



City of Alameda

Meeting Agenda

City Council

Tuesday, November 19, 2019

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** [2019-7386](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Building 25, Unit 100, approximately 15,458 rentable square feet, located at 1951 Monarch Street on Alameda Point
CITY NEGOTIATOR: Nanette Mocanu, Assistant Community Development Director and Ted Anderson, Cushman and Wakefield
NEGOTIATING PARTIES: City of Alameda and Tack Brewing
UNDER NEGOTIATION: Price and terms

- 3-B** [2019-7442](#) CONFERENCE WITH REAL PEROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Northwest Territories Shoreline Park at Alameda Point
PERSONS NEGOTIATING: Debbie Potter, Community Development Director, and Amy Woolridge, Recreation and Parks Director
NEGOTIATING PARTIES: City of Alameda and East Bay Regional Park District
UNDER NEGOTIATIONS: Price and terms of payment pursuant to a Lease

- 3-C** [2019-7448](#) CONFERENCE WITH LEGAL COUNSEL - LIABILITY CLAIMS (Pursuant to Government Code § 54956.95)
CLAIMANT: Grand Edibles, Inc.
AGENCY CLAIMED AGAINST: City of Alameda

- 3-D** [2019-7449](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)
CITY NEGOTIATORS: Eric Levitt, City Manager
EMPLOYEE ORGANIZATIONS: Executive Management Employees (EXME)

UNDER NEGOTIATION: Salaries and Terms of Employment

- 4 **Announcement of Action Taken in Closed Session, if any**
- 5 **Adjournment - City Council**

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

Pledge of Allegiance

- 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 City Council/SACIC or the public**
- 2-A [2019-7451](#) Minutes of the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting Held on June 18, 2019. [SACIC] (City Clerk)
- 2-B [2019-7425](#) Recommendation to Accept the Investment Report for the Quarter Ending June 30, 2019. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Investment Report](#)
- 2-C [2019-7399](#) Recommendation to Accept the Investment Report for the Quarter Ending March 31, 2019. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Investment Report](#)
- 2-D [2019-7387](#) Recommendation to Accept the Investment Report for the Quarter Ending December 31, 2018. [City Council and SACIC] (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Investment Report](#)
- 3 **Adjournment - City Council and SACIC**

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 [2019-7438](#) Proclamation Declaring November 30, 2019 as Small Business Saturday. (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** [2019-7452](#) Minutes of the Special and Regular City Council Meetings Held on October 15, 2019. (City Clerk)
- 5-B** [2019-7453](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C** [2019-7357](#) Recommendation to Authorize the City Manager to Negotiate and Execute a Purchase Agreement, or in the Alternative a Lease Agreement, and Service Provider Agreement with Sun Ridge Systems Inc. for the Acquisition, Support, and Maintenance of a Computer Aided Dispatch, Report Management Systems in an Amount Not to Exceed \$1,137,825 for Five Years, including a First Year Purchase Price of \$820,905 and Annual Support Cost of \$79,230 per Year for Four Additional Years. (Police 3121)
Attachments: [Exhibit 1 - Draft Service Provider Agreement](#)
[Exhibit 2 - Sun Ridge Systems Quote](#)
[Exhibit 3 - 2/6/18 Council Minutes](#)
- 5-D** [2019-7394](#) Recommendation to Authorize the City Manager to Execute a Third Amendment to the Agreement with Nute Engineering, for Engineering Design Services for Cyclic Sewer Rehabilitation Project, Phase 17, for an Amount Under the Third Amendment not to Exceed \$414,362, and an Aggregate Amount Not to Exceed \$1,141,821. (Public Works 602)
Attachments: [Exhibit 1 - Original Agreement](#)
[Exhibit 2 - First Amendment](#)
[Exhibit 3 - Second Amendment](#)
[Exhibit 4 - Third Amendment](#)
- 5-E** [2019-7418](#) Recommendation to Authorize the City Manager to Execute a 16-Month Contract with Building Futures with Women and Children, in an Amount Not to Exceed \$106,000, to Operate the Alameda Winter Warming Shelter During Fiscal Years 2019-20 and 2020-21. (Community Development 267)
Attachments: [Exhibit 1 - Contract](#)
- 5-F** [2019-7391](#) Adoption of Resolution Approving a Tentative Map for Condominium Purposes (Tract No. 8524) Located at 2800 Fifth Street and Commonly

Known as the Alameda Landing Waterfront Residential Project.
(Planning, Building and Transportation)

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

- 5-G** [2019-7397](#) Adoption of Resolution Amending Resolution No. 15547 Authorizing the City Manager to Apply for and Accept up to \$310,000 in Senate Bill (SB) 2 Planning Grants Program Funds for Work on General Plan Updates, Zoning Ordinance Amendments, and Environmental Review Consistent with State Laws to Streamline Housing Production.
(Planning, Building & Transportation 481005)

Attachments: [Exhibit 1 - Proposed Amendments](#)
[Exhibit 2 - 06/18/19 Staff Report](#)
[Resolution](#)

- 5-H** [2019-7398](#) Adoption of Resolution Amending the Fiscal Year 2018-19 Capital Projects Fund Budget to Consolidate All Senate Bill (SB) 1 Road Maintenance and Rehabilitation Account (RMRA) Funding Budget Commitments to the Pavement Management Project (91810) and Swap an Equivalent Amount of Measure B Local Streets and Roads Funding from the Pavement Management Project (91810) to the Sidewalk Maintenance Project (91601) and the Traffic Signals, Calming, and Systems Project (91812). (Public Works 310.05)

Attachments: [Resolution](#)

- 5-I** [2019-7415](#) Adoption of Resolution Approving a Memorandum of Understanding (MOU) Between the City of Alameda and the International Brotherhood of Electrical Workers (IBEW) for a Forty-Two Month Term Commencing December 27, 2018, and Ending June 30, 2022.
(Human Resources 2510)

Attachments: [Exhibit 1 - MOU \(Redline\)](#)
[Exhibit 2 - MOU](#)
[Exhibit 3 - Public Utilities Board Resolution](#)
[Resolution](#)

- 5-J** [2019-7450](#) Final Passage of Ordinance Amending Alameda Municipal Code Chapter 30 (Zoning Ordinance) to Streamline Design Review for Small Residential Additions, Window Replacements, and Green Roofs, Update Work/Live Ordinance Requirements, Update Lot Line Adjustment Procedures, and Make Other Miscellaneous Administrative, Technical, and Clarifying Amendments, as Recommended by the Planning Board. (Planning and Building 481005)

6 Regular Agenda Items

- 6-A** [2019-7367](#) Recommendation to Receive an Annual Report on the Alameda Museum Archival Activities on Behalf of the City. (Recreation and Parks 280)
- Attachments:** [Exhibit 1 - 2018 Operating Budget](#)
 [Exhibit 2 - Lecture Series 2017-2019 Presentation](#)
- 6-B** [2019-7366](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees. (Recreation and Parks 280)
- Attachments:** [Exhibit 1 - 2020 Recreation and Parks User Fee Schedule](#)
 [Exhibit 2 - Comparison Study Presentation](#)
 [Resolution](#)
- 6-C** [2019-7395](#) Introduction of Ordinance Authorizing the City Manager or His Designee to Execute an Amendment to the Lease with Pacific Shops, Inc. for the Tidelands Property Located along Clement Street between Alameda Marina Drive and Willow Street, Generally Known as Alameda Marina. (Community Development 216)
- Attachments:** [Exhibit 1 - Leasehold Area](#)
 [Exhibit 2 - Lease Amendment](#)
 [Exhibit 3 - May 2012 Tidelands and Marina Lease](#)
 [Exhibit 4 - Draft Tenant Letter Ordinance](#)
- 6-D** [2019-7454](#) Recommendation to Provide Direction to City Staff Regarding Local Firearm/Gun Control Regulation. (City Manager)
- 6-E** [2019-7385](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Various Provisions of Section 3-61 (Transient Occupancy Tax) of Division IX (Taxes) of Article II (Taxation) of Chapter II (Finance and Taxation), Clarifying and Restating Hosting Platforms' Responsibility to Collect and Remit Transient Occupancy Taxes. (City Attorney 2310)
- Attachments:** [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**

- 9-A** [2019-7443](#) Consider Directing Staff to Create an Autonomous Code Enforcement Division to Enforce All Building Code and Health and Safety Laws. (Councilmember Vella)
- 9-B** [2019-7446](#) Consider Requiring New Construction or Renovation of Publicly Accessible Buildings with at Least One Public Restroom to Provide at Least One Safe, Sanitary, Convenient and Publicly Accessible Baby Diaper Changing Station. (Councilmember Vella)

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

11 Adjournment - City Council

- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-2>
- Translators and sign language interpreters will be available on request. Please contact the City Clerk at 510-747-4800 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 either prior to, or at, the Council meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- 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.
- Minutes of the meeting available in enlarged print.
- The meeting will be broadcast live on the City's website:
<https://www.alamedaca.gov/GOVERNMENT/Agendas-Minutes-Announcements>
- Documents related to this agenda are available for public inspection and copying at of 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.