



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, February 7, 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 - 6:15 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 [2017-3830](#) [\(30 minutes\)](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code § 54956.8)  
PROPERTY: 1930 Main Street, Alameda, CA 94501  
REAL PROPERTY NEGOTIATORS: Jen Ott, Base Reuse and Transportation Planning Director and Rochelle Wheeler, Transportation Planner  
PARTIES REPRESENTED: Mr. Hi Chi Chen and Mrs. Lena Muy Chiv d.b.a. Hometown Donuts  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Lease
- 4 Announcement of Action Taken in Closed Session, if any
  - 2017-3930 February 7, 2017 Closed Session Announcement  
**Attachments:** Announcement

- 5 Adjournment - City Council

#### **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 Agenda Items**

- 3-A**     [2017-3802](#)     Adoption of Resolution Authorizing the Issuance and Sale of Taxable Tax Allocation Refunding Bonds to Refund Bonds of the Former Community Improvement Commission of the City of Alameda and Approving Related Documents and Actions. (Community Development 207)

**Attachments:**    [Exhibit 1 - Debt Service Savings Analysis](#)  
                              [Exhibit 2 - First Supplemental Indenture of Trust](#)  
                              [Exhibit 3- Escrow Agreement](#)  
                              [Exhibit 4 - Bond Purchase Agreement](#)  
                              [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**     [2017-3831](#)     Proclamation Declaring February 7, 2017 as St. Joseph Notre Dame Men's Cross Country Champion Cooper Teare Day. (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**     [2017-3838](#)     Minutes of the Special and Regular City Council Meeting Held on January 3, 2017. (City Clerk)

- 5-B**     [2017-3846](#)     Bills for Ratification. (Finance)

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

- 5-C**     [2017-3798](#)     Recommendation to Consent to the Public Utilities Board's Request to Solicit Bids and Sell One Surplus Small Bucket Utility Vehicle and One Surplus Backup Generator. (Alameda Municipal Power)

- 5-D**     [2017-3799](#)     Recommendation to Award a Contract in the Amount of \$3,564,002, Including Contingency, to McGuire and Hester for Construction of Group 3 - Sewer Pump Station Renovations for Reliability and Safety Improvements Project, No. P.W.03-14-11. (Public Works 602)

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

- 5-E**     [2017-3792](#)     Recommendation to Approve a Five-Year Waiver of License Fees with Alameda Point Concours for Use of the Parade Grounds at Alameda Point Located on the Former Naval Air Station Alameda (NAS Alameda). [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)

- 5-F**     [2017-3389](#)     Adoption of a Resolution Amending the Alameda Police Officers Association Non-Sworn Unit (PANS) Salary Schedule Establishing the Classification of Crime Prevention Technician Effective February 5, 2017 (Human Resources 2510)

**Attachments:**   [Exhibit 1 - PANS Salary Schedule](#)  
                              [Resolution](#)

- 5-G**     [2017-3843](#)     Final Passage of Ordinance Amending the Disposition and Development Agreement between Alameda Point Partners, LLC and the City of Alameda for Site A at Alameda Point to Extend the Phase 1 Outside Closing Date from December 12, 2016 to April 11, 2017 to Allow for Additional Time to Complete Property Due Diligence and to Secure Additional Financial Commitments. [Requires Four Affirmative Votes] (Base Reuse 819099)

## **6        Regular Agenda Items**

- 6-A**     [2017-3818](#)     Adoption of Resolution Appointing Gerald Serventi as a Member of  
[\(5 minutes\)](#)     the Public Utilities Board.

- 6-B**     [2017-3772](#)     Adoption of Resolution Authorizing the City Manager to Accept, on  
[\(10 minutes\)](#)     Behalf of the City, Certain Surplus Federal Property, and to Accept, Execute, and Record Conveyance Documents in Substantial Conformance with Certain Phase 3A Property and Conveyance Documents from the United States of America, Acting by and through the Department of the Navy, to Implement the Economic Development Conveyance Agreement for the Former Naval Air Station, Alameda (Phase 3A Alameda Point Conveyance). [Requires Four Affirmative Votes] (Base Reuse 819099)

**Attachments:** [Exhibit 1 - Map of Conveyance Phases](#)  
[Exhibit 2 - Map of Phase 3A Parcel on Site A Development Plan](#)  
[Exhibit 3 - Draft Final Finding of Suitability of Transfer for Phase 3A Conveyance](#)  
[Exhibit 4 - City of Alameda Marsh Crust Ordinance](#)  
[Exhibit 5.1 - Quitclaim Deed and Environmental Restriction](#)  
[Exhibit 5.2 - Covenant to Restrict Use of Property](#)  
[Exhibit 5.3 - Bill of Sale for Personal Property - Phase 3A](#)  
[Exhibit 5.4 - Bill of Sale for Wastewater Utility - Phase 3A](#)  
[Exhibit 5.5 - Bill of Sale for Stormwater Utility - Phase 3A Resolution](#)

- 6-C [2017-3790](#) Adoption of a Resolution Establishing a Recruitment and Hiring  
[\(15 minutes\)](#) Incentive Policy for Lateral Police Officers in the Alameda Police Department. (Human Resources 2510)

**Attachments:** [Exhibit 1 - Recruitment and Hiring Incentive Policy Presentation](#)  
[Resolution](#)

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

- 7-A Federal Update (Oral Report)

**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 [2017-3722](#) 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) [Continued from January 3, 2017]

**Attachments:** [External Correspondence](#)

- 9-B [2017-3844](#) Consider Outreach Efforts to Provide Immigrant and Refugee Support Services and Programs with Nominal or Minimal Expenditures. (Mayor Spencer and Vice Mayor Vella)

**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.