



# City of Alameda

## Meeting Agenda

### City Council

---

Tuesday, January 21, 2020

7:00 PM

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

---

#### **SPECIAL MEETING - 5:15 P.M.**

#### **1 Roll Call - City Council**

Mayor Ezzy Ashcraft will be present via teleconference from The Capital Hilton, 1001 16th Street NW, Washington, DC 20036

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

- 2-A**    [2020-7623](#)    Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for the Potential Lease of Building 169 at 1680 Viking. (City Manager)

#### **3 Public Comment on Closed Session Items - Anyone wishing to address the Council on closed session items may speak for 3 minutes per item**

#### **4 Adjournment to Closed Session to consider:**

- 4-A**    [2020-7526](#)    CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: Building 169, approximately 43,355 rentable square feet, located at 1680 Viking Street on Alameda Point  
CITY NEGOTIATORS: Eric Levitt, City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, and Nanette Mocanu, Assistant Community Development Director  
NEGOTIATING PARTIES: City of Alameda and Pacific Pinball Museum  
UNDER NEGOTIATION: Price and terms
- 4-B**    [2020-7632](#)    CONFERENCE WITH LEGAL COUNSEL  
WORKERS' COMPENSATION CLAIM (Pursuant to Government Code § 54956.95)  
Claimant: Brian Clark  
Agency claimed against:    City of Alameda

- 4-C**     [2020-7633](#)     CONFERENCE WITH LEGAL COUNSEL  
WORKERS' COMPENSATION CLAIM (Pursuant to Government Code  
§ 54956.95)  
Claimant: Joseph Couch  
Agency claimed against:     City of Alameda
- 4-D**     [2020-7634](#)     CONFERENCE WITH LEGAL COUNSEL  
WORKERS' COMPENSATION CLAIM (Pursuant to Government Code  
§ 54956.95)  
Claimant: Robin Haines  
Agency claimed against:     City of Alameda
- 4-E**     [2020-7635](#)     CONFERENCE WITH LEGAL COUNSEL  
WORKERS' COMPENSATION CLAIM (Pursuant to Government Code  
§ 54956.95)  
Claimant: Jill Ottaviano  
Agency claimed against:     City of Alameda
- 4-F**     [2020-7637](#)     CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Pursuant to Government Code § 54956.9)  
CASE NAME: Boatworks v City of Alameda, et al.  
COURT: Superior Court of the State of California, County of Alameda  
CASE NUMBERS: RG16823346, RG16841240, RG19041531

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

**6            Adjournment - City Council**

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

**Pledge of Allegiance**

**1            Roll Call - SACIC**

Chair Ezzy Ashcraft will be present via teleconference from The Capital Hilton, 1001 16th Street  
NW, Washington, DC 20036

**2            Agenda Items**

- 2-A**     [2020-7624](#)     Minutes of the Special Joint City Council and Successor Agency to  
the Community Improvement Commission Meeting Held on November  
19, 2019. (City Clerk)
- 2-B**     [2020-7580](#)     Recommendation to Authorize the City Manager to Submit the  
Recognized Obligations Payment Schedule (ROPS) and Administrative  
Budget for the Period from July 1, 2020 to June 30, 2021 to the

Countywide Oversight Board. (Community Development 207)

**Attachments:** [Exhibit 1 - ROPS and Administrative Budget](#)

- 2-C**     [2020-7581](#)     Recommendation to Consent to an Assignment and Assumption of Affordable Housing Agreement at Independence Plaza (703 Atlantic Avenue) to Alameda Affordable Housing Corporation and Authorize the City Manager to Negotiate and Execute all Necessary Documents. (Community Development 266)

**Attachments:**   [Exhibit 1 - Amended Affordable Housing Agreement](#)  
                          [Exhibit 2 - Assignment and Assumption Agreement](#)

- 2-D**     [2020-7578](#)     Recommendation to Authorize the City Manager to Execute a Purchase and Sale Agreement with Branagh Land, Inc., a California Corporation, for a Net Sales Price of \$1,000,000 for the 0.82 Acre Vacant Parcel at 2350 Fifth Street. (Community Development 207)

**Attachments:**   [Exhibit 1 - Property Map](#)  
                          [Exhibit 2 - Purchase and Sale Agreement](#)  
                          [Exhibit 3 - Appraisal and Addendum Update](#)

### **3        Adjournment - SACIC**

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

### **1        Roll Call - City Council**

Mayor Ezzy Ashcraft will be present via teleconference from The Capital Hilton, 1001 16th Street NW, Washington, DC 20036

### **2        Agenda Changes**

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

- 3-A**     [2020-7638](#)     Proclamation Declaring January 21, 2020 as Janet Magleby Day in the City of Alameda. (City Manager)

### **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**     [2020-7625](#)     Minutes of the Special and Regular City Council Meetings Held on December 17, 2019 and the Special City Council Meeting Held on

December 18, 2019. (City Clerk)

**Attachments:** [2019-12-18 Special Minutes Attachment](#)

**5-B**     [2020-7636](#)     Bills for Ratification. (Finance)

**Attachments:**   [Bills for Ratification](#)

**5-C**     [2020-7579](#)     Recommendation to Authorize the City Manager to Execute an Agreement with Tetra Tech, Inc. for Post Construction Project Closeout and Second Amendments to Agreements with BKF Engineers and Park Engineering, for the Cross Alameda Trail (Main Street to Constitution Way) Project, in a Cumulative Amount Not to Exceed \$145,633. (Public Works 310)

**Attachments:**   [Exhibit 1 - Tetra Tech Agreement](#)  
                          [Exhibit 2 - Original BKF Agreement](#)  
                          [Exhibit 3 - BKF First Amendment](#)  
                          [Exhibit 4 - BKF Second Amendment](#)  
                          [Exhibit 5 - Original Park Engineering Agreement](#)  
                          [Exhibit 6 - Park Engineering First Amendment](#)  
                          [Exhibit 7 - Park Engineering Second Amendment](#)

## **6       Regular Agenda Items**

**6-A**     [2020-7621](#)     Recommendation to Accept the Alameda Free Library Strategic Plan, 2020-2025. (Library 210)

**Attachments:**   [Exhibit 1 - Strategic Plan 2020-25 Presentation](#)

**6-B**     [2020-7559](#)     Recommendation to Authorize the City Manager to Execute a 60-Year Lease Agreement with the Alameda Unified School District for a City Aquatic Center at the Existing Swim Center Site at Alameda High School. (Recreation and Parks 208)

**Attachments:**   [Exhibit 1 - Lease 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**

**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](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.