



City of Alameda

Meeting Agenda

City Council

Tuesday, May 1, 2018

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 [2018-5478](#) **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
[\(15 minutes\)](#) Significant exposure to litigation pursuant to subdivisions (d)(2) and (e) (1) of Government Code Section 54956.9
Number of cases: One (As Defendant - City Exposure to Legal Action)
 - 3-B [2018-5480](#) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)**
[\(45 minutes\)](#) PROPERTY: APNs: 070-0196-027-2 and 070-0196-042 (generally known as part of Tilden Way) and APNs: 074-0906-031-3, -031-6, -034 & -035 and 074-0906-033 (generally known as the area along the southern border of Jean Sweeney Park)
CITY NEGOTIATOR: Elizabeth Warmerdam, Acting City Manager, Jennifer Ott, Acting Assistant City Manager, Amy Wooldridge, Recreation and Parks Director
POTENTIAL SELLER: Union Pacific Railroad Company
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
 - 3-C [2018-5479](#) **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**
[\(30 minutes\)](#) Significant exposure to litigation pursuant to subdivisions (d)(2) and e(2) of California Government Code Section 54956.9 relating to the allegations made in City Manager Jill Keimach's October 2, 2017 letter.
Number of cases: One (As Defendant - City Exposure to Legal Action)
 - 3-D [2018-5500](#) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION; PUBLIC EMPLOYEE DISMISSAL/RELEASE**
[\(30 minutes\)](#) Pursuant to California Government Code Section 54957.
Employee/Position: Jill Keimach, City Manager

Attachments: [Correspondence](#)**4 Announcement of Action Taken in Closed Session, if any**

[2018-5546](#) May 1, 2018 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 - Limited to 15 minutes**

3-A [2018-5246](#) [\(5 minutes\)](#) Proclamation Declaring Thursday, May 10, 2018 as Alameda Bike to Work and School Day. (City Manager 2110)

3-B [2018-5247](#) [\(5 minutes\)](#) Proclamation Declaring May 2018 as Asian Pacific American Heritage Month. (City Manager 2110)

3-C [2018-5248](#) [\(5 minutes\)](#) Proclamation Declaring May 10th through the 20th, 2018 as the 22nd Annual Affordable Housing 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**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 [2018-5497](#) Minutes of the Special and Regular City Council Meeting Held on April 3, 2018. (City Clerk)

5-B [2018-5498](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2018-5377](#) Recommendation to Authorize the Acting City Manager to Execute a Service Agreement with Gig Car Share for a One Year Point-to-Point Carshare Pilot Program at No Cost to the City. (Transportation 91402)

Attachments: [Exhibit 1 - About Gig Car Share and Images of Cars](#)
[Exhibit 2 - Gig Car Share Business Model](#)
[Exhibit 3 - Point-to-Point Car Share Policy](#)
[Exhibit 4 - Service Agreement](#)
[Presentation](#)

5-D [2018-5483](#) Recommendation to Approve City Attorney Employment Agreement.
(Human Resources 2510)

Attachments: [Exhibit 1 - Employment Agreement](#)

5-E [2018-5484](#) Adoption of a Resolution Amending the Executive Management
Employees (EXME) Salary Schedule to Reflect the Increase in
Compensation to \$188,609 for the City Clerk Position. (Human
Resources 2510)

Attachments: [Resolution](#)

5-F [2018-5499](#) Final Passage of Ordinance Approving a Lease and Authorizing the
Acting City Manager to Execute Documents Necessary to Implement
the Terms of the Lease with Play House, LLC for Ten Years with One
Five-Year Renewal Option in the Historic Alameda Theatre, Located at
2319 Central Avenue. [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] (Community Development 227)

5-G [2018-5496](#) Final Passage of Ordinance Approving a Lease and Authorizing the
Acting City Manager to Execute Documents Necessary to Implement
the Terms of a Forty-Eight Month Lease for 44,000 Square Feet with
Shimmick/CEC Joint Venture, for a Portion of Building 170, Located at
1770 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) (Revised to Include Conditions and Information from First
Reading)

Attachments: [Exhibit 1 - Aerial Map](#)
[Exhibit 2 - Premises](#)
[Exhibit 3 - Lease](#)
[Exhibit 4 - Shimmick Truck Photos/Truck Route](#)
[Correspondence](#)
[Ordinance](#)

6 Regular Agenda Items

- 6-A** [2018-5453](#) Public Hearing to Consider Adoption of Resolution Confirming the Park Street Business Improvement Area (BIA) Annual Assessment Report for Fiscal Year 2018-19 and Levying an Annual Assessment on the Park Street BIA. (Community Development 256000)

Attachments: [Exhibit 1 - Assessment Report for the Park Street BIA](#)
[Exhibit 2 - BIA Assessment Fee Schedule FY 2018-19](#)
[Exhibit 3 - BIA Boundaries Map](#)
[Exhibit 4 - BIA Address List](#)
[Protests](#)
[Resolution](#)

- 6-B** [2018-5454](#) Public Hearing to Consider Adoption of Resolution Confirming the Webster Street Business Improvement Area (BIA) Assessment Report for Fiscal Year 2018-19 and Levying an Annual Assessment on the Webster Street BIA. (Community Development 256000)

Attachments: [Exhibit 1 - Assessment Report for the Webster Street BIA](#)
[Exhibit 2 - BIA Assessment Fee Schedule FY 2018-19](#)
[Exhibit 3 - BIA Boundaries Map](#)
[Exhibit 4 - BIA Address List](#)
[Protests](#)
[Resolution](#)

- 6-C** [2018-5470](#) SUMMARY: Land Transfers Among Various Parties Relating to North Housing Site Generally Bounded by Main Street, Singleton Avenue, Mosley Avenue and Bette Street

Introduction of Ordinance Authorizing the Acting City Manager to: (I) Grant an Approximately .67-Acre Easement to CP VI Admirals Cove, LLC, a Delaware Limited Liability Company ("Carmel") for Softscape Improvements Within an Approximately 5.3-Acre Roadway Dedication in the North Housing Site (Generally Bounded by Main Street, Singleton Avenue, Mosley Avenue and Bette Street) in Exchange for Fee Title to Approximately .29-Acre Parcel from Carmel Needed to Complete the Singleton Avenue Extension; and (II) Execute Any and All Ancillary Documents and to Perform Any and All Acts Necessary or Desirable to Consummate the Transaction. [Requires Four Affirmative Votes];

Introduction of Ordinance Authorizing the Acting City Manager to: (I) Accept at No Cost an Approximately 5.3 Acre Roadway Dedication from the U.S. Navy; (II) Accept at No Cost an Approximately 12-Acre Site from the U.S. Navy and Transfer by Quitclaim Deed a Portion Thereof at No Cost to the Housing Authority of the City of Alameda in

the North Housing Site (Generally Bounded by Main Street, Singleton Avenue, Mosley Avenue and Bette Street), and (III) Execute Any and All Ancillary Documents and to Perform Any and All Acts Necessary or Desirable to Consummate the Transaction. [Requires Four Affirmative Votes]; and

Introduction of Ordinance Authorizing the Acting City Manager to: (I) Quitclaim a .26-Acre of Real Property to CP VI Admirals Cove, LLC, a Delaware Limited Liability Company (“Carmel”) as Consideration for Demolition of the Existing Improvements on the Future Singleton Avenue Extension; and (II) Execute Any and All Ancillary Documents and to Perform Any and All Acts Necessary or Desirable to Consummate the Transaction. [Requires Four Affirmative Votes] (City Attorney)

Attachments: [Exhibit 1 - Map of North Housing Property](#)
[Exhibit 2 - North Housing MOU](#)
[Presentation](#)
[Correspondence](#)
[Ordinance - Carmel](#)
[Ordinance - Aquisition](#)
[Ordinance - Land Transfer](#)

- 6-D** [2018-5455](#) Recommendation to Approve the Continuation of the Dockless Bike Share Program with Refinements and with a Single Bike Share Company; and
[\(60 minutes\)](#)

Adoption of Resolution Authorizing the Acting City Manager to Approve in Substantial Form and Release a Request for Proposals for Dockless Bike Share and Negotiate and Enter into an Agreement and All Necessary Documents with the Successful Vendor. (Transportation 4226287)

Attachments: [Exhibit 1 - Current LimeBike Agreement](#)
[Exhibit 2 - Summary of Pilot-Period Data from LimeBike](#)
[Exhibit 3 - Community Survey Summary](#)
[Exhibit 4 - Community Survey - Like Responses](#)
[Exhibit 5 - Community Survey - Dislike Responses](#)
[Exhibit 6 - Community Survey - Additional General Responses](#)
[Exhibit 7 - Request for Proposals](#)
[Presentation - REVISED](#)
[Presentation](#)
[Resolution](#)

- 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**
- [Tracker-5/1](#) Update on Tracking of Council Direction through the Referral Process.
- 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.