



# City of Alameda

## Meeting Agenda

### City Council

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Tuesday, April 7, 2015

7:00 PM

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

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#### **SPECIAL MEETING - CLOSED SESSION - 5:30 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 [2015-1530](#) CONFERENCE WITH LABOR NEGOTIATORS (54957.6)  
City Negotiator: John Russo  
Employee Organizations: Public Safety Unions (International Association of Fire Fighters (IAFF), Alameda Fire Chiefs Association (AFCA), Alameda Police Officers Association (APOA) and Alameda Police Managers Association (APMA))  
Issues Under Negotiation: Post Employment Benefits
- 4 Announcement of Action Taken in Closed Session, if any
- 5 Adjournment - City Council

#### **SPECIAL MEETING - OPEN SESSION - 6:00 P.M.**

##### **Pledge of Allegiance**

- 1 Roll Call - City Council
- 2 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council regarding any matter not on the agenda
- 3 Proclamations, Special Orders of the Day and Announcements
  - 3-A [2015-1510](#) Update by the Interim Fire Chief on the Fluid Spill in the Estuary. (Fire)
  - 3-B [2015-1521](#) Update on Safety of Vacant Buildings at Alameda Point. (Base Reuse)

## Adjournment - City Council

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

- 1 Roll Call - CC/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 [2015-1498](#) Update on the Long Range Property Management Plan (LRPMP). (Community Development 70272)
- Attachments:** [Exhibit 1 - Alameda Long Range Property Management Plan](#)  
[Exhibit 2 - Letter from Department of Finance](#)
- 4 Adjournment - CC/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**
- 3-A    [2015-1333](#)      Proclamation Declaring the Month of April as Autism Awareness Month. (City Manager)
- 3-B    [2015-1444](#)      Proclamation Declaring the Month of April as Fair Housing Month. (Housing)
- 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    [2015-1511](#)      Minutes of the Special and Regular City Council Meeting Held on March 3, 2015. (City Clerk)

- 5-B     [2015-1512](#)     Bills for Ratification. (Finance)  
**Attachments:**     [Bills for Ratification](#)
- 5-C     [2015-1400](#)     Recommendation to Approve the City of Alameda Investment Policy.  
(Finance 2410)  
**Attachments:**     [Exhibit 1 - Investment Policy](#)
- 5-D     [2015-1365](#)     Recommendation to Award Contract in the Amount of \$377,451,  
Including Contingencies, to BKF Engineers for Engineering  
Consulting Services in Connection with the Arbor Street Storm Drain  
Pump Station Replacement, P.W. No. 10-14-15. (Public Works 310)  
**Attachments:**     [Exhibit 1 - Contract](#)
- 5-E     [2015-1438](#)     Recommendation to Accept the Work of Ranger Pipelines, Inc. for  
Cyclic Sewer Replacement Project, Phase 10, No. P.W. 05-12-14.  
(Public Works 602)
- 5-F     [2015-1439](#)     Recommendation to Accept the Work of MCK, Inc. for Repair and  
Resurfacing of Certain Streets, Phase 33, No. P.W. 02-14-04. (Public  
Works 310)
- 5-G     [2015-1440](#)     Recommendation to Authorize the Purchase of Equipment from  
Alameda Paving and Excavating in the Amount of \$129,800 and  
Authorize the City Manager to Execute All Necessary Documents.  
(Public Works 602)
- 5-H     [2015-1455](#)     Recommendation to Approve Agreement Appointing Elizabeth  
Warmerdam as Interim City Manager and Approve Interim City  
Manager Pay at \$240,000 Annually. (Human Resources 2210)  
**Attachments:**     [Exhibit 1 - Agreement](#)
- 5-I     [2015-1387](#)     Summary Title: Approving Annual Work Plan and Setting a Public  
Hearing to Continue Assessing Merchants within Park Street  
Business District  
  
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 2015-16 and Set a Public Hearing for  
May 5, 2015. (Community Development 227)  
**Attachments:**     [Exhibit 1 - Park Street Business Association's \(PSBA's\)  
Annual Assessment Report](#)  
                              [Exhibit 2 - PSBA's Financial Reports](#)  
                              [Exhibit 3 - BIA Assessment Fee Schedule FY 2015-16](#)  
                              [Exhibit 4 - BIA Boundaries Map](#)  
                              [Exhibit 5 - BIA Address List](#)  
                              [Resolution](#)

- 5-J**     [2015-1388](#)     Summary Title: Approving Annual Work Plan and Setting Public Hearing to Continue Assessing Merchants within Webster Street Business District
- Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report; and Adoption of Resolution of Intention to Levy an Annual Assessment on the Webster Street BIA of the City of Alameda for FY 2015-16 and Set a Public Hearing for May 5, 2015. (Community Development 227)
- Attachments:**     [Exhibit 1 - Webster Street Business Association's \(WABA's\) Annual Assessment Report](#)  
                              [Exhibit 2 - WABA's Financial Reports](#)  
                              [Exhibit 3 - BIA Assessment Fee Schedule FY 2015-16](#)  
                              [Exhibit 4 - BIA Boundaries Map](#)  
                              [Exhibit 5 - BIA Address List](#)  
                              [Resolution](#)
- 5-K**     [2015-1406](#)     Summary Title: Receipt of and Authority to Access Unemployment Information from the State of California
- Adoption of Resolution Authorizing the Community Development Department, Economic Development Division, to Receive and Analyze Quarterly Census of Employment and Wages Data for the City of Alameda Obtained from the California State Employment Development Department for Economic Development Purposes and Authorizing the City Manager or his Designee to Negotiate and Execute all Necessary Agreements with the California State Employment Development Department. (Community Development 6720)
- Attachments:**     [Resolution](#)
- 5-L**     [2015-1453](#)     Summary Title: Set Public Hearing to Consider Expansion of Territory and Municipal Services for Financing District at Alameda Landing Development and Levy of Corresponding Special Tax
- Adoption of Resolution of Consideration to Alter the Municipal Services to be Financed by Community Facilities District No. 13-2 (Alameda Landing Municipal Services District); and Adoption of Resolution of Intention to Annex Territory to the City of Alameda Community Facilities District No. 13-2 (Alameda Landing Municipal Services District) and to Authorize the Levy of Special Taxes Therein. (Community Development 256)

**Attachments:** [Exhibit 1 - Boundary Map for Territory to be Annexed to CFD 13-2](#)  
[Resolution to Alter](#)  
[Resolution to Annex](#)

- 5-M**     [2015-1454](#)     Summary Title: Set Public Hearing to Consider Expansion of Territory and Public Improvements for Financing District at Alameda Landing and Levy of Corresponding Special Tax

Adoption of Resolution of Consideration to Alter the Facilities to be Financed by and the Rate and Method of Apportionment of Special Taxes for, and to Increase the Bonded Indebtedness Limit of, Community Facilities District No. 13-1 (Alameda Landing Public Improvements); and Adoption of Resolution of Intention to Annex Territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements) and to Authorize the Levy of Special Taxes Therein. (Community Development 256)

**Attachments:** [Exhibit 1 - Boundary Map for Territory to be Annexed to CFD 13-1](#)  
[Resolution to Alter](#)  
[Resolution to Annex](#)

- 5-N**     [2015-1485](#)     Final Passage of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 24 Month Lease with Advanced Roofing Services, a California Corporation, for Building 612 located at 1450 Viking Street at Alameda Point. (Base Reuse 819099) [Requires four affirmative votes]

## **6     Regular Agenda Items**

- 6-A**     [2015-1503](#)     Recommendation to Receive an Update to the July 23, 2013 Report on the City's Other Post-Employment Benefits (OPEB) Liabilities (City Manager 2110)

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

- 6-B**     [2015-1451](#)     Recommendation to Accept Report on Offer to Transfer a Portion of the Oakland Inner Harbor Tidal Canal From the Army Corp of Engineers to the City of Alameda at No Cost and Subsequent Disposition of Property. (City Attorney 7120)

**Attachments:** [Exhibit 1 - Oakland Inner Harbor Tidal Canal City Council Presentation](#)

- 6-C**     [2015-1421](#)     Presentation on the City's Economic Development Programs and Initiatives and Status of the Economic Development Strategic Plan; and Recommendation to Establish the Mayor's Economic Development Advisory Panel In Lieu of Re-Establishing an Economic

Development Commission. (Community Development 7010)

**Attachments:** [Exhibit 1 - Vice Mayor Matarrese's Referral](#)  
[Exhibit 2 - EDD Presentation to Council.pdf](#)

- 6-D**     [2015-1443](#)     Recommendation to Accept an Informational Report on Establishing Integrated Waste Collection Ceiling Rates and Service Fees for Alameda County Industries, Inc. for Rate Period 14 (July 2015 to June 2016). (Public Works 274)

**Attachments:** [Exhibit 1 - Memo from Alameda County Industries](#)  
[Exhibit 2 - Letter from ILWU, Local 6](#)  
[Exhibit 3 - HF&H Consultants, LLC's Report](#)

**7            City Manager Communications - Communications from City Manager**

**8            Oral Communications, Non-Agenda (Public Comment) - Any person 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**     [2015-1492](#)     Consider Directing Staff to Research Lighting up the Alameda Theater Marquee. (Councilmember Daysog)

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

**11          Adjournment - City Council**

- 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 an 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.
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- 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.