



## CITY OF EMERYVILLE AGENDA

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

### City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency

Members:

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

#### AMENDED

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**Tuesday, January 15, 2019**

**7:15 PM**

**Council Chambers**

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A COMPLETE COPY OF THE AGENDA PACKET IS AVAILABLE FOR PUBLIC VIEWING IN THE CITY CLERK'S OFFICE AT 1333 PARK AVENUE, AND THE GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE. ADDITIONAL PUBLIC VIEWING & REPRODUCTION AT THE UPS STORE, 2340 POWELL STREET, FROM THE FRIDAY BEFORE THE COUNCIL MEETING. ALL WRITINGS THAT ARE PUBLIC RECORDS AND RELATE TO AN AGENDA ITEM BELOW WHICH ARE DISTRIBUTED TO A MAJORITY OF THE LEGISLATIVE BODY LESS THAN 72 HOURS PRIOR TO THE MEETING NOTICED ABOVE WILL BE MADE AVAILABLE AT THE INFORMATION COUNTER AT CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CALIFORNIA DURING NORMAL BUSINESS HOURS (9AM TO 5PM., MONDAY THROUGH FRIDAY, EXCLUDING LEGAL HOLIDAYS). THE MEETING IS SHOWN LIVE ON THE CITY OF EMERYVILLE TELEVISION CHANNEL (ETV), CABLE CHANNEL 27, AND WILL BE REBROADCAST AS PART OF THE REGULAR CITY COUNCIL, SUCCESSOR AGENCY, COMMUNITY DEVELOPMENT COMMISSION AND RELATED MEETINGS ACCORDING TO THE PUBLISHED ETV SCHEDULE OF PROGRAMS. THESE MEETINGS WILL ALSO BE AVAILABLE THROUGH LIVE MEDIA STREAMING ACCESSIBLE FROM THE CITY OF EMERYVILLE WEBSITE AT [HTTP://WWW.EMERYVILLE.ORG](http://WWW.EMERYVILLE.ORG).

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. EX PARTE COMMUNICATIONS**

**5. PUBLIC COMMENT FOR CONSENT AGENDA / ITEMS NOT ON THE AGENDA**

**6. CONSENT CALENDAR**

- 6.1.**     [ID-2018-721](#)     Warrants. (Susan Hsieh)

**Attachments:**   [Staff Report](#)  
                          [Wire Transfers](#)  
                          [Check Register](#)

- 6.2.**     [ID-2018-701](#)     Action Minutes of the December 10, 2018, City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency Special Meeting. (Sheri Hartz)

**Attachments:**   [Action Minutes](#)

- 6.3.**     [ID-2018-718](#)     Action Minutes of the December 18, 2018, Emeryville City Council / City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency Special Closed Session. (Sheri Hartz)

**Attachments:**   [Action Minutes](#)

- 6.4. [ID-2018-717](#) Action Minutes of the December 18, 2018, City of Emeryville as Successor Agency to the Emeryville Redevelopment Agency Regular Meeting. (Sheri Hartz)

**Attachments:** [Action Minutes](#)

- 6.5. [ID-2018-704](#) Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Approving And Authorizing The City Manager To Enter Into An Environmental Oversight Agreement With The California Environmental Protection Agency, Department Of Toxic Substances Control, In An Amount Not To Exceed \$150,000.00 For The Term Of July 1, 2019 Through June 30, 2021, For Oversight Of Groundwater Remediation And Monitoring At South Bayfront Site B Pursuant To California Health And Safety Code Section 34177.3(a). (Michael Guina)

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

[Draft Resolution](#)

[Exhibit A: DTSC Environmental Oversight Agreement with Exhibits](#)

- 6.6. [ID-2018-723](#) Corporation Yard Hazardous Materials Remediation

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

- 6.6.1. [ID-2018-712](#) Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Approving The Expenditure Of Up To \$150,000 During The ROPS 19-20 Cycle To Reimburse The California Environmental Protection Agency, Department Of Toxic Substances Control (DTSC), For Environmental Regulatory Oversight Services Required For Soil And Groundwater Remediation At The Corporation Yard Site, 5679 Horton Street, Emeryville, CA, Pursuant To The Terms Of An Imminent And/Or Substantial Endangerment Order And Remedial Action Order Anticipated To Be Issued To The Successor Agency By DTSC

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

- 6.6.2.**    [ID-2018-713](#)    Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Approving And Authorizing The City Manager To Enter Into And Execute A Professional Services Agreement With EKI Environment & Water, Inc., In An Amount Of \$2,995,000 For Environmental Engineering Services During The ROPS 19-20 Cycle Required For Soil And Groundwater Remediation At The Corporation Yard Site, 5679 Horton Street, Emeryville, CA, Pursuant To The Terms Of An Imminent And/OR Substantial Endangerment Order And Remedial Action Order Anticipated To Be Issued To The Successor Agency By The California Environmental Protection Agency, Department Of Toxic Substances Control (DTSC). (Michael Guina)

**Attachments:**    [Draft Resolution](#)  
                          [Exhibit A - PSA with EKI](#)

- 6.7.**        [ID-2019-003](#)    South Bayfront Site B Environmental Insurance

Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Approving The Expenditure Of Up To \$175,000 During The Rops 19-20 Cycle For The Premium Payable Through Integro Insurance Brokers To Renew The \$10,000,000 Environmental Insurance Policy For South Bayfront Site B For A Term Up To Ten Years And Authorizing The City Manager To Negotiate, Enter Into, Execute And Implement The Terms Of Said Insurance Policy On Behalf Of The Successor Agency. (Michael Guina)

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

- 6.8.**        [ID-2018-714](#)    Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Authorizing The City Manager To Enter Into A First Amendment To The Professional Services Agreement For Audit Services With Lance, Soll & Lunghard, LLP, Increasing The Services Agreement Amount By \$31,500 To An Amount Not To Exceed \$46,500 For Fiscal Years 2018-19 and 2019-20 Audit (Susan Hsieh)

**Attachments:**    [Staff Report](#)  
                          [Draft Resolution](#)  
                          [First Contract Amendment](#)

- 6.9.**     [ID-2018-716](#)   Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Authorizing The City Manager To Enter Into A Professional Services Agreement With Avenu/MuniServices, LLC In An Amount Not To Exceed \$7,500 For Property Tax Audit Services (Susan Hsieh)

**Attachments:**   [Staff Report](#)  
                          [Draft Resolution](#)  
                          [Professional Services Contract with Scope of Work](#)

## **7. ACTION ITEMS**

- 7.1.**     [ID-2018-703](#)   Resolution Of The City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Approving And Adopting The Administrative Budget And Recognized Obligation Payment Schedule For The Period Of July 1, 2019 Through June 30, 2020 (ROPS 19-20) Pursuant To Health And Safety Code Section 34177. (Susan Hsieh)

**Attachments:**   [Staff Report](#)  
                          [Appendices to Staff Report](#)  
                          [Draft Resolution](#)  
                          [ROPS 19-20 Admin Budget](#)  
                          [Recognized Obligation Payment Schedule](#)

## **8. ADJOURNMENT**

THE NEXT REGULAR MEETING WILL BE ON FEBRUARY 5, 2019, AT EMERYVILLE CITY HALL, COUNCIL CHAMBERS, 1333 PARK AVENUE, EMERYVILLE, CA 94608