



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

CITY OF EMERYVILLE

ACTION MINUTES

City Council

Members:

Mayor John J. Bauters
Vice Mayor Ally Medina
Council Member Scott Donahue
Council Member Dianne Martinez
Council Member Courtney Welch

Tuesday, September 6, 2022

7:16 PM

Teleconference

1. CALL TO ORDER

2. ROLL CALL

Present: 5 - Mayor John J. Bauters
Vice Mayor Ally Medina
Council Member Scott Donahue
Council Member Dianne Martinez
Council Member Courtney Welch

3. APPROVAL OF FINAL AGENDA

A motion was made by Vice Mayor Medina, seconded by Council Member Martinez, to approve the Final Agenda. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

4. SPECIAL ORDERS OF THE DAY

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

Approval of the Consent Agenda

A motion was made by Vice Mayor Medina, seconded by Council Member Welch, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

10.1. [ID-2022-443](#) Warrants. (Brad Farmer)

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

A motion was made to accept this Informational Report.

10.2. [ID-2022-447](#) Action Minutes Of The July 19, 2022, Special City Council / MESA / City Of Emeryville As Successor Agency To The Emeryville Redevelopment Agency Closed Session. (Sheri Hartz)

Attachments: [Action Minutes](#)

A motion was made to approve the Minutes.

10.3. [ID-2022-450](#) Action Minutes Of The July 19, 2022, Regular City Council Meeting. (Sheri Hartz)

Attachments: [Action Minutes](#)

A motion was made to approve the Minutes.

10.4. [ID-2022-453](#) Action Minutes Of The August 16, 2022, Special City Council Meeting. (Sheri Hartz)

Attachments: [Action Minutes](#)

A motion was made to approve the Minutes.

10.5. [ID-2022-428](#) Appointments of Interim City Treasurer: (Trish Raver / Brad Farmer / /Monica Centeno)

Attachments: [Staff Report](#)

A motion was made to accept this Informational Report.

10.5.1 [ID-2022-454](#) Resolution Of The City Council Of The City Of Emeryville Appointing Emily Plummer-Boyd As The Interim Finance Director And Interim City Treasurer Pursuant To Government Code Section 21221(H) Effective September 7, 2022

Attachments: [Draft Resolution](#)
[Exhibit A](#)
[APPROVED Resolution No. 22-112](#)

- 10.5.2** [ID-2022-455](#) Resolution Of The City Council Of The City Of Emeryville Appointing William Zenoni As The Interim Finance Director And Interim City Treasurer Pursuant To Government Code Section 21221(H) Effective October 17, 2022

Attachments: [Draft Resolution](#)

[Exhibit A](#)

[APPROVED Resolution No. 22-113](#)

A motion was made to approve this Resolution.

- 10.6.** [ID-2022-436](#) Resolution Of The City Council Of The City Of Emeryville Authorizing Continued Investment In The Local Agency Investment Fund and Authorizing Certain City Officers Or Staff Members To Deposit Monies In Or Withdraw Monies From The Local Agency Investment Fund. (Brad Farmer / Peggy Xu / Monica Centeno)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[APPROVED Resolution No. 22-114](#)

A motion was made to approve this Resolution.

- 10.7.** [ID-2022-433](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into A Professional Services Contract With HdL Companies For A Total Amount Not To Exceed \$165,000 For of Consulting Services Contract For Business License Tax Revenue Services For The City Of Emeryville During Fiscal Years 2022-2023, 2023-2024 And 2024-2025. (Brad Farmer/Monica Centeno)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Exhibit A - Professional Services Contract](#)

[Exhibit B - Request for Proposal \(RFP\)](#)

[Exhibit C - HDL's response to RFP](#)

[APPROVED Resolution No. 22-115](#)

A motion was made to approve this Resolution.

- 10.8.** [ID-2022-429](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Enter Into An Agreement With Xerillion Corporation To Provide File Migration Services and Microsoft Licensing In The Amount Of Eighty-Six Thousand Four Hundred Eighty-Seven Dollars (\$86,487). (Michael Parenti)

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Exhibit A - Professional Services Agreement](#)
[Xerillion Price Sheet](#)
[APPROVED Resolution No. 22-116](#)

A motion was made to approve this Resolution.

- 10.9.** [ID-2022-442](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Accept Funds And Execute Funding Agreement With The California Transportation Commission For The 40th Street Transit-Only Lanes And Multimodal Enhancements Project. (Mohamed Alaoui / Ryan O'Connell)

Attachments: [Staff Report](#)
[Draft Resolution](#)
[Exhibit A - Master Agreement](#)
[Exhibit B - Supplement Agreement](#)
[APPROVED Resolution No. 22-117](#)

A motion was made to approve this Resolution.

- 10.10.** [ID-2022-457](#) Second Reading Of An Ordinance Of The City Council Of The City Of Emeryville Adopting Emeryville Police Department Policy 707: Military Equipment. (Christie Crowl / Chief Jeff Jennings)

Attachments: [Staff Report](#)
[Attachment A: April 19, 2022 Staff Report](#)
[Draft Ordinance](#)
[Exhibit A: Emeryville Police Department Policy Manual](#)
[Exhibit B: AB 481 Inventory](#)
[APPROVED Ordinance No. 22-006](#)

A motion was made to approve the second reading and adoption of this Ordinance.

- 10.11.** [ID-2022-424](#) Second Reading Of An Ordinance Of The City Council Of The City Of Emeryville Approving And Authorizing The City Manager To Enter Into And Execute A Lease Disposition And Development Agreement Between The City Of Emeryville And EAH, Inc. And Related Ground Lease For The Development And Operation Of An Intergenerational Affordable Housing Project At 4300 And 4310 San Pablo Avenue, Emeryville, California (APN 049-1079-014-01 And 049-1079-017-01) And Authorizing The City Manager To Take Action To Effectuate The Lease Disposition and Development Agreement And Related Ground Lease (Charles S. Bryant / Chadrick Smalley / Valerie Bernardo)

Attachments: [Staff Report](#)

[Attachment 1 - Staff Report from July 19, 2022](#)

[Proposed Ordinance](#)

[Exhibit A - Lease Disposition and Development Agreement](#)

[APPROVED Ordinance No. 22-007](#)

A motion was made to approve the second reading and adoption of this Ordinance.

11. PUBLIC HEARINGS

- 11.1.** [ID-2022-445](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The Chief Of Police To Issue A 2022 Annual Cabaret License To The Bureau of Emeryville, LLC dba The Bureau 510. (Oliver Collins)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Exhibit A Conditions of Approval](#)

[APPROVED Resolution No. 22-118](#)

A motion was made by Council Member Welch, seconded by Vice Mayor Medina, to approve this Resolution. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

12. ACTION ITEMS

- 12.1.** [ID-2022-426](#) Resolution Of The City Council Of The City Of Emeryville Authorizing Submittal Of A Prohousing Designation Program Application To The California Department Of Housing And Community Development (Charles S. Bryant / Navarre Oaks)

Attachments: [Staff Report](#)

[Attachment 1 - Preliminary Prohousing Score Sheet](#)

[Draft Resolution](#)

[APPROVED Resolution No. 22-119](#)

A motion was made by Mayor Bauters, seconded by Vice Mayor Medina, to approve this Resolution. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

- 12.2.** [ID-2022-446](#) Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Purchase Five 2023 F150 Lightning EV Trucks

To Be Used For Emeryville Public Works Department In A Total Amount Not To Exceed \$273,904.45 From San Leandro Ford. (Pedro Jimenez / Mohamed Alaoui / Daniel Gonzales)

Attachments: [Staff Report](#)

[Attachment A: Alameda County Master Contract #901979](#)

[Attachment B: F150 Lightning Quote](#)

[Draft Resolution](#)

[APPROVED Resolution No. 22-120](#)

A motion was made by Council Member Donahue, seconded by Council Member Martinez, to approve this Resolution. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

- 12.3.** [ID-2022-267](#) Resolution Of The City Council Of The City Of Emeryville Approving The 2022 Amendment Of The City Of Emeryville Conflict Of Interest Code. (Sheri Hartz)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[Appendix A](#)

[Appendix B Redline](#)

[Appendix C Redline](#)

[Form 804](#)

[APPROVED Resolution No. 22-121](#)

A motion was made by Council Member Martinez, seconded by Council Member Donahue, to approve this Resolution. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

- 12.4.** [ID-2022-422](#) Introduction And First Reading Of An Ordinance Of The City Council Of The City Of Emeryville Amending Section 2-2.201 Of Article 2 Of Chapter 2 Of Title 2 Of The Emeryville Municipal Code Regarding An Increase In City Council Member Salaries (Sheri Hartz)

Attachments: [Staff Report](#)

[Draft Ordinance](#)

[CA Government Code Section 36516](#)

A motion was made by Council Member Martinez, seconded by Mayor Bauters, to read this Ordinance by title only. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

A motion was made by Council Member Martinez, seconded by Council Member Donahue, to approve the first reading and introduction of this Ordinance, and provided direction that the increase consist of 5% for each of the five years since the last increase in 2017. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

- 12.5.** [ID-2022-439](#) Resolution Of The City Council Of The City Of Emeryville Making Required Findings To Allow The Continuation Of Remotely Held Meetings Of The City Council, Pursuant To AB 361. (Sheri Hartz)
(In Conjunction With MESA Agenda Item 6.1 And Successor Agency Agenda Item 7.1)

Attachments: [Staff Report](#)

[Draft Resolution](#)

[APPROVED Resolution No. 22-122](#)

A motion was made by Council Member Martinez, seconded by Council Member Donahue, to approve this Resolution. The motion carried by the following vote:

Ayes: 5 - Mayor Bauters, Vice Mayor Medina, Council Member Donahue, Council Member Martinez, and Council Member Welch

13. DEPARTMENT HEAD REPORTS

- 13.1.** [ID-2022-427](#) Planning Director's report on Planning Commission actions at the August 25, 2022 meeting:

(a) Marketplace Redevelopment Project Parcels A, B and F. Consideration of an amendment to the Marketplace Redevelopment Project Planned Unit Development/Preliminary Development Plan (PUD/PDP) to transfer requirement for 10 townhome units from Parcel A (referred to as the "Shellmound Building" in the approved PUD/PDP) to Parcel F (referred to as "Retail Pad #1" in the approved PUD/PDP); and an amendment to the Development Agreement to allow for no residential development on Parcel A, and to provide for a monetary contribution of \$20 million to the City in lieu of providing 18 affordable housing units on Parcel A, and other related amendments.*

(b) 1034, 1036, 1038 and 1042 47th Street Certificate of Compliance Appeal. Consideration of an appeal of staff's determination that a Parcel Map, rather than a Certificate of Compliance, is the required legal method for creating four separate parcels for each of four

existing houses at 1034, 1036, 1038 and 1042 47th Street. Pursuant to Planning Regulations Section 9-7.1404(b), the Planning Commission may either (1) affirm the decision of the Director and dismiss the appeal based on a determination that the facts ascertainable from the record do not warrant further hearing; (2) set a date for a public hearing on the appeal; or (3) remand the matter to the Director to cure a deficiency in the record or the proceedings.

* Item requires City Council approval, and is scheduled for consideration by the Council on September 20, 2022.

The packet for the August 25, 2022 Planning Commission meeting can be viewed online at <http://ca-emeryville.civicplus.com/Archive.aspx?AMID=43&Type=Recent>

14. FUTURE AGENDA ITEM REQUESTS FROM COUNCIL MEMBERS

15. ADJOURNMENT

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Emeryville City Council.

/s/ Sheri Hartz, CMC
City Clerk