



City of Alameda

Meeting Agenda

City Council

Tuesday, November 17, 2015

7:00 PM

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

REVISED 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 [2015-2248](#)** 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 [NOTE: MATTER WILL NOT BE HEARD]
 - 3-B [2015-2254](#)** 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 [2015-2281](#)** 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
 - 3-D [2015-2334](#)** 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

[2015-2342](#) November 17, Closed Session Announcement

Attachments: [Closed Session Announcement.pdf](#)

5 Adjournment - City Council

Note: The special meeting agenda was revised on November 16, 2015 at 5:15 p.m. to add Item 3-D due to the City receiving new information. Also, Item 3-A will not be heard.

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 [2015-2292](#) Minutes of the Special City Council Meeting Held on October 7, 2015 and the Special and Regular Meetings Held on October 20, 2015. (City Clerk)

5-B [2015-2293](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2015-2171](#) Recommendation to Approve a Consent to Assignment of Lease and Leasehold Deed of Trust with SHM Ballena Isle, LLC for the Current CLP Ballena Marina, LLC, Formerly Known As CNL Income Ballena Marina, LLC at Ballena Marina. (Community Development 216)

Attachments: [Exhibit 1 - Original Ballena Bay Lease](#)
[Exhibit 2 - Consent to Assignment of the Lease and Leasehold Deed of Trust](#)
[Exhibit 3 - 2007 Master Lease Agreement](#)

- 5-D** [2015-2213](#) Recommendation to Accept the Work of Ranger Pipeline Inc. for Cyclic Sewer Rehabilitation Project, Phase 11, No. P.W. 06-13-16. (Public Works 602)
- 5-E** [2015-2214](#) Recommendation to Accept the Work of Cratus Inc. for Construction of City of Alameda Facility Lateral Replacement Project, No. P.W. 03-15-05. (Public Works 001)
- 5-F** [2015-2212](#) Adoption of Resolution Accepting a Grant of Easement to the City of Alameda from the Casitas Alameda Homeowners Association for a Sewer Pump Station Easement Located within the Common Area in Tract 2936 (Verdemar Drive and Flora Vista Drive) in Exchange for Valuable Consideration and Direct the Recording of the Grant of Easement. (Public Works 602)
- Attachments:** [Exhibit 1 - Easement, Including Legal Description and Plat Map](#)
 [Exhibit 2 - Landmark Evaluation Appraisal Report](#)
 [Exhibit 3 - Grantee's Certificate of Acceptance Resolution](#)
- 5-G** [2015-2289](#) 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 Natel Energy, Inc., a Delaware Corporation, for Building 23 located at 2401 Monarch Street at Alameda Point. [Requires four affirmative votes] (Base Reuse 819099)
- Attachments:** [Exhibit 1 - Leasehold Area Diagram](#)
 [Exhibit 2 - Natel Lease](#)
 [Exhibit 3 - Recent Comparable Sales for Building 23 Purchase Price](#)
 [Ordinance - Revised showing redline](#)
 [Presentation to Council](#)
 [Presentation by Natel](#)
- 5-H** [2015-2291](#) Final Passage 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)
- 6** **Regular Agenda Items**
- 6-A** [2015-2284](#) Adoption of Resolution Appointing John Nolan as a Member of the Civil Service Board and Brendan Sullivan-Seriñana as a Tenant Member of the Rent Review Advisory Committee.
- Attachments:** [External Correspondence](#)

- 6-B** [2015-2247](#) Adoption of Resolution Appointing Karin Lucas, as a Member of the Rent Review Advisory Committee (RRAC), to a Four Year Term Beginning November 4, 2015, and Appointing Thuy Nguyen, as a Member of the RRAC, to a Two Year Term Beginning November 4, 2015. (RRAC)
- Attachments:** [Exhibit 1 - Ordinance 3132](#)
 [Resolutions - RRAC Appointments](#)
 [External Correspondence](#)
- 6-C** [2015-2156](#) Presentation of Public Works Fiscal Year 2014-15 Annual Report. (Public Works 4205)
- Attachments:** [Presentation](#)
- 6-D** [2015-2001](#) Public Hearing to Consider Amendments to the Fiscal Years 2008-2015 Community Development Block Grant (CDBG) Action Plans, and Authorize the City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications. (Housing 236)
- Attachments:** [Exhibit 1- Proposed CDBG Reprogramming Activities](#)
- 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** [2015-2270](#) Consider Directing Staff to Provide the City Council with a Report on the Feasibility of including Alameda in the Service Area for the Bay Area Bike Share Program. (Councilmember Oddie)
- 10** **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2015-2287](#) Consideration of Mayor's Nominations to the 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.