



City of Alameda

Meeting Agenda

City Council

Tuesday, December 17, 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 [2019-7542](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

(Pursuant to Government Code § 54956.9)
CASE NAME: Friends of Crab Cove v. Vella et al.
COURT: Superior Court of the State of California, County of Alameda
CASE NUMBERS: RG18933140
 - 3-B [2019-7525](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Pursuant to Government Code § 54957
Positions Evaluated: City Manager - Eric Levitt
 - 3-C [2019-7537](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)**

PROPERTY: Various Sites at Alameda Point:
(a) Site A, Phase 2, area bordered by West Atlantic Avenue and Coronado Avenue on the North and South, respectively, and by Ferry Point and Main Street on the West and East, respectively,
(b) Phase 1 of the Enterprise District, area bordered by Pacific Avenue and W. Ticonderoga Avenue on the North and South, respectively, and by Orion Street and Central Avenue on the West and East, respectively,
(c) West Midway, area bordered by West Midway Avenue and West Tower Avenue on the North and South, respectively, and by Pan Am Way and Orion Street on the West and East, respectively, and
(d) Bachelor Enlisted Quarters (BEQ) and Hangar Row, BEQ - Buildings 2, 3, 4, 2660 Monarch Street, 2599 Lexington Street, 2651 Lexington Street, 2701 Lexington Street, and Hangar Row - W. Tower and Monarch Streets
PERSONS NEGOTIATING: Debbie Potter, Community Development

Director, and Michelle Giles, Redevelopment Project Manager
NEGOTIATING PARTIES: City of Alameda and (a) Alameda Point
Partners, (b) Prospective Developers, (c) Prospective Developers, and
(d) Jamestown L.P.

UNDER NEGOTIATIONS: Price and terms

4 Announcement of Action Taken in Closed Session, if any

[2019-7568](#) December 17, 2019 Closed Session Announcement

Attachments: [Announcement](#)

5 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 [2019-7529](#) Presentation by Assemblymember Rob Bonta: State Legislative Update.

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 [2019-7548](#) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on November 19, 2019. [City Clerk]

5-B [2019-7547](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2019-7427](#) Recommendation to Accept the Annual Review of the Affordable Housing Ordinance and the City's Affordable Housing Unit Fee Consistent with Section 27-1 of the Alameda Municipal Code; Accept the Annual Affordable Housing Unit Fee Fund Activity Report; and Find

that: 1) Unit/Fee Requirements Set Forth in Local Law Remain Reasonably Related to the Impacts of Development, and 2) the Affordable Housing Units, Programs and Activities Required by Local Law Remains Needed to Support the Production of Affordable Housing in the City (Housing 266)

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

- 5-D [2019-7494](#) Recommendation to Accept the 2013 Local Library Bond Measure Annual Report. (Finance 2410)

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

- 5-E [2019-7503](#) Recommendation to Accept and File Various Community Facilities Districts (CFD) Reports for Fiscal Year (FY) Ending June 30, 2019, including: CFD No. 03-1 (Bayport Municipal Services District); CFD No. 13-1 (Alameda Landing Public Improvements); CFD No. 13-2 (Alameda Landing Municipal Services District); CFD District No. 14-1 (Marina Cove II); and CFD No. 17-1 (Alameda Point Public Services District). (Finance 2410)

Attachments: [Exhibit 1 - Annual Reports](#)

- 5-F [2019-7485](#) Recommendation to Accept a Biennial Report for the Public Art Fund. (Community Development 256)

Attachments: [Exhibit 1 - Summary of Awarded Grants](#)
[Exhibit 2 - Program Description](#)

- 5-G [2019-7490](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement, in an Amount Not to Exceed \$100,000, with Alameda Family Services for Student Mental Health Services. (Community Development 001)

Attachments: [Exhibit 1 - Agreement](#)

- 5-H [2019-7493](#) Recommendation to Approve Closure of the Remaining North Course Holes at Corica Park to Improve the Overall Construction Schedule Timeline. (Recreation and Parks 280)

Attachments: [Exhibit 1 - Lease](#)
[Exhibit 2 - First Amendment](#)

- 5-I [2019-7364](#) Recommendation to Authorize the City Manager to Execute an Amendment to the Existing Citywide Project Stabilization Agreement for Public Works or Improvement Contracts Providing for a Three (3) Year Renewal and Options for Subsequent Annual Renewals. (City Manager/City Attorney 310)

Attachments: [Exhibit 1 - Agreement](#)
[Exhibit 2 - Amendment to Agreement](#)

- 5-J** [2019-7506](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Trimacs Maintenance & Landscape Construction, Inc., Extending the Term of the Agreement by Thirteen Months and Increasing the Compensation to an Amount Not to Exceed \$65,882, for an Aggregate Amount Not to Exceed \$129,845, for Landscape Services in City of Alameda Island City Landscape and Lighting District 84-2, Zone 6 - Marina Village. (Public Works 275.6)
- Attachments:** [Exhibit 1 - Original Agreement](#)
 [Exhibit 2 - First Amendment](#)
- 5-K** [2019-7465](#) Adoption of Resolution Reappointing Wendi Poulson as Trustee to the Alameda County Mosquito Abatement District Board. (Public Works 4205)
- Attachments:** [Resolution](#)
- 5-L** [2019-7484](#) Adoption of Resolution Receiving and Filing the Fiscal Year 2018-19 Development Impact Fee (DIF) Report and Five-Year Report, Containing Both Development Impact Fees and Fees Otherwise Subject to Development Agreements, and Making Certain Findings as Required by Government Code Sections 66000 et seq. (Finance 2410)
- Attachments:** [Exhibit 1 - Annual and Five-Year DIF Report](#)
 [Resolution](#)
 [Correspondence](#)
- 5-M** [2019-7496](#) Adoption of Resolution Amending the Electric Utility Professionals of Alameda (EUPA) Salary Schedule to Reflect a New Salary for the Finance and Utility Billing Manager and the Support Services Manager and Revised Job Classification Titles for Finance and Utility Billing Manager, Utility Billing Specialist, and Utility Billing Technician. (Human Resources 2510)
- Attachments:** [Exhibit 1 - Revised Salary Schedule](#)
 [Exhibit 2 - Draft Public Utilities Board Resolution](#)
 [Resolution](#)
- 5-N** [2019-7504](#) Adoption of Resolution Certifying the Ballot Tabulation Results for the 2019 Water Quality and Flood Protection Fee Initiative; and
- Final Passage of Ordinance Adding Article IV to Chapter 18 of the Municipal Code, and Ordering Levies of the 2019 Water Quality and Flood Protection Fee for Fiscal Year 2020-21, as Approved by a Majority of Votes in Favor of the Fee Submitted by Property Owners. (Public Works 351)

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

- 5-O** [2019-7489](#) Public Hearing Under the Federal Tax Equity and Fiscal Responsibility Act of 1982 to Consider Adoption of Resolution Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$45,000,000 to Finance a 70-Unit Multifamily Rental Housing Facility for Low- and Very Low-Income Families Located within Alameda Point Site A for the Benefit of Eden Housing Inc., or an Entity to be Established by Eden Housing Inc. (or an Affiliate). (Community Development 858)

Attachments: [Exhibit 1 - Family Project Funding](#)
[Resolution](#)

- 5-P** [2019-7491](#) Public Hearing Under the Federal Tax Equity and Fiscal Responsibility Act of 1982 to Consider Adoption of Resolution Approving the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$45,000,000 to Finance the Rosefield Village, a 92-Unit Multifamily Rental Housing Project, Located at 718-746 Eagle Avenue and 715-727 Buena Vista Avenue, Alameda, California for the Benefit of the City of Alameda Housing Authority. (Community Development 858)

Attachments: [Exhibit 1 - Funding Sources](#)
[Resolution](#)

6 Regular Agenda Items

- 6-A** [2019-7528](#) Recommendation to Authorize the City Manager to Negotiate and Execute the Seaplane Lagoon Ferry Terminal Operating Agreement between the City of Alameda and the Water Emergency Transportation Authority; and

Introduction of Ordinance Approving a License and Authorizing the City Manager to Negotiate and Execute Documents Necessary to Implement the Terms of a 66-Year License with the San Francisco Bay Area Water Emergency Transportation Authority for Use of Real Property and Submerged Land at Alameda Point. [Requires Four Affirmative Votes] (Community Development 858)

Attachments: [Exhibit 1 - Operating Agreement](#)
[Exhibit 2 - License Agreement](#)
[Ordinance](#)

- 6-B** [2019-7532](#) Recommendation to Consider Adoption of a City Council Code of Conduct and Councilmember Handbook, and Code of Conduct, Providing Guidelines for Councilmembers to Follow in Conducting City Business and Fulfilling Their Responsibilities as City Elected Officials. (City Manager/City Attorney)
- Attachments:** [Exhibit 1 - City Council Handbook and Code of Conduct](#)
 [Exhibit 2 - Social Media Policy](#)
 [Exhibit 3 - Existing Policies](#)
 [Correspondence from Staff](#)
 [Presentation](#)
- 6-C** [2019-7533](#) Adoption of Resolution Establishing a Privacy Policy, Data Management Policy, and Prohibiting the Use of Face Recognition Technology. (City Manager)
- Attachments:** [Exhibit 1 - San Francisco Privacy Ordinance](#)
 [Resolution](#)
 [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**
- 9-A** [2019-7530](#) Consider Adopting a Resolution Supporting the Alameda Unified School District's (AUSD) "Alameda Teacher/Staff Retention" Measure or Alternatively, Direct Staff to Agendize a Resolution Supporting the Measure. (Vice Mayor Knox White/Councilmember Oddie)
- Attachments:** [AUSD Resolution](#)
 [Draft Resolution](#)
- 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.