (Recreation 5191)

Attachments: [Exhibit 1 - 2016 Recreation and Park User Fee Schedule](#)
[Exhibit 2 - User Fee Comparison with other Jurisdictions](#)
[Presentation](#)
[Resolution - Fees](#)

- 6-E** [2015-2112](#) Recommendation to Adopt the Legislative Program for 2016. (City Manager 2110)

Attachments: [2016 Legislative Program Power Point Presentation](#)

- 6-F** [2015-2060](#) Introduction of Ordinance Approving a Lease and an Option to Purchase and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease and Option to Purchase with Natel Energy, Inc., a Delaware Corporation, for Building 23 located at 2401 Monarch Street at Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Diagram of Leashold Area](#)
[Exhibit 2 - Natel Lease](#)
[Ordinance - Natel Lease](#)
[Presentation](#)
[Presentation by Natel](#)

- 6-G** [2015-2111](#) Introduction of Ordinance Amending the Alameda Municipal Code by Adding Subsections (f) through (j) to Section 13-2.2 Regarding the Construction of Weather-Exposed Building Elements Extending Beyond Exterior Walls, such as Balconies, Landings, Decks and Stairs. (Community Development 481001)

Attachments: [Ordinance - Balconies](#)

- 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** [2015-2222](#) Consideration of Mayor's Nominations to the Civil Service Board and Rent Review Advisory Committee.

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.