



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, April 17, 2018

7:00 PM

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

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REVISED at 12:30 p.m. on 4/10/2018 to add Closed Session Item 3-C.

#### **SPECIAL MEETING - CLOSED SESSION - 4:15 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 [2018-5423](#) [\(120 minutes\)](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)  
CITY NEGOTIATORS: Elizabeth D. Warmerdam, Acting 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) UNDER NEGOTIATION: Salaries and Terms of Employment
  - 3-B [2018-5424](#) [\(30 minutes\)](#) 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-C [2018-5469](#) [\(20 minutes\)](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8)  
PROPERTY: 120 W Oriskany, Building 530, Alameda, CA 94501  
CITY NEGOTIATOR: Nanette Mocanu  
POTENTIAL BUYER: Nautilus Data Technologies, Inc.  
ISSUE UNDER NEGOTIATION: Real Property Negotiations Price and

## Terms of Payment

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

[2018-5509](#) April 17, 2018 Closed Session Announcement

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

**5 Adjournment - City Council****SPECIAL MEETING - 6:45 P.M.****Pledge of Allegiance****1 Roll Call - City Council****2 Proclamations**

**2-A** [2018-5244](#) Proclamation Declaring April 16 - 20, 2018 as Boys and Girls Club  
[\(5 minutes\)](#) Week. (City Manager 2110)

**2-B** [2018-5245](#) Proclamation Declaring April 22, 2018 as Earth Day. (City Manager  
[\(5 minutes\)](#) 2110)

**2-C** [2018-5242](#) Proclamation Declaring April 28, 2018 as Arbor Day Alameda. (City  
[\(5 minutes\)](#) Manager 2110)

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

[2018-5510](#) Proclamation Declaring April 2018 as Fair Housing Month.

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

**3 Adjournment - City Council****SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO  
THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) - 6:59 P.M.****1 Roll Call - City Council, SACIC**

**2 Oral Communications, Non-Agenda (Public Comment) - Speakers may  
address the Council/Agency regarding any matter not on the agenda**

**3 Consent Calendar - Items are routine and will be approved by one motion  
unless removal is requested by the Council/Agency or the public**

**3-A** [2018-5430](#) Minutes of the Special Joint City Council and SACIC Meeting Held on  
March 6, 2018. [SACIC] (City Clerk)

- 3-B [2018-5333](#) Recommendation to Accept the Investment Report for the Quarter Ending December 31, 2017. [City Council and SACIC] (Finance 2410)  
**Attachments:** [Exhibit 1 - Quarterly Investment Report](#)

4 **Adjournment - City Council, SACIC**

**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**
- 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 [2018-5437](#) Minutes of the Special and Regular City Council Meetings Held on March 20, 2018. (City Clerk)
- 5-B [2018-5443](#) Bills for Ratification. (Finance)  
**Attachments:** [Bills for Ratification](#)
- 5-C [2018-5374](#) Recommendation to Accept the Work of McGuire and Hester for Cross Alameda Trail - Jean Sweeney Open Space Park, No. P.W. 05-16-11. (Recreation and Parks 280)
- 5-D [2018-5376](#) Recommendation to Authorize the Acting City Manager to Execute a Second Amendment to an Agreement with Placeworks to Add the Amount of \$40,773 for a Total Agreement Amount of \$804,730 for the Design of the Jean Sweeney Open Space Park. (Recreation and Parks 280)  
**Attachments:** [Exhibit 1 - Second Amendment](#)  
[Exhibit 2 - Original Agreement and First Amendment](#)
- 5-E [2018-5394](#) Recommendation to Accept the Work of Ranger Pipeline Inc. for Cyclic Sewer Rehabilitation Project, Phase 13, No. P.W. 05-16-08. (Public Works 602)

- 5-F**     [2018-5395](#)     Recommendation to Accept the Work of McGuire and Hester for Construction of Group 3 - Sewer Pump Station Renovations for Reliability and Safety Improvements Project, No. P.W. 03-14-11. (Public Works 602)
- 5-G**     [2018-5408](#)     Recommendation to Approve Agreement Appointing Elizabeth D. Warmerdam as Acting City Manager and Approve Acting City Manager Pay at \$257,403 Annually. (Human Resources 2210)  
**Attachments:**     [Exhibit 1 - Agreement](#)
- 5-H**     [2018-5415](#)     Recommendation to Approve the Implementing Regulations Governing a Request for Proposals (RFP) Process for Allocating Limited Privilege to Apply for a Cannabis Business Permit and the Request for Proposals. (City Manager 1010)  
**Attachments:**     [Exhibit 1 - Implementing Regulations Governing RFP Process](#)  
                                  [Exhibit 2 - RFP](#)  
                                  [Exhibit 3 - Evaluation Criteria](#)
- 5-I**     [2018-5385](#)     Recommendation to Authorize the Acting City Manager to Execute a Cooperative Agreement with the Department of Transportation (“Caltrans”) in an Amount not to Exceed \$184,000 for Caltrans to Review and Approve the Project Initiation Document (PID), which is Required by Caltrans, to Determine the Project’s Scope, Cost and Schedule for the Central Avenue Safety Improvement Project; and Execute a Contract with CDM Smith in the Amount of \$372,928, Including Contingency, for Engineering, Planning, and Outreach Services to Prepare the PID. (Transportation 91815)  
**Attachments:**     [Exhibit 1 - Caltrans Cooperative Agreement](#)  
                                  [Exhibit 2 - CDM Smith Consultant Team Proposal](#)  
                                  [Exhibit 3 - CDM Smith Final Work Scope](#)  
                                  [Exhibit 4 - CDM Smith Budget](#)  
                                  [Exhibit 5 - CDM Smith Contract Correspondence](#)
- 5-J**     [2018-5340](#)     Recommendation to Authorize the Acting City Manager to Execute a Second Amendment to the Agreement with the County of Alameda Extending the Term of the Community Paramedicine Pilot Program; and  
  
Adoption of Resolution Amending the Fire Grant Funds Budget for Fiscal Year 2017-18 by \$142,000 for Costs Associated with the Extension of the Community Paramedicine Pilot Program. (Fire 220)

**Attachments:** [Exhibit 1 - Contract](#)  
[Exhibit 2 - 1st Amendment](#)  
[Exhibit 3 - 2nd Amendment](#)  
[Exhibit 3 - 2nd Amendment - REVISED](#)  
[Resolution](#)  
[Resolution - REVISED](#)

**5-K**     [2018-5371](#)     Recommendation to Accept the Public Art Commission's Cultural Arts Funding Recommendations; and

Adoption of Resolution Amending the Public Art Fund Budget to Appropriate Up to \$67,500 for Cultural Arts and Arts Programming in Alameda. (Community Development 0285)

**Attachments:** [Exhibit 1 - Request for Proposals](#)  
[Exhibit 2 - Selection Panelists](#)  
[Resolution](#)

**5-L**     [2018-5375](#)     Adoption of Resolution Approving Projects to Be Paid for by the State's Road Maintenance and Rehabilitation Account for Fiscal Year 2018-19. (Public Works 310)

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

**5-M**     [2018-5378](#)     Adoption of Resolution Supporting Regional Measure 3 (RM 3), the Bay Area Traffic Relief Plan; and

Adoption of Resolution Supporting Proposition 69 and Opposing Senate Bill 1 (SB 1) Repeal, to Protect Local Transportation Improvements in SB 1. (Transportation 4227287)

**Attachments:** [Correspondence](#)  
[Resolution - RM3](#)  
[Resolution - Proposition 69](#)

**5-N**     [2018-5396](#)     Adoption of Resolution Authorizing the Acting City Manager to Execute Documents Necessary to Accept Grant Funding from the Alameda County Transportation Commission (ACTC) for Three Transportation Projects. (Transportation)

**Attachments:** [Exhibit 1 - Capital Improvement Project Sheets](#)  
[Exhibit 2 - ACTC Projects Funding Agreement Template](#)  
[Resolution](#)

**5-O**     [2018-5444](#)     Final Passage of Ordinance Approving a Second Amendment to a License with Amber Kinetics, Inc. for Twenty-Four Months for Use of an Unimproved Lot Located at 641 West Red Line Avenue at Alameda Point and Authorizing the Acting City Manager to Execute the

Necessary Documents. [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)

- 5-P [2018-5445](#) Final Passage of Ordinance Approving a Lease and Authorizing the Acting City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Faction Brewing Company, LLC a California Limited Liability Company, for a Ten-Year Lease with Two Ten-Year Extension Options for Building 22, Bay 200 Located at 2501 Monarch 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)

## 6 Regular Agenda Items

- 6-A [2018-5388](#) Adoption of Resolution Authorizing the Use of \$1.67 Million of the Base City Allocation (Alameda County Measure A1 Housing Bond Funds) to Support the Rosefield Redevelopment Project, as Required for Application to Alameda County Rental Housing Development Fund (700 Block of Eagle and Buena Vista Avenues). (Housing)

**Attachments:** [Exhibit 1 – Approved Site Plan](#)  
[Exhibit 2 - Draft Building Elevations and Floorplan Presentation](#)  
[Resolution](#)

- 6-B [2018-5392](#) Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report;

Adoption of Resolution of Intention to Levy an Annual Assessment on the Webster Street BIA of the City of Alameda for Fiscal Year (FY) 2018-19 and Set a Public Hearing for May 1, 2018 to Levy an Annual Assessment on the Webster Street BIA. (Community Development 256000)

**Attachments:** [Exhibit 1 - Annual Assessment Report](#)  
[Exhibit 2 - Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Presentation](#)  
[Resolution](#)

- 6-C [2018-5393](#) Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; and

Adoption of Resolution of Intention to Levy an Annual Assessment on the Park Street BIA of the City of Alameda for Fiscal Year (FY) 2018-19 and Set a Public Hearing for May 1, 2018 to Levy an Annual Assessment on the Park Street BIA (Community Development 256000)

**Attachments:** [Exhibit 1 - Annual Assessment Report](#)  
[Exhibit 2 - Fee Schedule](#)  
[Exhibit 3 - Boundaries Map](#)  
[Exhibit 4 - Address List](#)  
[Presentation](#)  
[Resolution](#)

- 6-D**     [2018-5209](#)     Introduction of Ordinance Approving a Lease and Authorizing the  
[\(10 minutes\)](#)     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)

**Attachments:** [Exhibit 1 - Aerial Map](#)  
[Exhibit 2 - Premises](#)  
[Exhibit 3 - Lease](#)  
[Ordinance](#)

- 6-E**     [2018-5389](#)     Introduction of Ordinance Approving a Lease and Authorizing the  
[\(10 minutes\)](#)     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 Ventures, 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)

**Attachments:** [Exhibit 1 - Aerial Map](#)  
[Exhibit 2 - Premises](#)  
[Exhibit 3 - Lease](#)  
[Ordinance](#)

- 6-F**     [2018-5398](#)     Recommendation to Review Staff's Analysis and Provide Direction on  
[\(45 minutes\)](#)     Possible Next Steps, including Community Outreach, Determining Potential Fiscal Impacts, and Returning with a Minimum Wage Ordinance. (Community Development 256000)

**Attachments:** [Exhibit 1 - State of California and Bay Area Cities with Minimum Wage Ordinances](#)  
[Exhibit 2 - Alameda Minimum Wage Scenarios 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**  
[Tracker-4/17](#) Update on Tracking of Council Direction through the Referral Process.
- 9-A [2018-5457](#) Consider Directing Staff to Return with a Sanctuary City Contracting and Investment Ordinance. (Vice Mayor Vella)**  
**Attachments:** [Attachment 1 - Sample Ordinance](#)
- 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.
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- 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.