



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, January 3, 2017

7:00 PM

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

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#### **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 [2017-3704](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54956.8)  
[\(60 minutes\)](#) PROPERTY: 800 W. Tower Avenue, Alameda Point  
CITY NEGOTIATOR: Jennifer Ott, Base Reuse Director  
ORGANIZATIONS REPRESENTED: City of Alameda and Bladium Sports & Fitness Club  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
- 4 Announcement of Action Taken in Closed Session, if any  
[2017-3764](#) January 3, 2017 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**     [2017-3725](#)     Minutes of the Special and Regular City Council Meetings Held on December 6, 2016. (City Clerk)

**5-B**     [2017-3723](#)     Bills for Ratification. (Finance)

**Attachments:**     [Bills for Ratification](#)

**5-C**     [2017-3625](#)     Recommendation to Accept Report on the Appointment of One Member to the Open Government Commission. (City Clerk 2210)

**5-D**     [2017-3711](#)     Recommendation to Authorize the City Manager to Execute an Amendment to the Agreement with Ruggeri-Jensen-Azar for Survey and Mapping Services in Connection with the Proposed Transfer of the Oakland Inner Harbor Tidal Canal for an Additional 6-Month Term for a Total Term of 16-Months and in an Amount Not to Exceed \$20,000 for a Total Amount Not to Exceed \$218,000; and Recommendation to Authorize the City Manager to Execute an Amendment to the Agreement with Chicago Title Company for Title and Escrow Services in Connection with the Proposed Transfer of the Oakland Inner Harbor Tidal Canal for an Additional 6-Month Term for a Total Term of 16-Months, Paid Prior to Close of Escrow, Plus Title Premiums and Escrow Fees Paid at Close of Escrow. (City Attorney 2310)

**Attachments:**     [Exhibit 1 - Ruggeri-Jensen-Azar Contract](#)  
                              [Exhibit 2 - Ruggeri-Jensen-Azar First Amendment](#)  
                              [Exhibit 3 - Chicago Title Company Contract](#)  
                              [Exhibit 4 - Chicago Title Company First Amendment](#)

**5-E**     [2017-3697](#)     Adoption of Resolution Approving Workforce Changes at Alameda Municipal Power (AMP) to Add Two New Positions Effective January 8, 2017: One Customer Service Representative and One Utility Project Manager. (Human Resources 2510)

**Attachments:**     [Exhibit 1 - Public Utilities Board Resolution Resolution](#)

**6 Regular Agenda Items**

**6-A**     [2017-3718](#)     Adoption of Resolution Appointing Norman Sanchez as a Member of  
              [\(5 minutes\)](#)     the Historical Advisory Board.

- 6-B**     [2017-3639](#)     Public Hearing to Consider Approving the Housing and Community Development Needs Statement for the Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year (FY) 2017-18. (Housing 236)  
              [\(15 minutes\)](#)
- Attachments:**     [Exhibit 1 - Social Service Human Relations Board Recommendations](#)  
                              [Exhibit 2 - Schedule](#)  
                              [Exhibit 3 - Proposed Priority Needs Objectives Presentation](#)
- 6-C**     [2017-3686](#)     Public Hearing to Consider Adoption of Resolution Amending the General Plan to Replace the Health and Safety Element and Airport Environs Element of the General Plan with a New Safety and Noise Element. [This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3), as the project does not have the potential to have a significant effect on the environment.] (Community Development 481005)  
              [\(30 minutes\)](#)
- Attachments:**     [Exhibit 1 - Draft Safety and Noise Element](#)  
                              [Exhibit 2 - 1991 Health and Safety Element](#)  
                              [Exhibit 3 - Airport Environs Element Resolution](#)
- 6-D**     [2017-3702](#)     SUMMARY: Public Hearing to facilitate a tax exempt bond financing for capital improvements to school facilities at the Chinese Christian School located on Bay Farm Island. The bonds are not an obligation of the City.  
              [\(30 minutes\)](#)

Public Hearing Under the Tax Equity and Fiscal Responsibility Act (TEFRA) to Consider Adoption of Resolution Approving Associate Membership by the City of Alameda in the California Enterprise Development Authority (CEDA) and the Execution of an Associate Membership Agreement Relating to Associate Membership of the City in the Authority; and Adoption of Resolution Approving the Issuance by the California Enterprise Development Authority of Its Revenue Obligations on Behalf of the Bay Area Chinese Bible Church and/or a Related Entity in an Aggregate Amount Not to Exceed \$12,000,000 for the Purpose of Financing and Refinancing the Cost of Acquisition, Construction, Improvement and Equipping of Certain Property, Providing the Terms and Conditions for Such Obligations and Other Matters Relating Thereto. (City Attorney 2310)

Note: The bonds will not represent a debt of the City, nor do they obligate the City in any way.

**Attachments:** [Exhibit 1 - Associate Membership Agreement Resolution - CEDA Membership Resolution](#)

- 6-E**     [2017-3687](#)     Introduction of Ordinance Approving the Lease Building 397 Located at 1690 Orion Street at Alameda Point (in the Enterprise Zone), with Astra Space, Inc., a Delaware C-Corporation for a Two-Year Lease with Three One-Year Extension Options. [In accordance with the California Environmental Quality Act (CEQA), this Project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes] (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Leased Premise](#)  
[Exhibit 2 - Lease Ordinance Presentation](#)

- 6-F**     [2017-3584](#)     Recommendation to Authorize a New Taser Program, including the Purchase of 60 Taser Conducted Electrical Devices (CED) and the Approval of a Five Year Taser Assurance Plan for a Total Purchase Price Not to Exceed \$139,509.00. (Police 3121)

**Attachments:** [Exhibit 1 - Alameda Police Department \(APD\) Lexipol 302 - Use of Force Review Boards](#)  
[Exhibit 2 - APD Lexipol 300 - Use of Force](#)  
[Exhibit 3 - APD Lexipol 389 - Conducted Energy Device \(DRAFT\)](#)  
[Exhibit 4 - Sole Source Jurisdiction](#)  
[Exhibit 5 - Purchase Quote from Taser](#)

- 6-G**     [2017-3668](#)     Recommendation to Consider the Tenants Request to Amend Lease via Introduction of Ordinance Approving Amendment of a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease Amendment with Auctions by the Bay for Five Years in Building 525 Located at 2751 Todd Street at Alameda Point to Allow the Sale of Antique and Collectible Guns. (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Original Lease](#)  
[Exhibit 2 - Various Auction Arms and Armor Advertisements](#)  
[Exhibit 3 - First Amendment to Lease Ordinance Correspondence](#)

## **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 [2017-3721](#)** Consider Directing Staff to Review and Update the City's Ordinance to Increase Protection of Historic/Heritage Trees, including Adding Arborist Peer Review.  
**Attachments:** [Correspondence](#)
- 9-B [2017-3722](#)** Consider Directing Staff to Review and Update Outdoor Lighting Regulations, also Referred to as Night Sky or Dark Sky, to Reduce Light Pollution. (Mayor Spencer)
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 11 Adjournment - City Council**

- TIME FRAMES LISTED FOR AGENDA ITEMS ARE ONLY ESTIMATES. Discussions on each item could take more or less time. Anyone interested in speaking is encouraged to arrive early rather than relying on the estimates.
- 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](http://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](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.