



City of Alameda

Meeting Agenda

City Council

Tuesday, December 15, 2015

7:00 PM

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

REVISED SPECIAL MEETING - CLOSED SESSION - 4:30 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-Ai [2015-2393](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING (Government Code Section 54957)
Title/description of position to be filled: City Manager
 - 3-A [2015-2315](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 of the Government Code
Number of cases: Two (As Defendant - City Exposure to Legal Action)
Attachments: [Submittal](#)
 - 3-B [2015-2363](#) 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
- 4 **Announcement of Action Taken in Closed Session, if any**
[2016-2397](#) December 15, 2015 Closed Session Announcements
Attachments: [2015-12-15 Closed Session Announcements](#)
- 5 **Adjournment - City Council**

Note: The agenda was revised on December 8, 2015 at 4:15 p.m. to add Item 3-Ai.

**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY
TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.**

Pledge of Allegiance

- 1** Roll Call - City Council, SACIC
- 2** Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council/Agency 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/Agency or the public
- 3-A** [2015-2256](#) Recommendation to Accept the Treasury Report for the Quarter Ending September 30, 2015. (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Investment Report](#)
- 3-B** [2015-2263](#) Recommendation to Accept the First Quarter Financial Report for the Period Ending September 30, 2015. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - First 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
- 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
[2016-2398](#) December 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** [2015-2364](#) Minutes of the Special City Council Meeting held on November 9, 2015 and the Special and Regular Meetings held on November 17, 2015. (City Clerk)
- 5-B** [2015-2365](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2015-2347](#) Recommendation to Accept and File the Community Facilities District No. 13-1 (Alameda Landing Public Improvements) Report for Fiscal Year Ending June 30, 2015 and the Community Facilities District No. 13-2 (Alameda Landing Municipal Services District) Report for Fiscal Year End June 30, 2015. (Finance 2410)
- Attachments:** [Exhibit 1 - Community Facilities Districts Annual Reports \(SB 165\)](#)
- 5-D** [2015-2348](#) Recommendation to Amend the General Fund Fiscal Year 2015-16 Budget by Appropriating \$3,000,000 from the General Fund Committed Fund Balance to Pay for the City's Other Post Employment Benefits (OPEB) Obligation as Stated in the Safety Bargaining Groups Memoranda of Understanding. (Finance 2410)
- 5-E** [2015-1886](#) Recommendation to Conduct the Affordable Housing Ordinance Annual Review Consistent with Section 27-1 of the Alameda Municipal Code and California Government Code Section 66001 and Accept the Annual Report. (Housing 266)
- Attachments:** [Exhibit 1 - Affordable Housing Unit/Fee Annual Report](#)
- 5-F** [2015-2264](#) Recommendation to Award a Contract in the Amount of \$103,054 to Mark Thomas & Company for the Extraction of Street and Sidewalk Asset Data from Existing Mobile Mapping Data to Populate a Geographic Information System For Data Management, Retrieval and Analysis. (Public Works 310)
- Attachments:** [Exhibit 1 - Contract](#)
- 5-G** [2015-2312](#) Recommendation to Authorize the Interim City Manager to Issue a Request for Proposals (RFP) for a New Integrated Library System (ILS) for the Alameda Free Library. (Library 210)
- Attachments:** [Exhibit 1 - RFP](#)
- 5-H** [2015-2366](#) Recommendation for the City of Alameda to Co-Sponsor Alameda Unified School District's (AUSD's) "Everyone Belongs Here" Campaign. (Community Development 267)
- Attachments:** [Exhibit 1 Everyone Belongs Here Poster](#)
- 5-I** [2015-2282](#) Adoption of Resolution Amending the International Association of Fire Fighters (IAFF) Supplemental Retirement and Health Plan (Plan) and Trust Agreement for IAFF Employees Hired After June 7, 2011 to

Include Alameda Fire Chief's Association (AFCA), Alameda Police Officers' Association (APOA), and Alameda Police Management Association (APMA) Employees Hired After June 7, 2011 as Provided in the Memoranda of Understanding (MOUs) Between the City and AFCA, the City and APOA, and the City and APMA Approved on April 29, 2015; and

Authorize the Interim City Manager to Appoint the President of Alameda Fire Chief's Association (AFCA), President of Alameda Police Officers' Association (APOA), and President of Alameda Police Management Association (APMA) Employees as Additional Trustees as Required by the Trust Agreement; and

Authorize the Interim City Manager to Execute Plan and Trust Documents. (Finance 2410)

Attachments: [Exhibit 1 - Supplemental Retirement Plan Trust Agreement as Amended \(red-line version\)](#)
[Exhibit 2 - Supplemental Retirement Plan Trust Agreement as Amended \(final\)](#)
[Exhibit 3 - Supplemental Retirement Plan as Amended \(red-line version\)](#)
[Exhibit 4 - Supplemental Retirement Plan as Amended \(final\)](#)
[Resolution - Trust Agreement](#)

- 5-J [2015-2285](#) Adoption of Resolution Approving Administrative Corrections to Better Reflect Current Medical Contribution Rates, Dental Plan Modifications, to Update Language Changes Related to the Public Employment Pension Reform Act (PEPRA), and to List Specific Uniform Rates to the Memorandum of Understanding (MOU) Between the Alameda Fire Chiefs Association (AFCA) and the City of Alameda for the Period Commencing November 1, 2015 and Ending December 18, 2021. (Human Resources 2510)

Attachments: [Exhibit 1 - AFCA MOU 2015-2021 clean](#)
[Exhibit 2 - AFCA MOU 2015-2021 redline](#)
[Resolution - AFCA MOU](#)

- 5-K [2015-2286](#) Adopt a Resolution Approving Administrative Corrections to Better Reflect Current Medical Contribution Rates, Dental Plan Modifications, to Update Language Changes Related to the Public Employment Pension Reform Act (PEPRA), and to List Specific Uniform Rates to the Memorandum of Understanding (MOU) Between the International Association of Firefighters, Local 689 (IAFF) and the City of Alameda for the Period of November 1, 2015 through December 18, 2021. (Human Resources 2510)

Attachments: [Exhibit 1 - IAFF MOU 2015-2021 clean](#)
[Exhibit 2 - IAFF MOU 2015-2021 redline](#)
[Resolution - IAFF MOU](#)

- 5-L [2015-2331](#) Adopt a Resolution Approving Revisions to the Part-Time Classifications Salary Schedule to Meet State Law Requirements to Increase Minimum Wage. (Human Resources 2510)

Attachments: [Exhibit 1 - 2016 Part-Time Employee Salary Schedule](#)
[Exhibit 1 - REVISED 2016 Part-Time Employee Salary Schedule](#)
[Resolution - Minimum Wage](#)

6 Regular Agenda Items

- 6-A [2015-2367](#) Public Hearing to Consider Introduction of Ordinance Amending Chapter 30 of the Alameda Municipal Code (Zoning Ordinance) to Streamline Permitting for Second Units. [The Proposed Amendments Regarding Second Units are also Statutorily Exempt from CEQA Pursuant to CEQA Guidelines Section 15282(h), for the Adoption of Ordinances Implementing Assembly Bill 1866 - Second Unit Law (Government Code Section 65852.2) and Categorically Exempt pursuant to CEQA Section 15305 Minor Alterations to Land Use Limitations]. (Community Development 481005)

Attachments: [Ordinance - Amending New Series Presentation](#)
[External Correspondence](#)
[REVISED Presentation](#)

- 6-B [2015-2318](#) Recommendation to Approve an Exclusive Negotiating Agreement (ENA) between the City of Alameda and a consortium of four developers made up of MidPen Housing, Alameda Point Collaborative, Building Futures with Women and Children, and Operation Dignity for Planning and Development of a 13.2-Acre Parcel in the Main Street Neighborhood Area at Alameda Point bounded by West Midway Avenue, Orion Avenue, West Tower Avenue, and Main Street to Enable Predevelopment Activities for Designing and Constructing New Supportive Housing Facilities for these Existing Supportive Housing Providers. (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Existing Leasehold and Proposed Future Campus of Collaborating Partners](#)
[Exhibit 2 - Exclusive Negotiating Agreement Presentation by Collaborating Partners](#)

- 6-C [2015-2375](#) Recommendation to Accept the Five-Year Pipeline Report for Affordable Housing. (Affordable Housing 266)

Attachments: [Exhibit 1 - Maps of Proposed Project Locations Presentation](#)

- 6-D** [2015-2300](#) Introduction of Ordinance Amending the Alameda Municipal Code by Adding Section 2.24 to Article II of Chapter II Related to Emergency Organization to Create the City of Alameda Disaster Council as Required by State Law to Obtain Legal Recognition as an Official Emergency Organization. (City Manager 2110)

Attachments: [Ordinance - Disaster Council](#)
 [Ordinance - REDLINE Disaster Council](#)

- 6-E** [2015-2301](#) Adoption of Resolution Regarding Workers' Compensation Benefits for Registered Disaster Service Worker Volunteers. (City Manager 2110)

Attachments: [Resolution - Workers' Compensation](#)

- 6-F** [2015-2336](#) Update on Council Referral Regarding Alameda Theatre Marquee Lighting. (Community Development 227)

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** [2015-2374](#) Consideration of Mayor's Nomination to the Rent Review Advisory Committee.

Attachments: [External Correspondence](#)

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.