



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, June 6, 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 - 4:00 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 [2017-4356](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Pursuant to Government Code § 54956.9)  
Case Name: Rodriguez, Michael v. City of Alameda, et al.  
Court: United States District Court, Northern District of California  
Case Numbers: C14-02075
  - 3-B [2017-4367](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to subdivision (c) of Section 54956.9 of the Government Code  
Number of cases: Three (As Plaintiff - City Initiating Legal Action)
  - 3-C [2017-4376](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54956.8)  
PROPERTY: Chuck Corica Golf Complex, 1 Clubhouse Memorial Road, Alameda, CA 94502  
CITY NEGOTIATOR: Jill Keimach, City Manager and Amy Wooldridge, Recreation and Parks Director  
ORGANIZATIONS REPRESENTED: Greenway Golf Associates, Inc.  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment  
**Attachments:** [Sublittal](#)
  - 3-D [2017-4375](#) 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**

[2017-4447](#) June 6, 2017 Closed Session Announcement

**Attachments:** [Announcement](#)

**5 Adjournment - City Council**

**REVISED SPECIAL PUBLIC MEETING OF THE CITY COUNCIL - 6:00 P.M.**

**1 Roll Call - City Council**

**2 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council regarding any matter not on the agenda**

**3 Regular Agenda Item**

**3-A** [2017-4374](#) Study Session to Consider Establishing Mixed Use (MX) Zoning District Guidelines;  
[\(60 minutes\)](#)

Adoption of Resolution Adopting Policies Regarding Development of Master Plans and Amendments to Master Plans for New Development within the MX Mixed Use Zoning District. (Community Development 481005)

**Attachments:** [Exhibit 1 - March 11, 2016 Tour Materials](#)  
[Exhibit 2 - April 2016 City Council Workshop Materials](#)  
[Exhibit 3 - April 2016 Minutes](#)  
[Presentation](#)  
[Resolution](#)  
[Information Provided by Councilmember Oddie](#)  
[Correspondence](#)

**4 Adjournment - City Council**

**Note: Agenda updated on May 30, 2017 at 3:00 p.m. to correct Oral Communications and Item 3-A title and staff report.**

**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** [2017-4373](#) Proclamation Declaring June 2017 as Elder Abuse Awareness Month.  
(Recreation 2801010)

- 3-B [2017-4382](#) Proclamation Declaring June 2017 as LGBTQ Pride Month. (City Manager 2110)
- 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 [2017-4396](#) Minutes of the Special and Regular City Council Meetings Held on May 2, 2017. (City Clerk)
- 5-B [2017-4400](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)
- 5-C [2017-4298](#) Adoption of Resolution Authorizing the Filing of Applications for Funding Assigned to the Metropolitan Transportation Commission, Committing Any Necessary Local Matching Funds and Stating Assurance to Complete the Central and Clement Avenue Complete Street Projects and the Citywide Resurfacing Project. (Transportation 91625)  
**Attachments:** [Resolution](#)
- 5-D [2017-4324](#) Adoption of Resolution Accepting a Grant of Easement to the City of Alameda from the First 5 Alameda County for a Sewer Pump Station and Related Public Utility Purposes Located within Lot 1 of Parcel Map 5435 and Directing the Recording of the Grant of Easements; and  
  
Adoption of Resolution Accepting a Grant of Easement to the City of Alameda from the Seastrand Owners Association for a Sewer Pump Station and Related Public Utility Purposes Located within Lot A of Tract 4382 and Directing the Recording of the Grant of Easements. (Public Works 602)  
**Attachments:** [Exhibit 1 - Grant of Easement First 5](#)  
[Exhibit 2 - Landmark Valuation Appraisal First 5](#)  
[Exhibit 3 - Certificate of Acceptance First 5](#)  
[Exhibit 4 - Grant Of Easement Seastrand](#)  
[Exhibit 5 - Landmark Valuation Appraisal Seastrand](#)  
[Exhibit 6 - Certificate of Acceptance Seastrand](#)  
[Resolution First 5](#)  
[Resolution Seastrand](#)

- 5-E [2017-4339](#) Recommendation to Authorize the City Manager to Execute a Gas Service Operations and Maintenance Agreement with PG&E at Alameda Point. (Base Reuse 819099)  
**Attachments:** [Exhibit 1 - Old Gas Service Operations and Maintenance Agreement](#)  
[Exhibit 2 - New Gas Service Operations and Maintenance Agreement](#)
- 5-F [2017-4340](#) Recommendation to Award a Contract in the Amount of \$165,636 Including Contingencies to MV Transportation, Inc. for the Operation of the Alameda Paratransit Shuttle (Alameda Loop Shuttle). (Transportation 287)  
**Attachments:** [Exhibit 1 - Alameda Paratransit Program for Fiscal Year 2017-2018](#)  
[Exhibit 2 - Alameda Paratransit Shuttle Schedules with Current One Hour Frequency](#)  
[Exhibit 3 - MV Transportation, Inc. Contract](#)
- 5-G [2017-4342](#) Adoption of Resolution Authorizing the City Manager to Submit a Request to the Metropolitan Transportation Commission for the Allocation of \$222,279 in Fiscal Year 2017-2018 for the Cross Alameda Trail Project Between Main Street and Constitution Way per Transportation Development Act Article 3 for Pedestrian/Bicycle Project Funding and to Execute All Necessary Documents (Transportation 91402)  
**Attachments:** [Resolution](#)
- 5-H [2017-4344](#) Recommendation to Authorize the City Manager to Execute a Water Infrastructure Agreement for Alameda Point with East Bay Municipal Utility District (EBMUD) to: (1) Address the Implementation of New Water Infrastructure in the Reuse Area; and (2) Extend the Existing Short-Term Maintenance and Operations Agreement for the Existing Water System and (3) Accept Credits in System Capacity and Wastewater Capacity Fees from EBMUD. (Base Reuse 819099)  
**Attachments:** [Exhibit 1 - Map of Reuse and Development Areas](#)  
[Exhibit 2 - Water Infrastructure Agreement with EBMUD](#)  
[Exhibit 3 - Short Term Agreement for Operations and Maintenance of Existing Water System at Alameda Point](#)
- 5-I [2017-4357](#) Recommendation to Authorize the City Manager to Enter into an Agreement with Roux Associates, Inc. in the Amount of up to \$273,866 in Fiscal Year 2017-2018, Renewable Annually by the City Manager for up to Four Additional Years for a Total Compensation of \$1,369,330 for Environmental/Hazardous Materials Consulting Services at Alameda Point and Various Transportation Projects. (Base Reuse 819099 and Transportation 91611)

**Attachments:** [Exhibit 1 - Roux Associates Contract](#)

- 5-J [2017-4347](#) Recommendation to Approve a Two-Year Staffing Services Agreement between the City of Alameda and the Housing Authority to Provide: 1) Housing Services on behalf of the City, and 2) Additional Policing Services for the Housing Authority. (Community Development 236)

**Attachments:** [Exhibit 1 - AHA Services Agreement Submittal](#)

- 5-K [2017-4351](#) Recommendation to Approve a 36-month Services Agreement between the City of Alameda and the Housing Authority for \$1,152,116 (FY 2017-18, with 3% annual adjustments for FY 2018-19 and FY 2019-20) to Administer the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance as Amended for the City of Alameda. (Rent Stabilization 265)

**Attachments:** [Exhibit 1 - Request for Proposals \(RFP\) for Program Administrator and Addendum No. 1](#)  
[Exhibit 2 - RFP Distribution List](#)  
[Exhibit 3 - Proposals for Program Administrative Services](#)  
[Exhibit 4 - Services Agreement](#)

- 5-L [2017-4368](#) Adoption of Resolution Requesting and Authorizing the County of Alameda to Levy a Tax on All Real and Personal Property in the City of Alameda as a Voter Approved Levy for the General Obligation Bonds Issued Pursuant to a General Election Held November 7, 2000 for the Alameda Library. (Finance 421.1)

**Attachments:** [Resolution](#)**6 Regular Agenda Items**

- 6-A [2017-4287](#) [\(5 minutes\)](#) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Saildrone, Inc. a Delaware Corporation, for a Five-Year Lease with Two Five-Year Extension Options and a Right of First Negotiation for the Purchase of Building 12 Located at 1050 West Tower Avenue at Alameda Point. [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 - Aerial Map](#)  
[Exhibit 2 - Premises](#)  
[Exhibit 3 - Parking Area](#)  
[Exhibit 4 - Taxiway H License Area](#)  
[Exhibit 5 - Lease Ordinance](#)

- 6-B** [2017-3884](#) Recommendation to Authorize the City Manager to Execute an Alameda Animal Shelter Services Agreement and a Lease Agreement with the Friends of the Alameda Animal Shelter (FAAS) for an Amount Not to Exceed \$804,300 in FY18/19 with an escalator for the second year, plus \$45,000 for Capital Improvements in Fiscal Year 2017-18. (City Manager 2110)

**Attachments:** [Exhibit 1 - Original 2012 Lease](#)  
[Exhibit 2 - Willdan FAAS Review 020517](#)  
[Exhibit 3 - Proposed Shelter Services Agreement](#)  
[Exhibit 4 - Proposed Lease Agreement Presentation](#)

- 6-C** [2017-4352](#) Recommendation to Receive the Rent Program Regulatory Fee Study; [\(90 minutes\)](#)

Adoption of Resolution Adopting a Program Fee to Implement and Administer the City's Rent Review, Rent Stabilization and Limitations on Evictions Ordinance, as Amended, and Implementing Policies; and

Final Passage of Ordinance Amending the Alameda Municipal Code by Amending Various Sections of Article XV of Chapter VI Concerning (1) Review of Rent Increases Applicable to All Rental Units and Rent Stabilization Applicable to Certain Rental Units and (2) Limitations on Evictions and the Payment of Relocation Assistance Applicable to all Rental Units (eliminating "no cause" ground for eviction). (Rent Stabilization 265).

**Attachments:** [Exhibit 1 - Redline version of Ordinance](#)  
[Exhibit 2 - Rent Program Regulatory Fee Study, June 2017](#)  
[Resolution Ordinance](#)  
[Correspondence](#)  
[Correspondence 2](#)

## 7 City Manager Communications - Communications from City Manager

- 8 Oral Communications, Non-Agenda (Public Comment) - Speakers 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** [2017-4284](#) Consider Directing Staff to Create a “Straws on Request” Ordinance and Review Ordinance No. 2977 to Address that “To Go” Food Ware, Including Straws, be Compostable or Recyclable. (Mayor Spencer) [Not heard on May 16, 2017 or June 6, 2017]  
**Attachments:** [Straws on Request](#)  
[Correspondence](#)  
[Ordinance 2977](#)  
[City of Santa Cruz Ordinance](#)
- 9-B** [2017-4349](#) Consider Directing Staff to Propose Regulations to Authorize Convenient and Safe Cannabis Businesses in Alameda. (Mayor Spencer) [Not heard on June 6, 2017]  
**Attachments:** [Correspondence](#)  
[Correspondence 2](#)
- 9-C** [2017-4350](#) Consider Directing Staff and the Transportation Commission to Analyze Traffic Calming Solutions at the Intersection of Santa Clara Avenue and Sherman Street. (Vice Mayor Vella) WITHDRAWN  
**Attachments:** [Withdrawn](#)
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2017-4369](#) Consideration of Mayor’s Nominations for Appointment to the Commission on Disability Issues, Golf Commission, Historical Advisory Board, Library Board, Planning Board, Public Art Commission, Public Utilities Board, Rent Review Advisory Committee, Social Service Human Relations Board and Transportation Commission.
- 11 Adjournment - City Council**

**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 7:01 P.M. (To be heard after Regular Meeting Item 6-C)**

- 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** [2017-4401](#) Minutes of the Special Joint Meeting of the City Council and Successor Agency to the Community Improvement Commission (SACIC) Held on May 2, 2017. (City Council and SACIC) (City Clerk)
- 3-B** [2017-4348](#) Recommendation to Accept the Fourth Quarter Financial Report for the Period Ending June 30, 2016. [City Council and SACIC] (Finance 2410)  
**Attachments:** [Exhibit 1 - Fourth Quarter Financial Report](#)
- 3-C** [2017-4353](#) Recommendation to Accept the First Quarter Financial Report for the Period Ending September 30, 2016. [City Council and SACIC] (Finance 2410)  
**Attachments:** [Exhibit 1 - First Quarter Financial Report](#)
- 4 Regular Agenda Items**
- 4-A** [2017-4386](#) Adoption of Resolutions (1) Approving and Adopting the City of Alameda Operating and Capital Budget for Fiscal Years (FY) 2017-18 and 2018-19 and (2) Approving and Adopting the Successor Agency to the Community Improvement Commission Budget for FY 2017-18 and 2018-19; [CITY COUNCIL AND SACIC]
- Adoption of Resolution Approving Workforce Changes in the Recreation and Parks Department, Public Works Department, Community Development Department and Information Technology Department; [CITY COUNCIL]
- Amend the Pension Rate Stabilization Program and Other Post-Employment Benefits Funding Policy; [CITY COUNCIL]
- Direct the City Manager or Designee to Deposit \$6,043,000 of Committed General Fund - Fund Balance Plus Amounts Authorized by Council in Current and Future Budgets into the Public Agencies Retirement Services (PARS) Post-Employment Benefits Trust to Use for Prefunding of Pension and Other Post-Employment Benefits Obligations. [CITY COUNCIL] (Finance 2410)



**Attachments:** [Exhibit 1 - Fiscal Years 2017-18 and 2018-19 Budget Transmittal Letter](#)  
[Exhibit 2 - Budget Summary, General Fund and All Other Funds](#)  
[Exhibit 3 - Capital Improvement Program \(CIP\) Budget](#)  
[Exhibit 4 - FY 2017-18 and 2018-19 Vehicle Replacement Schedule](#)  
[Exhibit 5 - Pension and OPEB Funding Policy - Revised Resolution - City](#)  
[Resolution - SACIC Budget](#)  
[Resolution - Workforce Changes Presentation](#)  
[Presentation - REVISED](#)

## **5 Adjournment - City Council, SACIC**

- 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.
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