



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, September 18, 2018

7:00 PM

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

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#### **SPECIAL MEETING - CLOSED SESSION - 5:00 P.M.**

**Note: The agenda was revised on September 11, 2018 at 2:00 p.m. to add a new item  
3-C**

**1 Roll Call - City Council**

**Note: Vice Mayor Vella will be present via teleconference from the Hilton Orlando Buena Vista Palace, 1900 E. Buena Vista Drive, Lake Buena Vista, Florida 32830, inquire at front desk for location**

**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** [2018-5931](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)  
[\(20 minutes\)](#) PROPERTY: Northwest Territories, Alameda Point  
CITY NEGOTIATOR: David L. Rudat, Interim City Manager  
POTENTIAL TENANT: East Bay Regional Park District  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and Terms of Payment

**3-B** [2018-5932](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)  
[\(45 minutes\)](#) 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

**3-C** [2018-5953](#) 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 District Attorney's investigation into the Jill Keimach tape recording  
Number of cases: One (As Defendant -Exposure to litigation against the City)

- 3-D [2018-5927](#) PUBLIC EMPLOYEE APPOINTMENT/HIRING  
[\(45 minutes\)](#) Pursuant to Government Code § 54957  
Title/description of positions to be filled: Acting/Interim City Attorney and City Attorney

4 **Announcement of Action Taken in Closed Session, if any**

[2018-6015](#) September 18, 2018 Closed Session Announcement

**Attachments:** [Announcement](#)

5 **Adjournment - City Council**

**SPECIAL MEETING OF THE CITY COUNCIL - 6:45 P.M.**

**Note: The agenda was revised on September 11, 2018 at 2:00 p.m. to add a new item 2-B and at 4:00 p.m. to change the meeting start time from 6:50 p.m. to 6:45 p.m.**

**Pledge of Allegiance**

1 **Roll Call - City Council**

**Note: Vice Mayor Vella will be present via teleconference from the Hilton Orlando Buena Vista Palace, 1900 E. Buena Vista Drive, Lake Buena Vista, Florida 32830, inquire at front desk for location**

2 **Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**

2-A [2018-5909](#) Proclamation Declaring September 18, 2018 as Jiangyin Sister City Day. (City Manager 2110)

2-B [2018-5973](#) Proclamation Declaring October as Breast Cancer Awareness Month.

3 **Adjournment - City Council**

**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.**

1 **Roll Call - City Council/SACIC**

**Note: Vice Mayor Vella will be present via teleconference from the Hilton Orlando Buena Vista Palace, 1900 E. Buena Vista Drive, Lake Buena Vista, Florida 32830, inquire at front desk for location**

- 2 Consent Calendar - Items are routine and will be approved by one motion unless removal is requested by the SACIC or the public**
- 2-A** [2018-5943](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission (SACIC) Meetings Held on April 17, June 19, and September 4, 2018. [City Council and SACIC] (City Clerk)
- 2-B** [2018-5906](#) Recommendation to Accept the Investment Report for the Quarter Ending March 31, 2018. [City Council and SACIC] (Finance 2410)  
**Attachments:** [Exhibit 1 - Quarterly Investment Report](#)
- 2-C** [2018-5908](#) Recommendation to Accept the Investment Report for the Quarter Ending June 30, 2018. [City Council and SACIC] (Finance 2410)  
**Attachments:** [Exhibit 1 - Quarterly Investment Report](#)

**Adjournment - City Council/SACIC**

**REGULAR CITY COUNCIL MEETING - 7:00 P.M.**

- 1 Roll Call - City Council**

**Note: Vice Mayor Vella will be present via teleconference from the Hilton Orlando Buena Vista Palace, 1900 E. Buena Vista Drive, Lake Buena Vista, Florida 32830, inquire at front desk for location**

- 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. [\(5 minutes\)](#) [Continued from September 4, 2018] (City Manager 2110)
- 3-B** [2018-5915](#) Proclamation Declaring September 22 through 28, 2018 as Fall Prevention Awareness Week. [\(5 minutes\)](#) (City Manager 2110)
- 3-C** [2018-5907](#) Presentation by the Port of Oakland on Fleet Week Operations at Oakland International Airport. [\(5 minutes\)](#)  
**Attachments:** [Presentation](#)

- 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**
- [2018-6016](#) September 18, 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** [2018-5945](#) Minutes of the Special and Regular City Council Meetings Held on July 24, 2018 and the Special City Council Meeting Held on September 4, 2018. (City Clerk)
- 5-B** [2018-5947](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C** [2018-5879](#) Recommendation to Approve a Professional Services Agreement, for an Amount not to Exceed \$50,000, to BLX Group, LLC, for Arbitrage Rebate Compliance Services and Analysis for Various Bond Issues. (Finance 2410)
- Attachments:** [Exhibit 1 - Agreement](#)
- 5-D** [2018-5861](#) Recommendation to Approve Amendment to the Agreement with George Hills Company to Extend the Term by Five Years and Increase the Compensation for a Total Five Year Expenditure Not to Exceed \$404,300 for Third Party Claims Administration Services. (City Attorney 712)
- Attachments:** [Exhibit 1 - Original Agreement](#)  
[Exhibit 2 - Amendment](#)
- 5-E** [2018-5895](#) Recommendation to Accept the Work of Rosas Brothers Construction for the Repair of Concrete Sidewalk, Curb, Gutter, Driveway, and Minor Street Patching, Fiscal Year 2017-18, Phase 18, No. P.W. 02-17-21. (Public Works 310.05)
- 5-F** [2018-5896](#) Recommendation to Award a Contract in the Amount of \$286,763, Including Contingency, to Parisi/CSW Design Group for the Outreach, Planning and Design Services for the Otis Drive Traffic Calming and Safety Improvements Project. (Public Works 310)
- Attachments:** [Exhibit 1 - Contract](#)  
[Exhibit 2 - Project Area Map](#)
- 5-G** [2018-5899](#) Recommendation to Authorize the Interim City Manager to Execute an Agreement with CSG Consultants Inc. for Professional Plan Check Services for a 60-Month Term in an Amount not to Exceed \$1,750,000.

(Community Development 481003)

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

- 5-H [2018-5897](#) Recommendation to Approve the Public Art Commission's Recommendations for Physical Public Art in Alameda; and

Adoption of Resolution Amending the Fiscal Year 2018-19 Tidelands Fund Budget to Appropriate \$360,000 for Physical Art. (Community Development 285)

**Attachments:** [Exhibit 1 - Request for Proposals](#)  
[Exhibit 2 - Finalist Proposals](#)  
[Exhibit 3 - Selection Panel Scores](#)  
[Exhibit 4 - Detailed Finalist Proposals](#)  
[Exhibit 5 - Survey and Email Responses](#)  
[Exhibit 6 - Conservation Review](#)  
[Exhibit 7 - Public Art Commission Staff Report](#)  
[Exhibit 8 - Art Concepts](#)  
[Presentation](#)  
[Resolution](#)

- 5-I [2018-5903](#) Adoption of Resolution Authorizing the Mayor to Sign a Memorandum of Understanding (MOU) Regarding the Formulation and Implementation of Sister City Relations Between the City of Varazze, Italy and the City of Alameda, United States of America. (Community Development 267)

**Attachments:** [Exhibit 1 – MOU](#)  
[Exhibit 2 – Sister City Project Brochure](#)  
[Resolution](#)

- 5-J [2018-5935](#) Final Passage of Ordinance Amending 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)

## 6 Regular Agenda Items

- 6-A [2018-5934](#) Adoption of Resolution Appointing Cheryl Harawitz as a Member of the Social Service Human Relations Board.  
[\(5 minutes\)](#)

- 6-B**     [2018-5893](#)     Continued Public Hearing to Consider Introduction of Ordinance [First Reading] Approving the 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 - No additional public comment will be permitted] (Community Development 481005)

**Attachments:**    [Exhibit 1- Master Plan](#)  
[Exhibit 1a- Density Bonus Application and Market Study](#)  
[Exhibit 2 - Environmental Impact Report Addendum](#)  
[9-4 Presentation](#)  
[Ordinance](#)  
[Developer Presentation](#)  
[Staff Submittal](#)  
[9-18 Presentation](#)  
[9-18 Encinal Terminals Amendments](#)  
[Correspondence - Updated 9-18](#)

- 6-C**     [2018-5873](#)     Introduction of Ordinance Approving a Lease and Authorizing the Interim City Manager to Execute Documents Necessary to Implement the Terms of the Lease with Karen Zimmerman and Kenneth Edgerly, dba ABC Preschool for Five-Years with Five One-Year Renewal Options on Land Adjacent to the Mastick Senior Center. [Requires four affirmative votes] (Recreation and Parks 280)

**Attachments:**    [Exhibit 1 - Lease Agreement](#)  
[Ordinance](#)

- 6-D**     [2018-5898](#)     Continued Introduction of Ordinance Amending the Alameda Municipal Code by Adding Article 4-60 (Minimum Wage) to Chapter IX (Regulations Concerning Trade and Commerce) Concerning a Citywide Minimum Wage to Raise Alameda's Minimum Wage to \$15.00 per Hour by July 1, 2020; and Adoption of Resolution Amending the General Fund Operating Budget for Fiscal Year 2018-19. [Continued from September 18, 2018] (Economic Development 001)

**Attachments:** [Exhibit 1 - List of Bay Area Cities](#)  
[Exhibit 2 - Community Outreach](#)  
[Exhibit 3 - Survey Results](#)  
[Exhibit 4 - Workshop Scenarios and Matrix](#)  
[Exhibit 5 - Proposed Implementation Schedule](#)  
[Correspondence](#)  
[Presentation](#)  
[Ordinance](#)  
[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**
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A [2018-5933](#) Consideration of Mayor's Nomination for Appointment to the 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](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.