



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, May 2, 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 - 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 [2017-4228](#) [\(30 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9)  
CASE NAME: Boatworks v City of Alameda, et al.  
COURT: Superior Court of the State of California, County of Alameda  
CASE NUMBERS: RG16841240
  - 3-B [2017-4242](#) [\(30 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Pursuant to Government Code § 54956.9)  
CASE NAME: Boatworks v City of Alameda, et al.  
COURT: Superior Court of the State of California, County of Alameda  
CASE NUMBERS: RG14746654
  - 3-C [2017-4227](#) [\(30 minutes\)](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957  
Positions Evaluated: City Manager - Jill Keimach, City Attorney - Janet Kern and City Clerk - Lara Weisiger
- 4 **Announcement of Action Taken in Closed Session, if any**
- 5 **Adjournment - City Council**

#### **SPECIAL JOINT MEETING OF THE CITY COUNCIL AND ALAMEDA PUBLIC FINANCING AUTHORITY (APFA) - 6:58 P.M.**

##### **Pledge of Allegiance**

- 1 **Roll Call - City Council, APFA**

- 2 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council/Authority 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/Authority or the public**
- 3-A [2017-4279](#) SUMMARY: Authorize the City Manager to Negotiate and Execute an Extension of the Letter of Credit Related to Two Types of Revenue Bonds**

Recommendation to Authorize the City Manager to Negotiate and Execute an Extension of the Letter of Credit with the Combined Entity, Mitsubishi UFJ Financial Group (MUFG)-Union Bank, N.A., Related to the Current Outstanding \$6,800,000 Alameda Public Financing Authority (APFA) Variable Rate Demand Revenue Bonds (Alameda Point Improvement Project), 2003 Series A, and the Current Outstanding \$3,400,000 APFA Taxable Variable Rate Demand Revenue Bonds (Alameda Point Improvement Project), 2003 Series B, on Similar Terms and Conditions as the Existing Letter of Credit. [City Council and APFA] (Finance 2410)

**4 Adjournment - City Council, APFA**

**Note: This special meeting was added on April 25, 2017 at 5:30 p.m.**

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

- 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 [2017-4229](#) Minutes of the Special Joint City Council and SACIC Meeting Held on April 4, 2017. (City Council and SACIC) (City Clerk)**
- 3-B [2017-4187](#) Adoption of Resolution Approving the City of Alameda Debt Management Policy. (Finance 2410)**  
**Attachments: [Exhibit 1 - Debt Management Policy Resolution](#)**
- 3-C [2017-4184](#) Adoption of Resolution Approving the Form and Authorizing Distribution of a Preliminary Official Statement in Connection with the**

Offering and Sale of Tax Allocation Bonds to Refund Outstanding Bonds of the Former Community Improvement Commission of the City of Alameda, and Approving Related Documents and Actions. (Finance 207)

**Attachments:** [Exhibit 1 - Preliminary Official Statement](#)  
[SACIC Resolution](#)

#### 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 [2017-4195](#) Proclamation Declaring May 11, 2017 as Alameda Bike to Work and  
[\(5 minutes\)](#) School Day. (Base Reuse 819099)

3-B [2017-4136](#) Proclamation Declaring May 11 through May 21, 2017 as East Bay  
[\(5 minutes\)](#) Affordable Housing Week. (Housing Authority)

3-C [2017-4213](#) Proclamation Declaring May 2017 as Asian Pacific Heritage Month.  
[\(5 minutes\)](#) (City Manager 2110)

**Attachments:** [REVISED Proclamation](#)

#### 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 [2017-4230](#) Minutes of the Special and Regular City Council Meeting Held on  
April 4, 2017. (City Clerk)

5-B [2017-4233](#) Bills for Ratification. (Finance)

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

5-C [2017-4076](#) Recommendation to Authorize Call for Bids for Publication of Legal  
Notices in the Official Newspaper for the Fiscal Year Ending June 30,  
2018. (City Clerk 2210)

**Attachments:** [Exhibit 1 - Specifications](#)

5-D [2017-4177](#) Recommendation to Direct Staff to Transmit the City of Alameda

2016 Housing Element Annual Report to the State of California Department of Housing and Community Development. [Approval of an annual report is not subject to review under the California Environmental Quality Act (CEQA), nor is an annual report defined as a "project" under CEQA. No future review is required.] (Community Development 481005)

**Attachments:** [Exhibit 1 - Annual Report](#)  
[Exhibit 2 - Map of Approved Housing Sites 2015-2023](#)

- 5-E [2017-4198](#) Recommendation to Accept the Work of MCK Services, Inc. for Repair and Resurfacing of Certain Streets, Phase 35, No. P.W. 03-16-03. (Public Works 310)
- 5-F [2017-4201](#) Recommendation to Accept the Work of Mountain Cascade, Inc. for Construction of Group 2 - Sewer Pump Station Renovations for Reliability and Safety Improvements Project, No. P.W.03-14-10. (Public Works 602)
- 5-G [2017-4232](#) Final Passage of Ordinance Approving a First Amendment to a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a First Amendment to the Lease Agreement with Advanced Roofing Services, Inc. a California Corporation, for Building 612 Located at 1450 Viking Street at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorical Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] [Requires Four Affirmative Votes] (Base Reuse 819099)

## 6 Regular Agenda Items

- 6-A [2017-4191](#) Recommendation to Accept Update on the Status of the Underground Utility District (UUD) Program. (Alameda Municipal Power)  
[\(30 minutes\)](#)
- Attachments:** [Exhibit 1 - UUD Scorecard Presentation](#)
- 6-B [2017-4179](#) Public Hearing to Consider Adoption of Resolution Confirming the Webster Street Business Improvement Area (BIA) Assessment Report for Fiscal Year 2017-18; and Levying an Annual Assessment on the Webster Street BIA. (Community Development 227)  
[\(15 minutes\)](#)
- Attachments:** [Exhibit 1 - Assessment Report](#)  
[Exhibit 2 - Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Resolution Presentation](#)

- 6-C**     [2017-4180](#)     Public Hearing to Consider Adoption of Resolution Confirming the  
[\(15 minutes\)](#)     Park Street Business Improvement Area (BIA) Annual Assessment  
Report for Fiscal Year 2017-18; and Levying an Annual Assessment  
on the Park Street BIA. (Community Development 227)

**Attachments:**     [Exhibit 1 - Assessment Report](#)  
[Exhibit 2 - Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Resolution](#)  
[Presentation](#)  
[Protest Letter](#)  
[Response to Protest Letter](#)  
[Protest Letter2](#)

- 6-D**     [2017-4183](#)     Public Hearing to Consider Adoption of the Fiscal Year (FY) 2017-18  
[\(30 minutes\)](#)     Community Development Block Grant (CDBG)/HOME Partnership  
Investment Program Action Plan; and Authorize the City Manager to  
Negotiate and Execute Related Documents, Agreements, and  
Modifications at Funding Levels Approved by Congress. (Housing  
266)

**Attachments:**     [Exhibit 1 - CDBG FY17-18 Action Plan](#)  
[Exhibit 2 - CDBG FY17-18 Action Plan Summary of](#)  
[Activities Recommended for Funding](#)  
[Exhibit 3 - Social Service Human Relations Board](#)  
[Recommendation for FY16-17 & FY17-18 Non-Housing](#)  
[Public Service Allocations](#)

**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**     [2017-4078](#)     Consider Directing Staff to Review and Update Alameda's 2008 Local  
Action Plan for Climate Protection. (Councilmember Matarrese) [Not  
heard on April 4 or 18, 2017]

- 9-B**     [2017-4103](#)     Consider Reviewing and Updating the Rules of Order for City Council  
Agendas and Meetings. (Councilmember Matarrese) [Not heard on  
April 18, 2017]

**Attachments:** [Resolution 12567](#)  
[Resolution 12611](#)  
[Resolution 13031](#)  
[Resolution 13304](#)  
[Resolution 14544](#)  
[Resolution 14656](#)

**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.