



City of Alameda

Meeting Agenda

City Council

Tuesday, September 4, 2018

7:00 PM

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

SPECIAL MEETING - CLOSED SESSION - 5:30 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** [2018-5860](#) [\(15 minutes\)](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)
PROPERTY: Northwest Territories, Alameda Point
CITY NEGOTIATOR: David L. Rudat, Interim 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** [2018-5900](#) [\(75 minutes\)](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)
CITY NEGOTIATORS: David L. Rudat, Interim City Manager, Elizabeth D. Warmerdam, Assistant City Manager and Nancy Bronstein, Human Resources Director
EMPLOYEE ORGANIZATIONS: International Brotherhood of Electrical Workers, Local 1245 (IBEW), Electric Utility Professional Association of Alameda (EUPA), Alameda City Employees Association (ACEA), Alameda Police Officers Association Non-Sworn Unit (PANS), and Alameda Management and Confidential Employees Association (MCEA) and International Association of Firefighter, Local 689 (IAFF)
UNDER NEGOTIATION: Salaries and Terms of Employment
- 4 Announcement of Action Taken in Closed Session, if any**
 - [2018-5941](#) September 4, 2018 Closed Session Announcement
Attachments: [Announcement](#)

5 Adjournment - City Council**SPECIAL MEETING OF THE ALAMEDA PUBLIC IMPROVEMENT CORPORATION (APIC) - 6:57 P.M.****Pledge of Allegiance****1 Roll Call - APIC****2 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the APIC or the public**

- 2-A** [2018-5853](#) Summary Title: Dissolution of Alameda Public Improvement Corporation

Adoption of Resolution Acknowledging that the Alameda Public Improvement Corporation Has Completed Its Purpose, Has No Outstanding Debt, Assets or Liabilities, and that the Board of Directors of the Corporation Determines to Dissolve the Corporation. (Finance 2410)

Attachments: [Resolution](#)

3 Adjournment - APIC**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:58 P.M.****1 Roll Call - City Council and SACIC****2 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the Council, SACIC or the public**

- 2-A** [2018-5830](#) Recommendation to Accept the Second Quarter Financial Report for the Period Ending December 31, 2017. [City Council and SACIC] (Finance 2410)

Attachments: [Exhibit 1 - Second Quarter Financial Report](#)
 [Exhibit 1 - REVISED Second Quarter Financial Report](#)

- 2-B** [2018-5834](#) Recommendation to Accept the Third Quarter Financial Report for the Period Ending March 31, 2018. [City Council and SACIC] (Finance 2410)

Attachments: [Exhibit 1 - Third Quarter Financial Report](#)
 [Exhibit 1 - REVISED Third Quarter Financial Report](#)

3 Adjournment - City Council and SACIC**SPECIAL MEETING OF THE ALAMEDA PUBLIC FINANCING AUTHORITY (APFA) - 6:59 P.M.****1 Roll Call - APFA****2 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the APFA or the public**

2-A [2018-5902](#) Minutes of the Special Joint Meeting of the City Council and the Alameda Public Financing Authority Held on May 2, 2017. (City Clerk)

2-B [2018-5859](#) Summary: Approve Technical Modifications to the 2003 Variable Rate Bonds for Alameda Point

Adoption of Resolution Electing to Substitute the Remarketing Agent, Approving the Form and Authorizing Execution of a Remarketing Agent Agreement with the Successor Remarketing Agent, Relating to the \$9,080,000 Alameda Public Financing Authority (APFA) Variable Rate Demand Revenue Bonds (Alameda Point Improvement Project), 2003 Series A, and the \$4,360,000 Alameda Public Financing Authority Taxable Variable Rate Demand Revenue Bonds (Alameda Point Improvement Project), 2003 Series B, and Approving Official Actions. [APFA] (Finance 2410)

Attachments: [Exhibit 1 - Remarketing Agreement Resolution](#)

3 Adjournment - APFA**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 - Limited to 15 minutes**

3-A [2018-5253](#) Proclamation Declaring September 2018 as National Hispanic Month. [Continued from September 4, 2018] (City Manager 2110)

3-B [2018-5254](#) Proclamation Declaring September 15, 2018 as Coastal Cleanup Day. (City Manager 2110)

3-C [2018-5901](#) Proclamation Declaring September 4, 2018 as Jennifer Ott 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**

[2018-5942](#) September 4, 2018 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 [2018-5904](#) Minutes of the Special and Regular City Council Meetings Held on July 10, 2018. (City Clerk 2210)

5-B [2018-5905](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2018-5880](#) Recommendation to Accept the Quarterly Sales Tax Report for the Reporting Period Ending June 30, 2018 (Funds Collected During the Period January 1, 2018 to March 31, 2018). (Finance 2410)

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

5-D [2018-5712](#) Recommendation to Authorize the Interim City Manager to Execute a Second Amendment to Agreement with Digital Maps for Three Years, for an Amount Not to Exceed \$36,000 per Year, for a Total Five-Year Expenditure Not to Exceed \$180,000, for Government Data Mapping. (Information Technology 2611)

Attachments: [Exhibit 1 - Agreement](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)

5-E [2018-5858](#) Recommendation to Accept the Annual Report on the Alameda Landing Transportation Demand Management (TDM) Program and Approve City Staff Recommendations for Program Improvements. (Transportation 91802)

Attachments: [Exhibit 1 - Map of Alameda Landing](#)
[Exhibit 2 - Alameda Landing TDM Program \(May 2007\)](#)
[Exhibit 3 - Alameda Landing TDM Program Annual Report](#)
[Exhibit 4 - Water Shuttle Feasibility Study](#)

5-F [2018-5862](#) Recommendation to Accept the Report on Litigation and Liability Claims Settlements; and Make Available Any Documents Which Have Become Disclosable to the Public for the Period January 1, 2018 to June 30, 2018. (City Attorney 7120)

Attachments: [Exhibit 1 - Litigation and Claims Settlement Report 1-1-18 to 6-30-18](#)

- 5-G** [2018-5891](#) Adoption of Resolution Amending the Sewer Enterprise Fund Operating and Capital Budget for Fiscal Year 2018-19; and Recommendation to Award a One-Year Contract, with the Option for Four One-Year Extensions, for an Amount Not to Exceed \$5,391,277, Including Contingency, for a Total Five-Year Expenditure Not to Exceed \$25,505,838.67, Not Including Contingency, to McGuire and Hester for Cyclic Sewer Replacement Project, Phase 15, No. PW 03-18-10. (Public Works 602)

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

- 5-H** [2018-5856](#) Adoption of Resolution Supporting United States Senate Congressional Bill S. 3036, the Keep Families Together Act, to Limit the Separation of Families at or Near Points of Entry. (City Manager 2110)

Attachments: [Resolution](#)

- 5-I** [2018-5892](#) Adoption of Resolution Supporting United States Senate Congressional Bill S. 3250, the Rent Relief Act of 2018, to Amend the Internal Revenue Code of 1986 to Allow for a Credit Against Tax for Rent Paid on the Personal Residence of the Taxpayer. (City Manager 2110)

Attachments: [Resolution](#)

- 5-J** [2018-5836](#) Final Passage of Ordinance Approving a Lease with Small Size Big Mind, Inc. for Two Years with a One-Year Option for Building 35, a 2,764-Square-Foot Building Located at 2450 Pan Am Way in the Main Street Neighborhood 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** [2018-5837](#) Adoption of Resolution Appointing Jennifer Wit as a Member of the
[\(5 minutes\)](#) Historical Advisory Board and Marsha Broquedis and Asheshh Saheba as Members of the Planning Board.

- 6-B** [2018-5863](#) Public Hearing to Consider Introduction of Ordinance Amending
[\(10 minutes\)](#) Alameda Municipal Code Chapter XXX (Zoning Ordinance) regarding the Residential Private and Common Open Space Requirements to Allow Greater Variety of Residential Open Space Types and Amenities Subject to Design Review Approval. [The proposed amendment is categorically exempt from the California Environmental Quality Act

(CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations.] (Community Development 209)

Attachments: [Exhibit 1 - July 9, 2018 Planning Board Staff Report](#)
[Correspondence](#)
[Ordinance](#)
[Staff Submittal](#)

- 6-C** [2018-5893](#) Public Hearing to Consider Introduction of Ordinance Approving the
[\(90 minutes\)](#) Encinal Terminals Master Plan and Density Bonus Application
 (PLN16-0117) for the Redevelopment of the Encinal Terminals
 Properties Located at 1521 Buena Vista Avenue (APN 072-0382-001,
 -002, and 72-0383-03). An addendum to a previously certified
 Focused Supplemental Environmental Impact Report for the project
 has been prepared, in conformance with the California Environmental
 Quality Act. [Continued from September 4, 2018] (Community
 Development 481005)

Attachments: [Exhibit 1- Master Plan](#)
 [Exhibit 1a- Density Bonus Application and Market Study](#)
 [Exhibit 2 - Environmental Impact Report Addendum](#)
 [Correspondence - Updated 9-4](#)
 [Presentation](#)
 [Ordinance](#)
 [Presentation by Developer](#)
 [Staff Submittal](#)
- 6-D** [2018-5865](#) Summary Title: Take Action to Acquire Union Pacific Property via
[\(15 minutes\)](#) Eminent Domain for the Jean Sweeney Open Space Park Project

 Adoption of Resolution Determining that the Public Interest and
 Necessity Require the Acquisition of Certain Real Property Interests
 for a Public Project and Directing the Filing of Eminent Domain
 Proceedings for the Jean Sweeney Open Space Park Project.
 (Recreation and Parks 310)

Attachments: [Exhibit 1 - Map](#)
 [Resolution](#)
- 6-E** [2018-5866](#) Summary Title: Take Action to Acquire Union Pacific Property via
[\(15 minutes\)](#) Eminent Domain for the Cross Alameda Trail Clement Avenue East
 Extension/Tilden Way Project

 Adoption of a Resolution Determining that the Public Interest and
 Necessity Require the Acquisition of Certain Real Property Interests
 for a Public Project and Directing the Filing of Eminent Domain

Proceedings for the Cross Alameda Trail Clement Avenue East Extension/Tilden Way Project and Seek an Order for Prejudgment Possession. (Transportation 91820)

Attachments: [Exhibit 1 - Map Resolution](#)

- 6-F** [2018-5864](#) Recommendation to Receive a Report on the Alameda Museum
[\(20 minutes\)](#) Archival Activities on Behalf of the City; and Authorize the Interim City Manager to Execute a Five-Year Agreement with the Alameda Museum in an Amount Not to Exceed \$42,600 Annually for a Five Year Total Expenditure of \$213,000, for Archival Services of City of Alameda Records. (Recreation 280)

Attachments: [Exhibit 1 - Alameda Museum Overview](#)
 [Exhibit 2 - Agreement](#)
 [Correspondence](#)
 [Presentation](#)
 [Submittal](#)

- 6-G** [2018-5875](#) Adoption of Resolution Approving the Updated Seaplane Lagoon Ferry
[\(20 minutes\)](#) Terminal Plan Resulting in the Procurement of the Ferry Terminal Float and Construction of the Remaining Water and Landside Improvements. (Base Reuse 819099)

Attachments: [Exhibit 1 - Ferry Terminal Plan](#)
 [Exhibit 2 - Water Emergency Transportation Authority](#)
 [Memorandum of Understanding](#)
 [Exhibit 3 - Updated Ferry Terminal Plan](#)
 [Presentation](#)
 [Resolution](#)

- 6-H** [2018-5894](#) Recommendation to Accept the Annual Report for the Rent
[\(45 minutes\)](#) Stabilization Program. (Rent Stabilization 265)

Attachments: [Exhibit 1 - Annual Report](#)
 [Presentation](#)

- 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**

10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings

- 10-A** [2018-5838](#) Consideration of Mayor's Nomination for Appointment to the Historical Advisory Board, Planning Board, and Social Service Human Relations Board.

11 Adjournment - City Council

- Meeting Rules of Order are available at <https://alamedaca.gov/node/5822>
- 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.