



City of Alameda

Meeting Agenda

City Council

Tuesday, September 1, 2015

7:00 PM

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

REVISED ON 8/25/2015 AT 2:00 P.M.

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 [2015-1942](#) CONFERENCE WITH LABOR NEGOTIATORS (54957.6)
City Negotiator: Elizabeth D. Warmerdam
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 [2015-1993](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9
Number of cases: Two (As Defendant - City Exposure to Legal Action)

4 Announcement of Action Taken in Closed Session, if any

[2015-2042](#) September 1, 2015 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**
- 3-A [2015-1612](#) Proclamation Declaring September 1, 2015 as Housing Authority Appreciation Day for 75 Years of Service to Lower Income Alameda Residents. (Housing 236)
Attachments: [Submittal](#)
- 3-B [2015-1963](#) Proclamation Declaring September 1, 2015 as Alameda Fights Back Day to Promote Awareness of the Fight Against Cancer and the Alameda Relay for Life.
- 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 [2015-1986](#) Minutes of the Special and Regular City Council Meetings and the Joint City Council and Successor Agency to the Community Improvement Commission Meeting Held on July 7, 2015; the Regular City Council Meeting Held on July 16, 2015; and the Special and Regular City Council Meetings Held on July 21, 2015. (City Clerk)
- 5-B [2015-1987](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)
- 5-C [2015-1818](#) Recommendation to Accept the Quarterly Sales Tax Report for the Period Ending June 30, 2015 Collected During the Period January 1, 2015 to March 31, 2015. (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Sales Tax Report Supplemental Information](#)
- 5-D [2015-1945](#) Recommendation to Accept the Treasury Report for the Quarter Ending June 30, 2015. (Finance 2410)
Attachments: [Exhibit 1 - Quarterly Investment Report](#)
- 5-E [2015-1921](#) Recommendation to Authorize the City Manager to Enter into a Purchase Agreement not to Exceed \$130,452 for the Replacement of

One Americans with Disabilities Act (ADA) Bus for the Paratransit Program. (Recreation and Parks 4225-287)

Attachments: [Exhibit 1 - Champion LF Transport Flex Bus Quote](#)

- 5-F** [2015-1940](#) Recommendation to Authorize the Interim City Manager to Execute an Agreement with CSG Consulting Services for Professional Plan Check Services for a 12-Month Term in an Amount not to Exceed \$300,000. (Community Development 481003)
- Attachments:** [Exhibit 1 - CSG Contract](#)
- 5-G** [2015-1941](#) Recommendation to Accept the Work of Rosas Brothers Construction for the Repair of Concrete Sidewalk, Curb, Gutter, Driveway, and Minor Street Patching, FY14-15, Phase 15, No. P.W. 04-15-08. (Public Works 310)
- 5-H** [2015-1946](#) Recommendation to Award Three Separate Contracts in the Amount of \$75,000 Each (Total Expenditure of \$225,000) to the Following Providers: Salas O'Brien, YEI Engineers, Inc., and Schaaf & Wheeler, for On-Call Mechanical Engineering Services. (Public Works 310)
- Attachments:** [Exhibit 1 - Salas O'Brien Contract](#)
 [Exhibit 2 - YEI Engineers Contract](#)
 [Exhibit 3 - Schaaf & Wheeler Contract](#)
- 5-I** [2015-1949](#) Recommendation to Award Three Separate Contracts in the Amount of \$75,000 Each (Total Expenditure of \$225,000) to the Following Providers: Salas O'Brien, YEI Engineers, Inc., and The Engineering Enterprise, for On-Call Electrical Engineering Services. (Public Works 310)
- Attachments:** [Exhibit 1 - Salas O'Brien Contract](#)
 [Exhibit 2 - YEI Engineers Contract](#)
 [Exhibit 3 - Engineering Enterprise Contract](#)
- 5-J** [2015-1943](#) Recommendation to Amend the Term of the Contract for Brown Reynolds Watford (BRW) Architects to Provide Professional Services for the Design, Construction Documents, and Contract Management for the Emergency Operations Center/Fire Station 3. (Public Works 310)
- Attachments:** [Exhibit 1 - BRW Contract Amendment](#)
 [Exhibit 2 - Original BRW Contract](#)
- 5-K** [2015-1976](#) Recommendation to Award a Contract in the Amount Not to Exceed \$305,698 to AECOM Technical Services, Inc. for Containment, Off-Haul, Disposal, and Reporting of Hazardous Soil at the Project Site of the Emergency Operation Center/Fire Station 3, 1809 Grand Street. (Public Works # 310)
- Attachments:** [Exhibit 1 - AECOM Contract](#)

- 5-L** [2015-1502](#) Recommendation to Award Two Separate Three Year Contracts with up to Two Optional Three Year Extensions to Kaiser Permanente Medical Center in an Amount Not to Exceed \$200,000 for City of Alameda Occupational Medical Services and to Preferred Alliance, Inc., in an Amount Not to Exceed \$30,000 for Drug Testing Services in Conjunction with Services Provided by Kaiser Permanente Medical Center (Total Expenditure of \$230,000). (Human Resources 2510)
Attachments: [Exhibit 1 - Contract with Kaiser Permanente](#)
 [Exhibit 2 - Contract with Preferred Alliance](#)
- 5-M** [2015-1932](#) Adoption of Resolution Amending the Electric Utility Professionals of Alameda (EUPA) Salary Schedule Establishing the Classifications of Utility Analyst and Utility Project Manager. (Human Resources 2510)
Attachments: [Resolution - EUPA Salary Schedule](#)
- 5-N** [2015-1934](#) Adoption of Resolution Amending the City of Alameda Executive Management (EXME) Compensation Plan to Eliminate the Classification of Administrative Services Director; and

Adoption of Resolution Approving Workforce Changes in the Human Resources Department. (Human Resources 2510)
Attachments: [Resolution - EXME Compensation Plan Amendment](#)
 [Resolution - Human Resources Workforce Changes](#)
- 5-O** [2015-1951](#) Adoption of Resolution Electing to be Subject to the Public Employees' Medical and Hospital Care Act at an Equal Amount for Employees and Annuitants to Include Non-Represented, Part-Time Employees into the CalPERS Public Employees Medical and Hospital Care Act (PEMHCA) Health Program Due to the Employer Shared Responsibility Provision "Pay or Play" Rule of the Affordable Care Act "ACA". (Human Resources 2510)
Attachments: [Resolution - PEMHCA](#)
- 5-P** [2015-1957](#) Adoption of Resolution in Support of New Sustainable Funding for State and Local Transportation Infrastructure by the State of California. (City Manager 2110)
Attachments: [Exhibit 1 - Citywide Transportation Maintenance and Rehabilitation Projects](#)
 [Exhibit 2 - Fix Our Roads Fact Sheet](#)
 [Resolution - Infrastructure Funding](#)
- 5-Q** [2015-1964](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Adding Article XIV to Chapter VI Concerning the Review of Rent Increases. (Community Development 481005)

Attachments: [External Correspondence](#)
[Additional External Correspondence](#)
[Submittal](#)

- 5-R** [2015-1965](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Adding Section 2-23 to Article II Concerning the Creation of a Rent Review Advisory Committee. (Community Development 481005)
- 5-S** [2015-1966](#) Final Passage of Ordinance Amending the Alameda Municipal Code by Deleting Section 25-2.4 Concerning the Accrual Of Sick Leave By Part Time Employees. (Human Resources 2512)
- 5-T** [2015-1975](#) Final Passage of Ordinance Approving and Authorizing an Option and Purchase Agreement Between the City of Alameda and Alameda Housing Authority and Authorizing the Interim City Manager to Execute All Necessary Documents. [Requires Four Affirmative Votes] (Community Development 481005)

6 Regular Agenda Items

- 6-A** [2015-1956](#) Adoption of Resolutions Appointing Arnold Brillinger and Reappointing Susan Deutsch as Member of the Commission on Disability Issues; Appointing David Mitchell and Sandy Sullivan as Members of the Planning Board; Reappointing Daniel Hoy as a Member of the Public Art Commission; Appointing Ronald Limoges and Adam Trujillo as Members of the Recreation and Park Commission; and Reappointing Chris Miley as a Member of the Transportation Commission.

Attachments: [External Correspondence](#)

- 6-B** [2015-1933](#) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Various Sections of Article VIII (Sunshine Ordinance) in Chapter II (Administration) and Adding New Sections 2-90.3, 2-90.4 and 2-91.18 Concerning Local Standards to Ensure Public Access to Public Meetings and Public Records. (City Attorney 2310)

Attachments: [Exhibit 1 - Sunshine Ordinance Redline with Explanations](#)
[Exhibit 2 - Current Sunshine Ordinance](#)
[Exhibit 3 - Open Government Minutes Presentation](#)
[Ordinance - Amending Sunshine Ordinance](#)

- 6-C** [2015-1950](#) Summary: Review of 100-Room Hotel Development at the Harbor Bay Business Park.

Public Hearing to Consider (1) an Appeal by UNITEHERE! Local 280 Challenging the Planning Board's Approval of Final Development

Plan and Design Review for Construction of a 100-Room Hotel at 2350 Harbor Bay Parkway, (2) Mayor Spencer's Call for Review of the Planning Board Action, and (3) Adoption of Resolution Documenting the Council Action. (Community Development 481001)

Attachments: [Exhibit 1 - April 13, 2015 Planning Board Staff Report](#)
[Exhibit 2 - July 13, 2015 Planning Board Staff Report](#)
[Exhibit 3 - Marriott Fairfield Inn Alameda Design Review Packet](#)
[Exhibit 4 - Petition for Appeal](#)
[Exhibit 5 - Abrams & Associates, Trip Generation and Parking Letter](#)
[Exhibit 6 - Letter from the Airport Land Use Commission](#)
[Exhibit 7 - Letter from the Federal Aviation Administration](#)
[Exhibit 8 - Burrowing Owl Habitat Assessment/Survey Resolution - Hotel Appeal](#)
[External Correspondence](#)
[Additional External Correspondence](#)
[Presenation](#)

6-D [2015-1947](#) Public Hearing to Consider (1) the Planning Board's Recommendation to Approve a Vesting Tentative Map and Density Bonus Application to Permit Construction of 52 Units on a 2.78 Acre Parcel Located at 2100 Clement Avenue, and (2) Adoption of Resolution Approving Vesting Tentative Map 10305 and Density Bonus Application for the Development of 52 Homes on 2.78 Acres of Land at 2100 Clement Avenue. The Proposal is Categorically Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 Infill Development Projects. (Community Development 481001)

Attachments: [Exhibit 1 - 2100 Clement Vesting Tentative Map](#)
[Exhibit 2 - 2100 Clement Density Bonus Application](#)
[Exhibit 3 - June 22, 2015 Planning Board Staff Report](#)
[Exhibit 4 - July 13, 2015 Planning Board Staff Report](#)
[External Correspondence](#)
[Resolution - 2100 Clement Avenue](#)
[Staff Submittal](#)

6-E [2015-1939](#) Response to City Council Referral Regarding a Possible Wetlands Mitigation Bank at Alameda Point. (Base Reuse 819099)

Attachments: [Exhibit 1 - Map of Potential Wetlands Mitigation Banking Sites within Alameda Point](#)

- 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** [2015-1896](#) Consider Directing the City Manager to Draft a Policy or Strategy to Increase the Transient Occupancy Tax (TOT) Above the Current Rate of 10%, with a Portion, or All, of Revenues Attributable to the Rate Above the Original 10% Dedicated to Specified Visitor-Serving Activities. (Councilmember Daysog)
Attachments: [Presentation](#)
[External Correspondence](#)
- 9-B** [2015-1897](#) Consider Directing the City Manager to Draft Policies with Regard to AirBnb and Related Temporary Lodging Activities in Residential Homes and Zoning Districts. (Councilmember Daysog)
Attachments: [Presentation](#)
- 9-C** [2015-1958](#) Consider Requesting an Update on Project Stabilization Agreements (PSA) and Consider Providing Direction on the Priority, Deadline and Parameters of PSA for Alameda Point and Public Works Projects. (Councilmember Oddie)
Attachments: [Attachments](#)
- 9-D** [2015-1985](#) Consider Directing Staff to Review the City's Process for Board and Commission Appointments. (Councilmember Oddie)
Attachments: [Submittal](#)
- 10 Council Communications - Councilmembers can address any matter not on the agenda, including reporting on conferences or meetings**
- 10-A** [2015-1978](#) Consideration of Mayor's Nominations to the Commission on Disability Issues, Housing Authority Board of Commissioners and Library Board.
- 11 Adjournment - City Council**

- 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.
- 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.
- This meeting will be broadcast live on the City's website 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 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.