



City of Alameda

Meeting Agenda

City Council

Tuesday, May 15, 2018

7:00 PM

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

REVISED at 4:00 p.m. on 5/8/18 to add a Special Open Session Meeting at 6:59 p.m.

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 [2018-5530](#) [\(30 minutes\)](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)
PROPERTY: Northwest Territories, Alameda Point
CITY NEGOTIATOR: Elizabeth D. Warmerdam, Acting City Manager and Jennifer Ott, Director of Base Reuse & Transportation Planning
POTENTIAL TENANT: East Bay Regional Park District
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment
 - 3-B [2018-5547](#) [\(30 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
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-C [2018-5537](#) [\(30 minutes\)](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION; PUBLIC EMPLOYEE DISMISSAL/RELEASE
Pursuant to California Government Code Section 54957.
Employee/Position: Jill Keimach, City Manager
Attachments: [Correspondence](#)
 - 3-D [2018-5538](#) [\(30 minutes\)](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
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)

4 Announcement of Action Taken in Closed Session, if any

[2018-5616](#) May 15, 2018 Closed Session Announcement

Attachments: [Announcement](#)

5 Adjournment - City Council**SPECIAL MEETING - OPEN SESSION - 6:59 P.M.****Pledge of Allegiance****1 Roll Call - City Council****2 Agenda Item**

- 2-A** [2018-5588](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION; PUBLIC EMPLOYEE DISMISSAL/RELEASE
Pursuant to California Government Code Section 54957.
Employee/Position: Jill Keimach, City Manager
(Contingent upon the employee's request for a public session)

Attachments: [Correspondence](#)

3 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** [2018-5249](#) Proclamation Declaring May 2018 as Older American Month. (City Manager 2110)
[\(3 minutes\)](#)

- 3-B** [2018-5513](#) Proclamation Declaring May 2018 as Jewish American History Month. (City Manager 2110)
[\(3 minutes\)](#)

Attachments: [Correspondence](#)
[Procnamation - REVISED](#)

- 3-C** [2018-5468](#) Proclamation Declaring May 15, 2018 as Kate Pryor and David Lee Day. (City Manager 2110)
[\(3 minutes\)](#)
- 3-D** [2018-5549](#) Proclamation Declaring June 2018 as Alameda Water Sports Month.
[\(3 minutes\)](#) (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** [2018-5550](#) Minutes of the Special City Council Meeting Held on April 16, 2018; the Special City Council Meetings, the Joint City Council and Successor Agency to the Community Improvement Commission Meeting and Regular City Council Meeting Held on April 17, 2018. (City Clerk)
- 5-B** [2018-5551](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)
- 5-C** [2018-5463](#) Recommendation to Approve the Execution of a Reciprocal Tax Information Sharing Agreement between the City of Alameda and the Franchise Tax Board of the State of California. (Finance 2410)

Attachments: [Exhibit 1- Standard Agreement](#)
- 5-D** [2018-5467](#) Recommendation to Set June 19, 2018 for a Public Hearing to Consider Collection of Delinquent Business License Taxes and Delinquent Integrated Waste Management Accounts Via the Property Tax Bills. (Finance 2450)
- 5-E** [2018-5491](#) Recommendation to Accept the Work of MCK Services, Inc. for Repair and Resurfacing of Certain Streets, Phase 36, No. P.W. 04-17-24. (Public Works 310)
- 5-F** [2018-5492](#) Recommendation to Amend the Contract with MCK Services, Inc. to Extend the Term and Increase Compensation by \$5,300,000, Including Contingency, for a Total Cumulative Contract Amount of \$20,378,600.41 for Repair and Resurfacing of Certain Streets, Phase 37, No. P.W. 01-18-01; and

Adoption of Resolution Amending the Measure B and BB Fund Budgets for Fiscal Year 2017-2018 and Fiscal Year 2018-2019. (Public Works 310)

Attachments: [Exhibit 1 - Contract Amendment](#)
[Exhibit 2 - Original Contract and Amendments](#)
[Resolution](#)

- 5-G** [2018-5493](#) Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 19, 2018 - Island City Landscaping and Lighting District 84-2 (Various Locations). (Public Works 275)

Attachments: [Exhibit 1 - Zones 1 through 8 Maps](#)
[Exhibit 2 - Engineer's Report](#)
[Resolution](#)

- 5-H** [2018-5494](#) Adoption of Resolution Preliminarily Approving the Annual Report Declaring the City's Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 19, 2018 - Maintenance Assessment District 01-01 (Marina Cove). (Public Works 276)

Attachments: [Exhibit 1 - Map](#)
[Exhibit 2 - Engineer's Report](#)
[Resolution](#)

- 5-I** [2018-5462](#) WITHDRAWN - Summary Title: Approve Actions to Implement the Alameda Point Transportation Demand Management (TDM) Plan:

Adoption of Resolution Authorizing the City of Alameda to Ratify the TDM Fee Amount for Existing Tenants in Alameda Point;

Recommendation to Allow a Pass Through of the TDM Fees from Existing Tenants in Alameda Point to the Alameda Transportation Management Association (TMA); and

Recommendation to Allow a Pass Through of the Special Taxes Generated for Transportation Purposes from Property Owners within Community Facilities District 17-1 (CFD 17-1) at Alameda Point to the Alameda TMA. (Base Reuse 819099) [This matter will not be heard on May 15, 2018.]

Attachments: [Exhibit 1 - Promotional Flyer](#)
[Exhibit 2 - Proposed Financial Plan](#)
[Exhibit 3 - TDM Pass Through Funding Agreement](#)
[Exhibit 4 - Special Taxes Pass Through Funding Agreement](#)
[Resolution](#)

- 5-J [2018-5517](#) Adoption of Resolution Authorizing the Acting City Manager to Submit a Request to the Metropolitan Transportation Commission for the Allocation of \$80,000 in Fiscal Year 2018/2019 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](#)

6 Regular Agenda Items

- 6-A [2018-5330](#) [\(continued\)](#) Public Hearing to Consider a Recommendation to Approve Willdan Financial's City of Alameda Park and Recreation Facilities Impact Fee Update and Nexus Study; and

Introduction of Ordinance Amending Alameda Municipal Code Chapter XXVII, Section 27-3 (Citywide Development Fees) to Re-Adopt Pre-Existing Park and Recreation Facilities Impact Fee. [Continued from March 20, 2018. Being continued again to June 19, 2018.] (City Manager)

Attachments: [Exhibit 1 - Nexus Study](#)
[Correspondence](#)
[Presentation](#)
[Ordinance](#)

- 6-B [2018-5485](#) [\(15 minutes\)](#) Public Hearing to Consider Adoption of the Fiscal Year (FY) 2018-19 Community Development Block Grant (CDBG)/HOME Partnership Investment Program Action Plan and Authorize the Acting City Manager to Negotiate and Execute Related Documents, Agreements, and Modifications at Funding Levels Approved by Congress. (Housing)

Attachments: [Exhibit 1 - Fiscal Year 2018-19 Action Plan](#)
[Exhibit 2 - Summary of Activities](#)
[Exhibit 3 - Social Service Human Relations Board \(SSHRB\) Letter](#)
[Presentation](#)

- 6-C [2018-5428](#) [\(30 minutes\)](#) Public Hearing to Consider: (1) Introduction of Ordinance Approving a Disposition and Development Agreement (DDA) (and Related Documents) between the City of Alameda and MidPen Housing Corporation, Alameda Point Collaborative, Building Futures with Women and Children, and Operation Dignity for the Rebuilding of the Existing Supportive Housing Development at Alameda Point; and

(2) Introduction of Ordinance Approving a Development Agreement

(DA) between the City of Alameda and MidPen Housing Corporation, Alameda Point Collaborative, Building Futures with Women and Children, and Operation Dignity for the Rebuilding of the Existing Supportive Housing Development at Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Existing and Proposed Supportive Housing Sites](#)
[Exhibit 2 - Resolution Approving Development Plan and Density Bonus Waiver](#)
[Exhibit 3 - Development Plan](#)
[Exhibit 4 - Phasing Plan](#)
[Exhibit 5 - DDA](#)
[Exhibit 5 - DDA - REVISED](#)
[Exhibit 6 - Summary Report for Parcel Sale Agreement](#)
[Exhibit 7- DA](#)
[Exhibit 8 - Environmental Compliance Checklist Presentation](#)
[Ordinance - DDA](#)
[Ordinance - DA](#)

6-D [2018-5325](#) Recommendation to Approve Two-Year Pilot Project to Invest in a
[\(20 minutes\)](#) Ultra-High-Speed Broadband Network to Attract and Foster High-Tech
Research and Development Companies Initially Located at Alameda
Point. (Information Technology 2611)

Attachments: [Correspondence - Updated 5-14](#)
[Presentation](#)

6-E [2018-5351](#) Adoption of Resolution Rescinding Resolutions 12567, 13031, 13304,
[\(45 minutes\)](#) and 14656 which Established the Rules of Order Governing the
Proceedings and Order of Business of City Council Meetings and
Adopting New Rules of Order Governing City Council Meetings; and

Introduction of Ordinance Amending the Alameda Municipal Code by
Deleting Section 2-91.13.f of the Sunshine Ordinance Pertaining to
Meeting Adjournment. (City Clerk)

Attachments: [Exhibit 1 - Rules of Order Resolutions](#)
[Exhibit 2 - Open Government Commission Recommendation](#)
[Exhibit 3 - Rosenberg's Rules of Order](#)
[Exhibit 4 - Council Subcommittee Redline Revisions](#)
[Correspondence - Updated 5-15-18](#)
[Resolution](#)
[Ordinance](#)

- 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-5/15](#) Update on Tracking of Council Direction through the Referral Process.
- 9-A [2018-5515](#) Consider Directing Staff to Provide Background Information on the Crab Cove Property Prior to Any Council Actions on the Property. (Mayor Spencer) [Continued from June 5, 2018]
Attachments: [Settlement Agreement](#)
[April 26, 2018 Notice of Intent and Full Text](#)
- 9-B [2018-5523](#) Consider Directing Staff to Prioritize Efforts to Increase Safety and Reduce Crime. (Mayor Spencer) [Not heard on June 5, 2018]
Attachments: [February 6, 2018 6-B Staff Report](#)
[February 6, 2018 6-C Staff Report](#)
[February 6, 2018 Minutes](#)
- 10 **Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A [2018-5512](#) Consideration of Mayor's Nomination for Appointment to the Planning Board and Recreation and Parks Commission.
- 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.