



City of Alameda

Meeting Agenda

City Council

Tuesday, March 21, 2017

7:00 PM

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

SPECIAL MEETING - CLOSED SESSION - 5:00 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 [2017-3917](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
[\(60 minutes\)](#) (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 & RG16823346
 - 3-B [2017-4027](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant
[\(30 minutes\)](#) to Government Code § 54956.8)
PROPERTY: Alameda Point - Building 530 - 120 W. Oriskany Avenue, Alameda, CA
CITY NEGOTIATOR: Nanette Mocanu/Cushman & Wakefield
ORGANIZATIONS REPRESENTED: Hot Rod Shop Inc, Kairos Power, LLC and Free Wire Technologies
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
Attachments: [Submittal](#)
 - 3-C [2017-4028](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant
[\(30 minutes\)](#) to Government Code § 54956.8)
PROPERTY: Tennis Courts Near O'Club Area (no address)
CITY NEGOTIATOR: Nanette Mocanu/Cushman & Wakefield
ORGANIZATIONS REPRESENTED: Gotham Greens\810 Humboldt Street, Brooklyn, NY 11222
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
- 4 **Announcement of Action Taken in Closed Session, if any**

[2017-4113](#) March 21, 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 [2017-3946](#) Proclamation Declaring March 27 through March 31, 2017, as
[\(5 minutes\)](#) National Boys & Girls Club Week. (City Manager 2110)

3-B [2017-3973](#) Proclamation Declaring March 2017 as American Red Cross Month.
[\(5 minutes\)](#) (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 [2017-4051](#) Minutes of the Special City Council Meeting Held on February 17, 2017 and the Special and Regular City Council Meetings Held on February 21, 2017. (City Clerk)

5-B [2017-4071](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2017-3967](#) Recommendation to Accept Report on Delinquent Business License Accounts and Delinquent Integrated Waste Management Accounts (Finance 2450)

5-D [2017-3918](#) Recommendation to Accept the Quarterly Sales Tax Report for the Period Ending December 31, 2016 Collected During the Period July 1, 2016 to September 30, 2016. (Finance 2410)

Attachments: [Exhibit 1 - Quarterly Sales Tax Report Supplemental Information](#)

5-E [2017-3969](#) Recommendation to Authorize the City Manager to Execute an

Amendment to an Agreement with Russell Resources, Inc. to Extend Term until June of 2018 and to Add the Amount of \$102,500 for a Total Contract Amount of \$779,900 for Environmental Consulting Services Related to Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Original Contract](#)
[Exhibit 2 - Amendments 1-4](#)
[Exhibit 3 - Amendment 5](#)

- 5-F** [2017-3970](#) Recommendation to Approve the Second Amendment to the Services Agreement between the City of Alameda and the Housing Authority of the City of Alameda to Extend the Term of the Agreement to June 30, 2017, and Add \$50,000 for a Rent Program Office Relocation Allowance; and

Adoption of Resolution Amending the General Fund and Rent Stabilization Fund Operating Budget for Fiscal Year 2016-17. (Housing 265)

Attachments: [Exhibit 1 - Housing Services Agreement](#)
[Exhibit 2 - 1st Amendment](#)
[Exhibit 3 - 2nd Amendment](#)
[Resolution](#)

- 5-G** [2017-4023](#) Recommendation to Approve the 2017 Legislative Agenda for the City of Alameda. (City Manager 2110)

Attachments: [Presentation](#)

- 5-H** [2017-4053](#) Recommendation to Adopt Tow Specifications and Authorize a Request for Proposals for Emergency and Non-Emergency Vehicle Towing Services Contract for the Alameda Police Department. (Police 3123)

Attachments: [Exhibit 1 - 2017 Specifications and Provisions](#)
[Exhibit 2 - Bidder's Qualification Statement](#)
[Exhibit 3 - Bid Summary](#)

- 5-I** [2017-3958](#) Recommendation to Accept the Work of Ranger Pipeline Inc. for Lagoon Seawall Trunk Sewer Relocation Project, No. P.W. 01-12-03. (Public Works 602)

- 5-J** [2017-4018](#) Adoption of Resolution Approving the Final Map and Authorizing Execution of the Public Improvement Agreement for Tract 8336 for the First Final Map for Site A, Phase 1 at Alameda Point. (Public Works 310)

Attachments: [Exhibit 1 - Final Map](#)
[Exhibit 2 - Public Improvement Agreement](#)
[Resolution](#)

- 5-K** [2017-3459](#) Adoption of Resolution Authorizing Naming the Jean Sweeney Open Space Park Picnic Pavilion the Alameda Rotary Pavilion. (Recreation and Parks 280-5110)

Attachments: [Exhibit 1 - Picnic Pavilion Location and Detail](#)
 [Exhibit 2 - Agreement](#)
 [Resolution](#)

- 5-L** [2017-3964](#) Adoption of a Resolution Approving Workforce Changes at Alameda Municipal Power: A) Delete Four Positions of Electric Maintenance Technician; B) Add Two New Positions of Meter Technician and Add Two New Positions of Substation Technician; and C) Amend the Salary Schedule of International Brotherhood of Electrical Workers (IBEW) to Add the Classification Titles of Meter Technician and Substation Technician, Effective April 2, 2017. (Human Resources 2510)

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

- 5-M** [2017-4067](#) Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Delphi Productions, Inc. a California Corporation, for a Ten-Year Lease with One Five-Year Renewal Option for Building 39 Located at 950 West Tower 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** [2017-4064](#) Adoption of Resolutions Appointing Mindi Chen as a Member of the
[\(5 minutes\)](#) Recreation and Park Commission and Jeff Cambra as a Member of the Rent Review Advisory Committee.
- 6-B** [2017-3941](#) Public Hearing to Consider Introduction of Ordinance Adopting the
[\(45 minutes\)](#) Alameda Point Main Street Neighborhood Specific Plan. (Base Reuse 819099)

Attachments: [Exhibit 1 - Draft Main Street Neighborhood Specific Plan](#)
[Exhibit 2 - Staff Response to Comments](#)
[Exhibit 3 - Internet Survey, Survey Results and Comments](#)
[Exhibit 4- Addendum](#)
[Exhibit 4a - Attachment 1 to Addendum](#)
[Exhibit 4b - Attachment 2 to Addendum](#)
[Exhibit 5 - Wildan Financial Analysis Presentation](#)
[Ordinance](#)
[Correspondence](#)

- 6-C** [2017-4017](#) Summary: 1) Public Hearing to Consider Forming City of Alameda
[\(30 minutes\)](#) Community Facilities District (CFD) (Alameda Point Public Services District), 2) Form the District, 3) Call for a Special Election, 4) Declare the Results of the Election, and 5) Introduce an Ordinance Levying Special Taxes within the District.

Conduct Public Hearing to Consider Formation of City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District) Called Pursuant to Resolution of Intention to Form the CFD Adopted March 7, 2017;

Adoption of Resolution of Formation of the City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District), Authorizing the Levy of a Special Tax within the District, Preliminarily Establishing an Appropriations Limit for the District, and Submitting Levy of the Special Tax and the Establishment of the Appropriations Limit to the Qualified Electors of the District;

Adoption of Resolution Calling Special Election of the Owner of Property within the District to Approve the Levy of Special Taxes and an Appropriations Limit Within City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District);

Conduct Special Election;

Adoption of Resolution Declaring Results of Special Election and, if Two-Thirds (2/3) or More of the Votes Cast Are in Favor of the District, Direct Recording of Notice of Special Tax Lien - Alameda Point Public Services District; and

Introduction of Ordinance Levying Special Taxes within the City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District). (Base Reuse 858)

Attachments: [Exhibit 1 - Boundary Map of CFD 17-1](#)
[Exhibit 2 - CFD Report for CFD 17-1](#)
[Exhibit 2 - REVISED CFD Report for CFD 17-1](#)
[Exhibit 3 - Notice of Special Tax Lien - CFD 17-1](#)
[Exhibit 3 - REVISED Notice of Special Tax Lien - CFD 17-1](#)
[Resolution - Forming CFD 17-1](#)
[Resolution - Calling Special Election](#)
[Resolution - Declaring Special Election Results](#)
[Ordinance](#)

- 6-D** [2017-4024](#) Adoption of Resolution Amending the Fiscal Year (FY) 2016-17
[\(30 minutes\)](#) Operating and Capital Improvement Program Budget. (Finance 2410)

Attachments: [Exhibit 1 - FY 2016-17 Mid-Year General Fund Budget Summary](#)
[Exhibit 2 - FY 2016-17 Mid-Year Budget Amendments](#)
[Exhibit 3 - Emergency Operations Center and Fire Station 3 Cost Recap Presentation](#)
[REVISED Presentation](#)
[Resolution](#)

- 6-E** [2017-3851](#) Adoption of Resolution Authorizing Participation in the Public Agency
[\(30 minutes\)](#) Retirement Services (PARS) Post-Employment Benefits Trust to be
Used for Prefunding of Pension and Other Post-Employment Benefits
(OPEB) Obligations;

Recommendation to Appoint the City Manager or Her Designee as the City's Plan Administrator for the Trust Program; Direct the City Manager to Execute All Necessary Agreements and Plan Documents Associated with Establishment of the New Trust; and Adopt a Pension Rate Stabilization Program and Other Post-Employment Benefits Funding Policy. (Finance 2410)

Attachments: [Exhibit 1 - IRS Private Letter Ruling](#)
[Exhibit 2 - Pension and OPEB Funding Policy](#)
[Exhibit 3 - Administrative Services Agreement between City and PARS](#)
[Exhibit 4 - Trust Agreement](#)
[Exhibit 5 - Adoption Agreement](#)
[Presentation](#)
[Resolution](#)

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 [2017-4015](#) Consider Adopting a “Bird-Safe Buildings” Ordinance. (Vice Mayor Vella and Councilmember Oddie) [Not heard March 21, 2017]
Attachments: [California Academy of Sciences Study on Window Collisions](#)
 [Richmond Bird-Safe Buildings Code Section](#)
 [Sample Basic Draft for an Alameda Bird-Friendly Building Ordinance Framework](#)
 [The Gull Winter 2016](#)
 [Template for a Bird-Safe Ordinance based on LEED](#)
- 9-B [2017-4016](#) Consider Directing Staff to Provide Standards for Bird-Safe Buildings for Council to Adopt. (Mayor Spencer) [Not heard March 21, 2017]
- 9-C [2017-4046](#) Consider Directing Staff to Prepare a Report on the City of Alameda Acquiring/Taking Title to the Uncompleted Strip of Shoreline Park next to Harbor Bay Parkway. (Mayor Spencer) [Not heard March 21, 2017]
Attachments: [Map of Unfinished Park Area](#)
 [Correspondence](#)
- 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.
- 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 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.