



CITY OF EMERYVILLE  
**AGENDA**  
City Council

Emeryville City Hall  
1333 Park Avenue  
Emeryville, CA 94608  
(510) 596-4300 phone  
(510) 450-7831 fax  
[www.emeryville.org](http://www.emeryville.org)

Members:

Mayor Ally Medina  
Vice Mayor Christian R. Patz  
Council Member John J. Bauters  
Council Member Scott Donahue  
Council Member Dianne Martinez

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**Tuesday, July 23, 2019**

**7:16 PM**

**Council Chambers**

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You can request free copies of the Emeryville City Council, Successor Agency, Community Development Commission, Management of Emeryville Services Authority (MESA) and related agendas in digital format for the current calendar year by going to our website at <http://www.emeryville.org> and clicking on "Notify Me". Simply fill out your information, check "City Council Agendas", and click the "Subscribe" button. By doing so, you will automatically receive all of the agendas for the year via email.

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Council votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Presiding Officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the Hearing is closed and brought back to Council level for discussion and action. There is no further comment permitted from the audience unless requested by the Council.

The speaker's time is limited to 3 minutes and can only be extended upon approval of the Presiding Officer. Any person who desires to address the City Council on any item listed on the Agenda under the Consent Calendar, or on a matter not on the Agenda which item is within the subject matter jurisdiction of the City Council, may do so during that portion of the Agenda called Public Comment.

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office or ADA Coordinator at (510) 596-4300, as far in advance as possible but no later than 72 hours before the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the City Clerk prior to the meeting, and must be returned to the City Clerk at the end of the meeting.

No animals shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which is defined as a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability, or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties.

The AGENDA for this regular meeting is as follows:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF FINAL AGENDA**
- 4. SPECIAL ORDERS OF THE DAY**
  - 4.1. [ID-2019-366](#) Introduction Of New Community And Economic Development Coordinator II Valerie Bernardo. (Charles S. Bryant / Chadrick Smalley)
  - 4.2. [ID-2019-369](#) Introduction of Accounting Technician Andrea Arriaga. (Susan Hsieh)
- 5. ANNOUNCEMENT OF COMMISSION / COMMITTEE VACANCIES**
- 6. COUNCIL MEMBER SPECIAL ANNOUNCEMENTS / REPORTS ON MEETING ATTENDANCE**
- 7. CITY MANAGER'S REPORT**
- 8. EX PARTE COMMUNICATIONS**
- 9. PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA**

**10. CONSENT ITEMS**

- 10.1. [ID-2019-364](#) Warrants. (Susan Hsieh)  
**Attachments:** [Staff Report City](#)  
[Wire Transfers City](#)  
[Check Register City](#)
- 10.2. [ID-2019-374](#) Action Minutes of the July 9, 2019 Emeryville City Council / Management of Emeryville Services Authority Special Closed Session. (Sheri Hartz)  
**Attachments:** [Action Minutes](#)
- 10.3. [ID-2019-379](#) Action Minutes of the July 9, 2019 Emeryville City Council Regular Meeting. (Sheri Hartz)  
**Attachments:** [Action Minutes](#)
- 10.4. [ID-2019-359](#) Resolution Of The City Council Of The City of Emeryville Authorizing The City Manager To Execute A Five Year Agreement With Axon For the Supply, Training, and Maintenance Of A Body Worn Camera System And Cloud Storage Solution, In An Amount Not To Exceed \$200,000. (Jennifer Tejada / Oliver Collins)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Axon Master Services and Purchasing Agreement](#)  
[Axon Quote](#)  
[APPROVED Resolution No. 19-103](#)
- 10.5. [ID-2019-324](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into An Agreement With KBA Docusys To Extend The Lease Of Twelve Kyocera Multi-Function Printing Devices, Including All Service And Support For An Additional Twenty Four Months In The Amount \$6,281 Per Month Or \$150,744 Over The Course Of The Lease; And To Sign All Relevant And Necessary Documents Pertaining To The Execution Of The Lease. (Michael Parenti)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[KBA Agreement](#)  
[Bank Agreement](#)  
[APPROVED Resolution No. 19-104](#)

- 10.6.** [ID-2019-332](#) Resolution Of The City Council Of The City Of Emeryville Resolution Of The City Council Of Emeryville Authorizing The City Manager To Issue A Purchase Order To Lehr In The Amount Of \$84,486.58 For The Purchase Of Eighteen New Computers And Accessories To Replace The Existing Computers In The Police Department's Vehicle Fleet. (Michael Parenti)
- Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Quotation](#)  
[APPROVED Resolution No. 19-105](#)
- 10.7.** [ID-2019-321](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Amend The Master Agreement With CentralSquare Technologies To Include The Purchase, Implementation, Training And Support For The Community Development Software Application For An Amount Not To Exceed \$98,050.00 And Appropriating Said Funds (\$98,050.00) From The Unappropriated Fund Balance of The Community Development Technology Fund 268 To The Fund's Budget Line Item 82205. (Michael Parenti)
- Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Vendor Quote](#)  
[Statement of Work](#)  
[APPROVED Resolution No. 19-106](#)
- 10.8.** [ID-2019-357](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Execute The First Amendment To The '8 To Go' Paratransit Shuttle Service Agreement With The Emeryville Transportation Management Association In The Amount Of \$204,300. (Pedro Jimenez / Brad Helfenberger)
- Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Contract Amendment](#)  
[Original Agreement](#)  
[APPROVED Resolution No. 19-107](#)

- 10.9.** [ID-2019-341](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into An Agreement By And Between The County Of Alameda And The City Of Emeryville For The Purpose Of Carrying Out The Community Development Block Grant Program For Fiscal Year 2019-20. (Charles S. Bryant / Chadrick Smalley)
- Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - CDBG Annual Agreement](#)  
[APPROVED Resolution No. 19-108](#)
- 10.10.** [ID-2019-342](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Professional Services Contract With Urban Planning Partners, Inc. For A Total Amount Not To Exceed \$302,871 For Preparation Of California Environmental Quality Act (CEQA) Compliant Environmental Analysis For The 58Fifty Shellmound Residential Project Located At 5850 Shellmound Way. (Charles S. Bryant / Miroo Desai)
- Attachments:** [Staff Report](#)  
[Statements of Qualifications \(SOQs\) from UPP, Baseline, and Rincon Consult](#)  
[Draft Resolution](#)  
[Exhibit A - Professional Services Contract](#)  
[APPROVED Resolution No. 19-109](#)
- 10.11.** [ID-2019-352](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Three (3) Year Professional Services Contract In The Amount Of \$240,000 With Iteris, Inc. For On-Call Traffic Engineering Consultant Services For Fiscal Years 2019/20, 2020/21, And 2021/22, And Authorizing The City Manager To Execute Up To Two (2) Additional One-year Extensions Not To Exceed A Five Percent Cost of Living Adjustment Each Year, Contingent Upon The City Council Appropriating Funds For The Applicable Fiscal Year, For A Total Contract Value Not To Exceed \$400,000. (Andrew Clough / Ryan O'Connell)
- Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Professional Services Contract](#)  
[Exhibit A - Scope of Work](#)  
[Exhibit B - Insurance Requirements](#)  
[Request for Proposals - Traffic On-Call](#)  
[APPROVED Resolution No. 19-110](#)

- 10.12.** [ID-2019-351](#) Resolution Of The City Council Of The City Of Emeryville Approving The Scope Of Work For And Authorizing The City Engineer To Advertise For Public Bids For The Construction Of A Bay Friendly Landscape At City Hall, Project No. EPW - 19113, CIP No.18254016; CEQA Determination: Exempt Pursuant To 15301(h). (Andrew Clough / Izabela Cirloganu)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Conceptual Plan](#)  
[APPROVED Resolution No. 19-111](#)
- 10.13.** [ID-2019-356](#) Resolution Of The City Council Of The City Of Emeryville Accepting The 2017/2018 Street Rehabilitation and Preventive Maintenance Project, Phase 1, EPW 17-104 (CIP No. 17240005), As Complete And Authorizing The City Engineer To File A Notice Of Completion With The Alameda County Clerk. (Andrew Clough / Ryan O'Connell)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[APPROVED Resolution No. 19-112](#)
- 10.14.** [ID-2019-354](#) Resolution Of The City Council Of The City Of Emeryville Approving The Scope Of Work For And Authorizing The City Engineer To Advertise For Public Bids The Construction Of The Annual Street Rehabilitation And Preventive Maintenance Project Fiscal Year 2019/2020, Project No. EPW 19-101 (CIP No. 17240005); Approving The Closure To Vehicles On Doyle Street From 61st Street To 62nd Street; CEQA Determination: Exempt Pursuant To 15301(c). (Andrew Clough / Ryan O'Connell)  
**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - Project Overview Map](#)  
[APPROVED Resolution No. 19-113](#)

- 10.15.** [ID-2019-316](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Three (3) Year Maintenance Contract With Universal Building Services And Supply (UBS) Company Inc. In The Amount Of \$761,274 For Janitorial Services At Various City Buildings And Parks For Fiscal Years 2019/20, 2020/21, 2021/22 And Authorizing The City Manager To Execute Up To Two (2) Additional One-year Extensions Not To Exceed \$271,725 The First Year, And \$281,235 The Second Year Contingent Upon The City Council Appropriating Funds For The Applicable Fiscal Year, For A Total Contract Value Not To Exceed \$1,314,233. (Andrew Clough / Daraja Wagner)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Maintenance Services Contract](#)  
[Exhibit A - Specifications](#)  
[Exhibit B](#)  
[APPROVED Resolution No. 19-114](#)

- 10.16.** [ID-2019-289](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Three (3) Year Maintenance Contract In The Amount Of \$270,139 With Matrix HG Inc. For HVAC Maintenance At Various City Owned Buildings For Fiscal Years 2019/20, 2020/21, And 2021/22 And Authorizing The City Manager To Execute Up To Two (2) Additional One Year Extensions Not To Exceed \$96,422 The First Year And \$99,797 The Second Year, Contingent Upon The City Council Appropriating Funds For The Applicable Fiscal Year, For A Total Contract Value Not To Exceed \$466,358. (Andrew Clough / Daraja Wagner)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Maintenance Services Contract](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)  
[APPROVED Resolution No. 19-115](#)

- 10.17.** [ID-2019-253](#) Resolution Of The City Council Of The City Of Emeryville Establishing Green Mondays Regarding Plant-Based Menus To Reduce Greenhouse Gas Emissions. (Andrew Clough / Nancy Humphrey)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[APPROVED Resolution No. 19-116](#)

- 10.18.** [ID-2019-358](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into An Easement Agreement With LBA RIV-Company XII, LLC To Construct, Operate, And Maintain A Stormwater Treatment Facility Relating To Improvements To The Property At 3100 San Pablo Avenue. (Andrew Clough)

**Attachments:** [Staff Report](#)

[Draft Resolution](#)

[Easement Agreement](#)

[APPROVED Resolution No. 19-117](#)

- 10.19.** [ID-2019-325](#) Second Reading Of Ordinance Of The City Council Of The City Of Emeryville Amending The Planning Regulations To Modify The Tower Separation Requirements In Article 2 Of Chapter 4 Of Title 9 Of The Emeryville Municipal Code (CEQA Status: General Plan EIR Certified By City Council On October 13, 2009). (Charles S. Bryant)

**Attachments:** [Staff Report](#)

[Staff Report from July 9, 2019](#)

[Draft Ordinance](#)

[APPROVED Ordinance No. 19-009](#)



## 11. PUBLIC HEARINGS

- 11.1. [ID-2019-343](#) Resolution Of The City Council Of The City Of Emeryville Granting A Waiver From The Noise Ordinance To EAH Housing And J.H. Fitzmaurice, Inc. For Saturday And Sunday Work From August 14, 2019 Through October 30, 2019 Between The Hours Of 9:00 A.M. And 5:00 P.M. For Interior Work Including Drywall, Taping, Texturing, Painting And Finishes; Courtyard Work Including Lath, Stucco, Paint, Waterproofing And Pavers; And Exterior Work Including Painting And Thin Brick Installation At 3706 San Pablo Avenue (APN: 49-951-8 and -9) (CEQA Status: Exempt Pursuant To State CEQA Guidelines Section 15061(b)(3)). (Charles S. Bryant / Navarre Oaks)

**Attachments:** [Staff Report](#)  
[Draft Resolution](#)  
[Exhibit A - Applicant Request Letter](#)  
[APPROVED Resolution No. 19-118](#)

- 11.2. [ID-2019-371](#) PBID Assessment Levy And ETMA Budget: (Susan Hsieh)

**Attachments:** [Staff Report](#)  
[Attachment 1 - ETMA 2020 Preliminary Budget](#)  
[Attachment 2 - ETMA 2018 Audit Report](#)  
[Attachment 3 - ETMA 2014-2019 Ridership Report](#)  
[Attachment 4 - FY19-20 Levy Without New Bus Stops](#)

<sub-items>

- 11.2.1 [ID-2019-373](#) Resolution Of The City Council Of The City Of Emeryville Establishing The Fiscal Year 2019-20 Property And Business Improvement District ("PBID") Annual Assessment Levy For The Respective Parcels Within The Improvement District With An Increase Of 5% On All Parcels, And Approving The Preliminary Budget Submitted By The Emeryville Transportation Management Association ("ETMA") For Service Year 2020

**Attachments:** [Draft Resolution](#)  
[APPROVED Resolution No. 19-119](#)

</sub-items>

## 12. ACTION ITEMS

- 12.1. [ID-2019-370](#) Council Action To Either Repeal Ordinance No. 19-007 In Its Entirety Or Place A Measure On The Ballot For The November 2020 Election: (Sheri Hartz)

**Attachments:** [Staff Report](#)

<sub-items>

- 12.1.1 [ID-2019-367](#) An Ordinance Of The City Council Of The City Of Emeryville Repealing Ordinance No. 19-007 Regarding Amendments To Chapter 37 Of Title 5 Of The City Of Emeryville Municipal Code, "Minimum Wage, Paid Sick Leave, And Other Employment Standards"; CEQA Determination: Exempt Pursuant To State CEQA Guidelines Sections 15324 And 15061(b)(3). (Sheri Hartz)

**Attachments:** [Draft Ordinance](#)

- OR -

- 12.1.2 [ID-2019-368](#) Resolution Of The City Council Of The City Of Emeryville Ordering The Submission To The Qualified Electors Of The City Of Emeryville A Measure To Vote On A Referendum Submitted Against Ordinance No. 19-007, An Amendment To Chapter 37 Of Title 5 Of The Emeryville Municipal Code, "Minimum Wage, Paid Sick Leave, and Other Employment Standards". (Sheri Hartz)

**Attachments:** [Draft Resolution](#)

</sub-items>

- 12.2. [ID-2019-360](#) Banking And Armored Car Services: (Susan Hsieh)

**Attachments:** [Staff Report](#)

[City of Emeryville RFP for Banking Services](#)

<sub-items>

- 12.2.1 [ID-2019-361](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into Agreements With Mechanics Bank For General Banking Services Not To Exceed \$13,000 Per Year.

**Attachments:** [Draft Resolution](#)

[Exhibit A - Business Account Agreement](#)

[Exhibit B - Master Treasury Management Services Agreement](#)

[Exhibit C - Contract for Deposit of Local Agency Funds](#)

[APPROVED Resolution No. 19-120](#)

- 12.2.2 [ID-2019-362](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Service Agreement With Loomis Armored US, LLC, For Armored Car Services Not To Exceed \$6,000 Per Year.

**Attachments:** [Draft Resolution](#)

[Exhibit A - Service Agreement](#)

[APPROVED Resolution No. 19-121](#)

</sub-items>

- 12.3. [ID-2019-353](#) Information Report: Climate Action Plan Update. (Andrew Clough / Nancy Humphrey)  
**Attachments:** [Staff Report](#)  
[Climate Action Plan 2.0](#)  
[CAP Implementation Plan](#)  
[USDN High Impact Practices](#)
- 12.4. [ID-2019-345](#) Consideration Of Transportation Committee Recommendation For Requests For A Loading Zone At 1309 61st Street And An Extension Of The Red Zone On 65th Street South Of Shellmound Street. (Andrew Clough / Elizabeth Lee)  
**Attachments:** [Staff Report](#)  
[Exhibit A - Loading Zone at 1309 61st Street](#)  
[Exhibit B - Extension of Red Zone on Shellmound Street south of 65th Street](#)
- 12.5. [ID-2019-299](#) Designation Of Voting Delegate And Alternate(s) To The League Of California Cities Annual Conference. (Sheri Hartz / Thai Nam Pham)  
**Attachments:** [Staff Report](#)  
[2019 Annual Conference Voting Procedures](#)  
[2019 Voting Delegate/Alternate Form](#)

### 13. DEPARTMENT HEAD REPORTS

### 14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS

### 15. ADJOURNMENT

### LIST OF UPCOMING SIGNIFICANT AGENDA ITEMS

[ID-2019-380](#) **Please Note: This list is for informational purposes only.** All items shown here are **tentative** at this time and are not confirmed until the agendas for the meeting dates are published and posted, 11 days prior to the meeting. Other items may be added. Also note that this list shows working titles, which may be revised slightly before the item becomes final.

August 2019: The City Council will **not** meet in regular session during the month of August.

September 3, 2019 City Council Meeting

- Special Meeting: Community Committee Body Appointments
- Study Session: High-Rise Regulations on Unit Mix
- Public Hearing: Sherwin Williams PUD Amendment for Horton St. Trees Ordinance
- Public Hearing: General Plan Amendment to incorporate Local Hazard Mitigation Plan

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[www.emeryville.org/88/Video-Agendas-Reports-Minutes-Archive](http://www.emeryville.org/88/Video-Agendas-Reports-Minutes-Archive).

THE NEXT REGULAR MEETING WILL BE ON SEPTEMBER 3, 2019, AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608