



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, October 17, 2017

7:00 PM

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

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#### **REVISED SPECIAL MEETING - CLOSED SESSION - 5:00 P.M.**

Note: The closed session agenda was revised on October 9, 2017 at 5:00 p.m. to add Item 3-B.

- 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 [2017-4817](#) (120 minutes) 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: One (As Defendant - City Exposure to Legal Action)
  - 3-B [2017-4824](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957  
Positions Evaluated: City Manager - Jill Keimach; City Attorney - Janet Kern; and City Clerk - Lara Weisiger  
**Attachments:** [Correspondence](#)
- 4 Announcement of Action Taken in Closed Session, if any  
[2017-4859](#) October 17, 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**

- 3-A** [2017-4698](#) [\(5 minutes\)](#) Proclamation Declaring October 15, 2017 as White Cane Safety Day and October 2017 as Disability Awareness Month. (City Manager 2110)
- 3-B** [2017-4731](#) [\(5 minutes\)](#) Proclamation Declaring October 15 through 21, 2017 at Friends of the Alameda Free Library Appreciation Week. (Library)
- 3-C** [2017-4802](#) [\(5 minutes\)](#) Proclamation Declaring October 22 through 28, 2017 as Childhood Lead Poisoning Prevention Week. (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**

[2017-4860](#) October 17, 2017 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** [2017-4821](#) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on September 19, 2017. (City Clerk)
- 5-B** [2017-4822](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2017-4726](#) Recommendation to Authorize the City Manager to Negotiate and Execute an Agreement for the Purchase of One Pierce Fire Engine in an Amount Not to Exceed \$921,050. (Fire 3200)
- Attachments:** [Exhibit 1 - Fire Engine Quote Package](#)
- 5-D** [2017-4751](#) Recommendation to Authorize the Purchase of a Replacement VacCon Combination Jet/Vacuum Sewer Cleaner through the National Joint Powers Alliance Contract 022014-AMI in the Amount of \$397,643. (Public Works 602)
- Attachments:** [Exhibit 1 - VacCon Quote](#)  
[Exhibit 2 - National Joint Powers Alliance Contract](#)
- 5-E** [2017-4785](#) Recommendation to Approve the 2017-2018 Pilot Program, "Art in City Hall." (City Manager 2110)

**Attachments:** [Exhibit 1 - Art in City Hall Guidelines](#)  
[Exhibit 2 - Art in City Hall Artist Agreement](#)

**5-F**     [2017-4733](#)     Recommendation to Approve a License Agreement with the Alameda Soccer Club for the Use and Management of the Hornet Soccer Field for a Total of Five Years. (Recreation and Parks 2801010)

**Attachments:**     [Exhibit 1 - License Agreement](#)

**5-G**     [2017-4734](#)     Recommendation to Authorize the City Manager to Execute an Eight Year Agreement with a Total Compensation of \$16,000 with Field Turf and an Eight Year Agreement with a Total Compensation of \$44,000 with Valley Precision Grading for Biannual Maintenance of Synthetic Turf Fields at Estuary Park. (Recreation and Parks 2801010)

**Attachments:**     [Exhibit 1 - Field Turf Agreement](#)  
[Exhibit 2 - Valley Precision Grading Agreement](#)

**5-H**     [2017-4773](#)     Recommendation to Authorize the City Manager to Execute Amendment to the Agreement with SLR International Corporation (SLR) to Provide Groundwater Investigation and Monitoring Services for the Jean Sweeney Open Space Park for an Amount Not To Exceed \$163,900 for a Total Contract Amount of \$518,060. (Recreation and Parks 2801010)

**Attachments:**     [Exhibit 1 - SLR 3rd Amendment](#)  
[Exhibit 2 - SLR Agreement, 1st and 2nd Amendments](#)

**5-I**     [2017-4743](#)     Recommendation to Award a Contract in the Amount of \$4,124,520, Including an 8% Contingency, to Suarez and Munoz Construction, Inc. for Jean Sweeney Open Space Park Phase A Project, No. P.W. 05-16-09; and

Adoption of Resolution Appropriating \$1,000,000 to the Capital Projects Fund Sweeney Park Project (91309) from the General Fund, \$13,000 from the Historical Advisory Board Fund and \$25,000 of Kiwanis and \$25,000 of Alameda Community Fund Donations for a total of \$1,063,000 to the Project. (Recreation and Parks 2801010)

**Attachments:**     [Exhibit 1 - Suarez and Munoz Contract Resolution](#)

**5-J**     [2017-4738](#)     Recommendation to Authorize the City Manager, or Her Designee, to Negotiate and Execute Purchase Agreements not to Exceed \$308,000 for the Replacement of Seven Police Department Vehicles and One Police Motorcycle; and

Adoption of Resolution Amending the Equipment Replacement Fund Budget for Fiscal Year 2017-18. (Police 3121)

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

- 5-K [2017-4779](#) Recommendation to Award a Contract in the Amount of \$1,122,055, including a 15% Contingency, to Carlson, Barbee & Gibson, Inc. for Civil Engineering Services to Replace Backbone Infrastructure in Alameda Point's Reuse Area to East Bay Municipal Utility District (EBMUD) Standards; and

Adoption of Resolution Amending the Base Reuse Fund and Alameda Point Capital Projects Fund Budget for Fiscal Year 2017-18. (Base Reuse 858)

**Attachments:** [Exhibit 1 - Alameda Point Reuse and Development Areas](#)  
[Exhibit 2 - EBMUD Agreement](#)  
[Exhibit 3 - Contract](#)  
[Resolution](#)

- 5-L [2017-4809](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease Agreement with Auctions By The Bay, Inc., a California Corporation, for a Sixty Four Month Lease for Building 525 Located at 2751 Todd Street 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)

**6 Regular Agenda Items**

- 6-A [2017-4625](#) [\(10 minutes\)](#) Proclamation Declaring October 2017 as Domestic Violence Awareness Month. (City Manager 2110)
- 6-B [2017-4702](#) [\(5 minutes\)](#) Proclamation Declaring November 1, 2017 as Extra Mile Day. (City Manager 2110)
- 6-C [2017-4808](#) [\(5 minutes\)](#) Adoption of Resolution Appointing Penny Cozad as a Member of the Planning Board.  
**Attachments:** [Correspondence](#)
- 6-D [2017-4790](#) [\(20 minutes\)](#) Public Hearing to Consider Introduction of Ordinance Authorizing the City Manager to Execute a Ground Lease Agreement between Eden Housing, Inc, and the City of Alameda for a 70-Unit Family Affordable Housing Project on Block 8, within Site A at Alameda; and (2) Introduction of Ordinance Authorizing the City Manager to Execute a Ground Lease Agreement between Eden Housing, Inc., and the City of Alameda for a 60-Unit Senior Affordable Housing Project on Block 8 within Site A at Alameda Point. (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Ground Lease Agreement - Family Project](#)  
[Exhibit 2 - Ground Lease Agreement - Senior Project Presentation](#)  
[Ordinance - Family Project](#)  
[Ordinance - Senior Project](#)

- 6-E [2017-4803](#) Recommendation to Accept the Certificate of Sufficiency for a  
[\(45 minutes\)](#) Proposed City of Alameda Charter Amendment Making the “City of Alameda Rent Review, Rent Stabilization and Limitations on Evictions Ordinance” a Part of the Alameda City Charter; and

Select One of the Following: 1) Adoption of Resolution Calling an Election to be Consolidated with the Statewide Primary on June 5, 2018 and Submitting to the Voters at That Election a Measure that Proposes to Amend the City Charter by Incorporating into the Charter Ordinance 3148, with Certain Modifications, or 2) Adoption of Resolution Calling an Election to be Consolidated with the General Municipal Election and Statewide General Election on November 6, 2018 and Submitting to the Voters at That Election a Measure that Proposes to Amend the City Charter by Incorporating into the Charter Ordinance 3148, with Certain Modifications. (City Clerk 2220)

**Attachments:** [Exhibit 1 - Notice of Intent and Full Text of the Measure](#)  
[Exhibit 1 - REVISED Notice of Intent and Full Text](#)  
[Exhibit 2 - Title and Summary](#)  
[Exhibit 3 - Certificate of Sufficiency](#)  
[Resolution - June Election](#)  
[Resolution - November Election](#)

- 6-F [2017-4756](#) Public Hearing to Consider Introduction of Ordinance Amending the  
[\(30 minutes\)](#) Alameda Municipal Code (AMC) to Add Section 30-18, Universal Residential Design. (Community Development 209)

**Attachments:** [Exhibit 1 - Letter to the Building Industry Association](#)  
[Ordinance](#)  
[Correspondence](#)

- 6-G [2017-4765](#) Introduction of Ordinance Amending the Alameda Municipal Code  
[\(5 minutes\)](#) (AMC) by Amending Section 2-19 to Change the Name of the Commission on Disability Issues to the Commission on Disability. (Public Works 4205)

**Attachments:** [Exhibit 1 - AMC Section 2-19](#)  
[Exhibit 2 - AMC Section 2-19 redlined](#)  
[Ordinance](#)

- 6-H**     [2017-4178](#)     Public Hearing to Consider Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 (Zoning Ordinance) to Update and Improve the Regulations Governing the Public Art Ordinance. [The proposed amendment is categorically exempt from further environmental review pursuant to State CEQA Guidelines 15305 Minor Alterations to Land Use Limitations]. (Community Development 285)

**Attachments:**     [Exhibit 1 - Background Documents](#)  
[Exhibit 2 - Public Art Meeting, Summarized Public Comments](#)  
[Exhibit 3 - Proposed Changes to Ordinance \(Redline\)](#)  
[Exhibit 4 - Proposed Changes to Ordinance \(Clean Version\)](#)  
[Exhibit 5 - Summary of Public Art Requirements](#)  
[Exhibit 6 - Summary of Administrative Caps Ordinance Presentation Correspondence](#)

- 6-I**     [2017-4759](#)     Public Hearing to Consider Introduction of an Ordinance Amending Alameda Municipal Code Section 30-25 Appeals or Calls for Review. (Community Development 209)

**Attachments:**     [Exhibit 1 - City Council Referral](#)  
[Exhibit 2 - "Call for Review" Procedures in Other Cities Ordinance](#)

- 6-J**     [2017-4758](#)     Adoption of Resolution Approving Guidelines for the Sister Cities Program. (Community Development 256)

**Attachments:**     [Exhibit 1 - Alameda Sister Cities Guidelines](#)  
[Exhibit 2 - Alameda Sister Cities Association Letter of Support Resolution Presentation](#)

**7     City Manager Communications - Communications from City Manager**

- 7-A**     [2017-4818](#)     Update on Tracking of Council Direction through the Referral Process.

**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**

**10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings****10-A** [2017-4760](#) Consideration of Mayor's Nomination to the Planning Board.**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.