

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -APRIL 7, 2015- -7:00 P.M.

Mayor Spencer convened the meeting at 7:01 p.m.

ROLL CALL - Present: Councilmembers Daysog, Ezzy Ashcraft, Matarrese, Oddie and Mayor Spencer – 5.

Absent: None.

AGENDA CHANGES

(15-209) Mayor Spencer announced that the Investment Policy [paragraph no. 15-217], the purchase of Equipment [paragraph no. 15-221], and the setting the hearing for the Webster Street Business District [paragraph no. 15-224] were removed from the Consent Calendar for discussion.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(15-210) Proclamation Declaring the Month of April as Autism Awareness Month.

Mayor Spencer read the proclamation and presented it to Jodie Moore, former member of the Commission on Disability Issues.

Ms. Moore encouraged everyone to be nice to each other.

(15-211) Proclamation Declaring the Month of April as Fair Housing Month.

Mayor Spencer read the proclamation and presented it to Tony Berg, Alameda Association of Realtors.

Mr. Berg made brief comments.

ORAL COMMUNICATIONS, NON-AGENDA

(15-212) Kurt Peterson, Alameda, expressed his appreciation for moving forward with transportation planning; made suggestions regarding the consultant; urged a moratorium on future development, including Site A at Alameda Point, until the study is completed.

(15-213) Cynthia LaCroix, Alameda Backyard Growers, made an announcement and invited everyone to attend the 5th Anniversary on April 12th.

(15-214) Ken Peterson, Alameda, expressed his concern over the Del Monte project and staff following the requirements of the density bonus ordinance.

CONSENT CALENDAR

Mayor Spencer announced that the Investment Policy [paragraph no. 15-217], the purchase of Equipment [paragraph no. 15-221], and the setting the hearing for the Webster Street Business District [paragraph no. 15-224] were removed from the Consent Calendar for discussion.

Councilmember Oddie moved approval of the remainder of the Consent Calendar.

Councilmember Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*15-215) Minutes of the Special and Regular City Council Meeting Held on March 3, 2015. Approved.

(*15-216) Ratified bills in the amount of \$2,711,219.52.

(15-217) Recommendation to Approve the City of Alameda Investment Policy.

The City Treasurer and Martin Cassell, Chandler Asset Management, gave a brief presentation.

Councilmember Oddie stated there is an old saying, “think globally, act locally”; Alameda is on the front line of sea level rise; it is wrong to invest in companies that contribute to sea level rise, climate change and global warming; Alameda does not allow a Walmart, but invests in a corporate bond with Walmart; Walmart outsources labor costs to taxpayers and forces government assistance on employees; the City of Portland has divested from Walmart; Alameda should engage in a similar dialogue to find out ways to be socially responsible and fulfill the duty to earn a rate of return for tax payers.

The City Treasurer stated that he is open to having the discussion; it is difficult to focus on individual companies; that he would prefer the fundamental perspective that there are industries or nature of businesses that the community does not want to invest in, such as fossil fuel; this perspective defines Alameda’s moral stance as a community and is a solid policy which is executable and manageable.

Mr. Cassell stated his company has a fiduciary responsibility to invest funds in the best interest of the City.

Councilmember Daysog stated residents need to know Council is not just rolling the dice; Alameda’s investing is more conservative to achieve security; Councilmember Oddie’s intent is great, but he cautions against being restrictive.

The City Treasurer stated the City cannot invest in stocks, only bonds; new technology companies do not have credit; portfolios are more long-term in nature; in terms of liquidity, the money is not for use for operations.

Councilmember Ezzy Ashcraft stated Walmart has hiring practices that impact society; the City owns bonds from Walmart and Costco but is not involved in ownership of the companies.

The City Treasurer stated if Council has themes it would like to see, he could talk to the asset managers.

Councilmember Ezzy Ashcraft stated that she would like the issue to come back for public discussion.

Vice Mayor Matarrese stated that he would like to approve the investment policy tonight and have analysis brought back.

The City Treasurer stated the policy comes back annually for Council approval; requested time for asset managers to discuss and adjust the policy.

Councilmember Oddie moved approval of the investment policy.

Vice Mayor Matarrese seconded the motion, which carried by unanimous voice vote – 5.

Vice Mayor Matarrese moved to schedule the topic to return to discuss specific restrictions on investment in a timely manner for the firm to make adjustments at the next cycle.

Councilmember Oddie seconded the motion; requested a friendly amendment for the City Treasurer to come back for discussion on consequences and impacts.

Under discussion, Councilmember Ezzy Ashcraft inquired whether the City Treasurer will bring back the supplemental restrictive guidelines before the annual approval of the investment policy, to which the City Treasurer responded in the affirmative; stated he would vet Council's specific feedback with the asset managers and come back with more concrete information.

In response to Mayor Spencer's inquiry, Mr. Cassell stated under Alameda's investment policy, there are 250 companies that would meet the minimum criteria; the firm evaluates credit quality and whittles the list down to about 40.

Mayor Spencer stated that she would like more information on why companies were chosen in the past and the percentage of green companies; diversification is critical and she supports green energy.

On the call for the question, the motion carried by unanimous voice vote – 5.

(*15-218) 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. Approved.

(*15-219) Recommendation to Accept the Work of Ranger Pipelines, Inc. for Cyclic Sewer Replacement Project, Phase 10, No. P.W. 05-12-14. Accepted.

(*15-220) Recommendation to Accept the Work of MCK, Inc. for Repair and Resurfacing of Certain Streets, Phase 33, No. P.W. 02-14-04. Accepted.

(*15-221) 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. Accepted.

Councilmember Daysog recused himself and left the dais.

Councilmember Ezzy Ashcraft moved approval of the staff recommendation.

Vice Mayor Matarrese seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

(*15-222) Recommendation to Approve Agreement Appointing Elizabeth Warmerdam as Interim City Manager and Approve Interim City Manager Pay at \$240,000 Annually. Accepted.

(*15-223) Summary Title: Approving Annual Work Plan and Setting a Public Hearing to Continue Assessing Merchants with Park Street Business District

Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; and

(*15-223 A) Resolution No. 15010, “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.” Adopted.

(15-224) Summary Title: Approving Annual Work Plan and Setting a Public Hearing to Continue Assessing Merchants with Webster Street Business District

Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report; and

(15-224 A) Resolution No.15011, “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.” Adopted.

Councilmember Daysog recused himself and left the dais.

Vice Mayor Matarrese moved adoption of the resolution.

Councilmember Oddie seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

(*15-225) Summary Title: Receipt of an Authority to Access Unemployment Information from the State of California

Resolution No.15012, “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.” Adopted.

(*15-226) 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

Resolution No.15013, “Consideration to Alter the Municipal Services to be Financed by Community Facilities District No. 13-2 (Alameda Landing Municipal Services District).” Adopted; and

(*15-226 A) Resolution No. 15014, “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.” Adopted.

(*15-227) 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

Resolution No.15015, “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).” Adopted; and

(*15-227 A) Resolution No. 15016, “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.” Adopted.

(*15-228) Ordinance No. 3123, “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.” Finally passed.

REGULAR AGENDA ITEMS

(15-229) Recommendation to Receive an Update to the July 23, 2013 Report on the City's Other Post-Employment Benefits (OPEB) Liabilities.

The City Manager gave a Power Point presentation.

Councilmember Ezzy Ashcraft inquired whether evaluations are done annually, to which the Assistant City Manager responded every 2 years.

Councilmember Ezzy Ashcraft inquired when this year's actuarial is expected.

Doug Pryor, Bartel and Associates, responded four to six weeks before presenting to staff; stated his firm is still collecting data and does not have all the information to proceed.

Councilmember Daysog stated the OPEB unfunded liability is distributed in two ways: one for people who are retired and the other for people still working.

Vice Mayor Matarrese inquired whether assumptions on solutions and the liability project an 8% increase in health costs per year and the same number of active employees, to which the City Manager responded in the affirmative; stated the assumption is to continue to budget for full time staffing, but not increasing or decreasing.

Councilmember Daysog stated people should understand that if assumptions change, all modeling that has been done could potentially change; staffing levels and benchmarks are important points; employee numbers maintain when the proposal moves forward.

The City Manager stated adding another body would increase pension and healthcare in the future which needs to be managed over the years; the full cost has to be addressed in every decision which does not happen in local government.

Mayor Spencer inquired whether there is a dollar amount for unfunded PERS.

The City Manager responded he does not have the PERS amount tonight.

Mayor Spencer stated that she would like to see a written report that includes the numbers and slides not included in tonight's presentation.

The City Manager stated everything presented tonight will also be presented to the public on April 16th.

Mayor Spencer stated she wants to make it clear to the public that the item is coming back to the Council at a Special Meeting on April 29th.

Mayor Spencer inquired how overtime pay impacts pensions and the City's contribution.

The Assistant City Manager responded overtime does not affect OPEB; the presentation is about retirement healthcare; there is a very small portion of overtime that is factored into retirement; overtime is not counted toward PERS service; the Fire Department has a small portion of planned overtime factored into the work schedule which is pensionable.

The City Manager stated employees receive the same OPEB benefits which are not impacted by years or service or rank; employees receive different pensions.

In response to Councilmember Ezzy Ashcraft's inquiry, the Assistant City Manager stated Alameda's current vesting term is 10 years.

Mayor Spencer stated that she would like the contract approval to be done at the next regular meeting, not a special meeting.

The City Manager stated the Sunshine Ordinance requires 15 days notice and the next regular meeting is in 14 days.

Mayor Spencer stated that she is concerned the public would perceive the Council as pushing the contract through.

Councilmember Ezzy Ashcraft inquired whether the Charter does not allow the contract to be heard at a special meeting, to which the City Attorney responded in the negative; stated the Council can vote on the contract at the April 29th special meeting.

In response to Councilmember Ezzy Ashcraft's inquiry about noticing, the City Manager stated documents approved in Closed Session will be part of the agenda packet for the April 29th meeting.

Mayor Spencer inquired how the April 29th schedule was approved, to which the City Manager responded the Council took a vote in Closed Session.

Councilmember Oddie stated using the term "push through" gives the wrong impression; Council is being responsible by providing ample notice.

Mayor Spencer stated it is responsible to have the issue on a regular meeting.

Councilmember Oddie stated the vote was already done in Closed Session.

In response to Mayor Spencer's inquiry, the City Manager stated it was made clear before the vote that the contract approval would take place on April 29th; the term "push through" is problematic; there was a task force in 2012 and the issue has been discussed for nearly 4 years.

Vice Mayor Matarrese stated that he would like to keep focused on a contract which implements a program that reduces liability; the information will be provided to the public and Council with enough time for review and feedback; by April 29th, the Council can make an informed decision.

Councilmember Ezzy Ashcraft stated the issue should have been approved a long time ago; Council should be responsible and provide a blue print for fixing the OPEB problem.

Expressed concern over the City Manager giving the presentation rather than the City Treasurer or Auditor: Kurt Peterson, Alameda.

Stated good healthcare and pensions are important; the International Association of Fire Fighters (IAFF) are partners with the City and are willing to work together to fund the benefit: Jeff DelBono, IAFF.

In response to Councilmember Ezzy Ashcraft's inquiry, the City Treasurer stated Council should resolve the issue in a manner that does not bankrupt the City or deny promises made to employees.

The City Manager stated the longer issues are not addressed, the harder it will be to fix them; based on Council direction the contracts are the first step in the solution.

Mayor Spencer requested changes be highlighted when the contracts come back.

In response to Councilmember Ezzy Ashcraft's inquiry, the City Manager stated the contract will not include City Treasurer analysis; the City Treasurer would attend the April 29th meeting to provide commentary.

Councilmember Oddie stated that he hopes Council remains focused on how to take care of unfunded liabilities and shows leadership in finding a solution.

Councilmember Ezzy Ashcraft inquired whether folks feel the Council does not have enough information to move forward.

Vice Mayor Matarrese stated that he is fine meeting on May 5th; six days does not make a difference.

In response to Mayor Spencer's inquiry regarding other budget meetings, the City Manager stated budget sessions include: April 16, April 21, April 29 and May 12.

Mayor Spencer stated the numbers should be shared with the public; that she has not been privy to see the entire contract and is looking forward to the budget meetings.

(15-230) Recommendation to Accept Report on Offer to Transfer a Portion of the Oakland Inner Harbor Tidal Canal From the Army Corp of Engineers (Corp) to the City

of Alameda at No Cost and Subsequent Disposition of Property.

The Assistant City Attorney and Jillian Blanchard, Rudder Law Group, gave a Power Point presentation.

Vice Mayor Matarrese inquired who is responsible for dredging, to which Ms. Blanchard responded the Corp is responsible but has not had to do maintenance dredging; the Corp cannot transfer the dredging responsibility.

In response to Councilmember Ezzy Ashcraft's inquiry, Ms. Blanchard stated dredging the tidal canal alleviated a mosquito born disease.

Councilmember Daysog inquired whether the residential agreement would disclose all issues, to which Ms. Blanchard responded in the affirmative.

Councilmember Oddie inquired whether the Proposition 13 legal description of the parcel is a sliver, to which Ms. Blanchard responded in the affirmative.

Councilmember Oddie inquired whether the two parcels could be combined, to which Ms. Blanchard responded further research is required to determine what individual property owners might do.

Councilmember Daysog inquired whether the City would automatically transfer the property to residents, to which Ms. Blanchard responded in the affirmative; stated the transfer would go from the Corp to the City, and then immediately to the property owners.

In response to Mayor Spencer's inquiry, Ms. Blanchard stated it would be necessary for the City to take ownership before transferring the commercial parcels directly to EBRPD for public trust and potential liability issues; removing the Fruitvale Rail Bridge and dredging maintenance would remain a responsibility of the Corp.

The City Attorney stated the Corp would retain dredging responsibility no matter who owns open water.

Ms. Blanchard concurred with the City Attorney; stated the Corp cannot transfer the dredging responsibility.

The Assistant City Attorney concluded presentation.

Provided information on the Kirkland survey done in the 1980s; urged the City to move ahead with the transfer: Kurt Braun, Alameda.

Urged Council to continue to move forward with the transfer: Anne deBardeleben, Alameda.

Stated dredging is not needed as the water flows quickly and smoothly; when he was on the Council, the issue was discussed; that he hopes the issue gets resolved this time around: Former Councilmember Mike Gorman, Alameda.

Stated that she is still unable to maintain her dock after 10 years; she supports the parcel transfer: Donna Rauk, Waterfront Home Owners Association (WHOA).

Stated it has been difficult not being able to do anything with his backyard for 15 years; urged moving forward with the transfer, which is no cost to the City: Kevin Peterson, WHOA.

Stated it is exciting that homeowner issues over the last 39 years can be addressed now; everybody benefits; encouraged Council to move forward: Ed Payne, WHOA.

Stated WHOA is grateful yet frustrated; asking for speedy action by the Council; WHOA is prepared to make the process painless for the City: Seth Hamalian, WHOA.

Stated WHOA has unique qualifications and has resources the City could lean on; urged Council to move forward: Paul Mabry, Alameda.

Councilmember Ezzy Ashcraft stated Council needs to move the item forward; commended WHOA; stated that she would like to see the matter come back to Council as soon as it is ready.

Councilmember Oddie stated the matter is complicated and is not an action item; that he would like to see it get done; the residents are not asking for anything special; it is the Council's responsibility to help the residents.

Vice Mayor Matarrese inquired when the next milestone would be; stated follow-up should consider whether the transfer of the commercial portion is a benefit or liability.

Councilmember Ezzy Ashcraft inquired how the City would address moving forward if there is not 100% consensus of the residents.

The Assistant City Attorney responded WHOA would take title of the property and cover the cost of any hold out members; stated the solution is conceptual but there is a lot of interest.

In response to Vice Mayor Matarrese's inquiry regarding the next milestone, the Assistant City Attorney stated the City would start reaching out to EBRPD about surveying and map work, then take information to the homeowners to resolve any conflict; staff could report back with progress once there is an agreement in concept.

In response to Vice Mayor Matarrese's inquiry regarding the timeframe, Ms. Blanchard stated the City is just one party and needs the Corp's engagement; the Corp is waiting

for response from the Regional Board on their review of existing environmental reports; strong Council support to move forward would motivate the Corp as well.

In response to Mayor Spencer's inquiry, the Assistant City Attorney stated EBRPD does not have buy-in yet and Alameda does not know where EBRPD stands in their negotiations with the Corp.

(15-231) Mayor Spencer stated a motion is needed to consider the remaining items: economic development presentation [paragraph no. 15-225], the report on waste collection rates [paragraph no. 15-234] and the referral on the theater marque [paragraph no. 15-235].

Vice Mayor moved approval [of considering the remaining three items].

Councilmember Daysog seconded the motion, which carried by unanimous voice vote – 5.

The City Attorney stated staff could make a commitment to proceed with all deliberate speed and have a progress report back to Council by July 1st.

Vice Mayor Matarrese inquired whether Council could give direction to move forward, to which the City Attorney responded in the affirmative.

In response to Councilmember Daysog's inquiry regarding due diligence, the Assistant City Attorney responded three months to compile information is a good timeframe; that staff could come back sooner if there is material progress to report.

Mayor Spencer called a recess at 10:32 p.m. and reconvened the meeting at 10:37 p.m.

(15-232) 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 (EDC).

The Community Development Director made brief comments and the Economic Development Manager gave a Power Point presentation.

(15-233) Mayor Spencer stated a motion is needed to continue the meeting past 11:00 p.m.

Councilmember Ezzy Ashcraft moved approval [of continuing the meeting].

Councilmember Daysog seconded the motion, which carried by unanimous voice vote – 5.

Stated the Chamber's mission is to work with the City to support existing business and attract new businesses; the Chamber supports the staff recommendation: Michael McDonough, Chamber of Commerce.

Stated that he supports the staff recommendation for an advisory panel: Robb Ratto, Park Street Business Association (PSBA).

Stated Alameda could be a great tourist destination; urged Council to add tourism as another strategic focus: Karen Bey, Alameda.

Vice Mayor Matarrese stated the activities which the EDC had on its plate resulted in the 2000 Strategic Plan; that he would prefer a commission that would go through a regular process with agendas, minutes, reports, and receiving direction from Council.

Councilmember Ezzy Ashcraft stated staff will be tasked with overseeing a commission; the presentation encompasses the Vice Mayor's objectives; the advantage of an ad hoc committee is the more flexible structure and approach; there is a process for assembling members to address specific needs; the two projects Vice Mayor Matarrese referred to have been successful; she does not support a Mayor's committee and prefers an ad hoc committee which comes to Council for approval; a City Advisory Committee is preferred, not a Mayor Advisory committee; she would like to hear feedback from the business community.

Councilmember Oddie stated there is lots of overlap between roles of the EDC and the Mayor's committee; he is at odds about what to call it, and how much oversight and formality there should be; the goals of the EDC are more broad and membership is diverse; the goals of the Council referral and proposed Mayor committee are the same; he would like to find a way to marry the two; Alameda is becoming a tourist destination and adding goals is a good thing; that he is in favor of Vice Mayor Matarrese's proposal.

Councilmember Daysog stated that he concurs with the staff recommendation for an advisory panel working with the Mayor; the two key issues are function and attributes; a commission's role is more planning and monitoring; a panel's role is implementation and closing deals as projects move forward; a task force could be nimble; he would like Economic Development working closely with Council, the Mayor, and key business leaders who are ready to quickly open doors and close deals; that he would choose the staff recommendation.

Mayor Spencer stated the matter started in 2013 before she was Mayor; she would like a group that would be more flexible than a commission; staff is not asking for a group to set policies, but for an ad hoc group; there are business people waiting to step up and

move forward with the staff recommendation; deals cannot be closed at a commission meeting; the group needs to be flexible; she would support the staff recommendation.

Councilmember Ezzy Ashcraft inquired what would keep staff from doing any of the proposed projects on their own versus an ad hoc committee.

The Economic Development Manager responded staff does have the relationships to work on proposed projects now, but the advantage of an advisory panel is the organizing principle.

Councilmember Ezzy Ashcraft inquired who would give direction to staff, to which the Economic Development Manager responded the Council would give direction; stated executives could provide a formal proposal to Council, and Council would give direction based on staff recommendations.

Councilmember Ezzy Ashcraft inquired what is it that staff is not able to do now without an ad hoc committee or EDC.

The Economic Development Manager responded in some ways, nothing, but there is value in the formality of a committee; there is weight and punch of an advisory panel.

Councilmember Daysog stated the power of a task force could come in the form of a letter to business or corporation Alameda is trying to attract.

Mayor Spencer stated letters are sent out with her signature.

Vice Mayor Matarrese stated no deal would be closed without coming to Council first; he is looking more at what is going to be done, not how it is going to be done; he does not want just executives coming to Council on economic development; an economic development policy addresses tasks in clear light and could answer tough questions such as the real value of land at Alameda Point and whether the fiscal neutrality policy is valid today; his goal is having an EDC for accountability and traceability for when and how decisions are made; the EDC can be nimble and be directed if Council takes the lead on priorities; updating the strategic plan is a perfect task for the Commission.

Councilmember Daysog stated the summary functions of the an EDC is planning, monitoring, and implementation; emphasis should be on implementation; one way to deal with planning is to have an economic development task force which may continue on to become a commission.

Vice Mayor Matarrese moved approval of directing staff to follow the parameters of his referral to re-form an EDC that includes elements presented in the report and parameters for providing Council direction on the tasks.

Councilmember Oddie seconded the motion, which FAILED by the following vote: Ayes: Councilmembers Matarrese and Oddie – 2. Noes: Councilmember Daysog and Mayor

Spencer – 2. Abstention: Councilmember Ezzy Ashcraft – 1.

Councilmember Daysog moved approval of the staff recommendation.

Mayor Spencer seconded the motion.

Under discussion, Mayor Spencer stated staff can continue the status quo and wait for Council direction; Council always gets to weigh in and can try again if the process does not work; the committee has not been seated; staff is ready to seat the committee and move forward.

Councilmember Oddie stated that he is concerned that the Council has no say in how the economic advisory panel is composed.

Vice Mayor Matarrese stated he does not think the advisory panel provides the visibility or proper stage for setting policy and tackling harder economic questions.

On the call for the question, the FAILED by the following vote: Ayes: Councilmember Daysog and Mayor Spencer – 2. Noes: Councilmembers Matarrese and Oddie – 2. Abstention: Councilmember Ezzy Ashcraft – 1.

(15-234) Recommendation to Accept an Informational Report on Establishing Integrated Waste Collection Ceiling Rates and Service Fees for Alameda County Industries, Inc. (ACI) for Rate Period 14 (July 2015 to June 2016).

The Deputy Public Works Director, Marva Sheehan, HF&H Consultants, Kent Kenny, ACI, Andy Rose, ACI, and Fred Pecker International Longshore and Warehouse Union (ILWU), gave a Power Point presentation.

Councilmember Ezzy Ashcraft stated that she visited the ACI recycling facility in San Leandro; she is troubled that the current pay rate is \$14.59 from \$9.00 but the burdened rate only went up 2 cents because ACI was paying a temporary agency fee; inquired whether ACI would reduce workforce if the facility is retooled.

The Deputy Public Works Director responded updating the facility is an option which would need only one worker for a shift.

Councilmember Ezzy Ashcraft inquired whether costs would reduce if the workforce goes away, to which the Deputy Public Works Director responded in the affirmative; stated the ratepayers would see the benefit.

In response to Councilmember Ezzy Ashcraft inquiry, Mr. Kenny stated there are no definitive plans to retool the facility right now; stated retooling is very challenging and capital intensive.

In response to Councilmember Ezzy Ashcraft's inquiry, Mr. Kenny stated reduction in recycling revenues is a long term issue of migration to smaller containers.

Expressed support for ACI: Robb Ratto, PSBA

Expressed support for the union and ACI: William F. Dow, Alameda.

Expressed support for immigrant workers: Reverend Michael Yoshii, Buena Vista Methodist Church and Alameda Resident.

Expressed support for the increase to support the workers' wages; stated zero waste is essential to climate control: Brooke Anderson, Movement Generation.

Read Patricia Lamborn's statement in support of the workers: Amy Welsh, ILWU.

Councilmember Oddie stated that he is impressed by management, labor, the City and banks coming together on this issue; zero waste would be good; that he is glad Council is taking efforts to get workers a living wage.

Councilmember Daysog inquired why other cities are paying less.

Mr. Kenny responded other cities are being asked to increase their rates as well; rates are based on tonnage and each city has a different dynamic; San Leandro has a large industrial base that subsidizes residential rates; Livermore has cheaper landfill fees.

Vice Mayor Matarrese stated paying fair wage and benefits is a must; Alameda is paying a fair share.

Councilmember Ezzy Ashcraft stated no one likes to see bills increase; the issue is not creating hardship for people to live and work in the area; inquired when Alameda could anticipate ACI's bulk pick-up pilot program, to which the Deputy Public Works Director responded staff will know more by July 1st.

Mayor Spencer stated that she is looking forward to seeing the report in advance; stated she is concerned about the amount ACI was paying the temporary agency; ACI should not be profiting; more money should be going to employees without increasing out of pocket cost; important information such as gross income is insufficient in the report; clearly justifying that the rate increase does not result in a revenue increase for company is important; regional rates need to come back in the next presentation and the balancing account needs to be addressed; she cannot support the rate increase without the missing information.

CITY MANAGER COMMUNICATIONS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

(15-235) Consider Directing Staff to Research Lighting up the Alameda Theater Marquee. (Councilmember Daysog)

Councilmember Daysog made brief comments on his referral.

In response to Councilmember Ezzy Ashcraft's inquiry, Councilmember Daysog stated he is unable to read the external marquee at night.

Councilmember Oddie inquired whether the City owns the historic theater, to which Vice Mayor Matarrese responded the theater operator leases the ground and the historic theater from the City.

Mayor Spencer stated Alameda Municipal Power could help with the lighting issue.

Councilmember Daysog stated research could be done for the lighting of the marquee.

Councilmember Ezzy Ashcraft inquired whether the matter is urgent, to which Councilmember Daysog responded in the negative.

Councilmember Ezzy Ashcraft stated Council has a lot of issues on its plate that may affect residents.

Councilmember Daysog stated he would like to gather information to move forward.

Expressed support and offered assistance: Robb Ratto, Friends of Alameda Theater.

Councilmember Ezzy Ashcraft noted people go online to see what is playing.

Councilmember Daysog stated he would like the marquee lighting to coincide with the 10th Anniversary of the Theater.

Mayor Spencer stated research could be done on the side without putting more work on the Assistant City Manager.

Councilmember Ezzy Ashcraft questioned why the City would have to be involved at all.

Mayor Spencer responded staff could talk to Alameda Municipal Power.

Councilmember Daysog stated that he understands the concerns about staff time; there is no timeframe and he would just like to get the ball rolling.

The City Manager stated staff is very lean and the matter would not be a priority.

Councilmember Daysog moved approval of his referral.

Councilmember Oddie seconded the motion, which carried by the following vote: Ayes: Councilmembers Daysog, Oddie, and Mayor Spencer – 3. Noes: Councilmembers Ezzy Ashcraft and Matarrese - 2.

COUNCIL COMMUNICATIONS

(15-236) Councilmember Ezzy Ashcraft announced that she attended the League of California Cities East Bay Division meeting, which addressed public safety.

(15-237) Councilmember Oddie announced that he was a judge at Bay Farm School's Natural History Day and spoke at the opening of exhibits at the Alameda Main Library.

(15-238) Councilmember Daysog requested the status on the Lincoln Avenue road work and announced that he will be attending the League of California policy meeting in Ontario on Thursday.

(15-239) Mayor Spencer announced that she was a judge for the Season of Non Violence speeches and attended the Rent Review Advisory Committee meetings.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 1:08 a.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Sunshine Ordinance.

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 7, 2015- -5:30 P.M.

Mayor Spencer convened the meeting at 5:30 p.m.

Roll Call – Present: Councilmembers Daysog, Ezzy Ashcraft, Matarrese, Oddie and Mayor Spencer – 5.

[Note: Councilmember Daysog arrived at 5:34 p.m.]

Absent: None.

The meeting was adjourned to Closed Session to consider:

(15-203) 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)); Issue Under Negotiation: Post Employment Benefits

Following the Closed Session the meeting was reconvened and Mayor Spencer announced direction was given to staff.

Adjournment

There being no further business, Mayor Spencer adjourned the meeting at 6:18 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 7, 2015- -6:00 P.M.

Mayor Spencer convened the meeting at 6:24 p.m. and led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, Ezzy Ashcraft, Matarrese, Oddie and Mayor Spencer – 5.

Absent: None.

REGULAR AGENDA ITEMS

(15-204) Update by the Interim Fire Chief on the Fluid Spill in the Estuary.

The Assistant City Manager gave a brief presentation.

ORAL COMMUNICATIONS, NON-AGENDA

(15-205) April Squire, Alameda, and Monty Heying, Alameda, provided a handout and discussed the estuary spill that occurred in October 2014.

REGULAR AGENDA ITEMS (CONTINUED)

(15-206) Update by the Interim Fire Chief on the Fluid Spill in the Estuary. Continued.

Addressed the February 10th fuel spill; stated the City and the community deserves the truth about what happened; the Coast Guard should take responsibility: Brock deLappe, Alameda Marina.

(15-207) Update on Safety of Vacant Buildings at Alameda Point.

The Division Manager gave a brief presentation.

Discussed squatters accessing the building; stated additional signage is needed; staff has promised to share testing results; the buildings need to come down; suggested hiring veterans to assist including patrol, litter clean up and graffiti removal: Doug Biggs, Alameda Point Collaborative (APC).

Councilmember Ezzy Ashcraft stated that she was distressed by the news story; she toured the buildings, including Building 78 which is adjacent to the former Veteran's housing; the Fire Department has been using buildings to practice; hazardous mitigation training is available; welcomed APC to email Council with problems; stated that she would rather hear directly from APC than on the news.

Councilmember Oddie inquired whether Council is to give direction or if the matter is just an update, to which the City Attorney responded in the negative; stated there is no action.

The Assistant City Manager stated staff will be coming back to Council with a report.

Vice Mayor Matarrese requested a scenario in the report that funds are taken from lease revenues to demolish problem buildings.

Mayor Spencer stated that she would like to see a written report for the community at the next go round; test results should be included for the public; areas will be cleaned and made less unsightly; the City has limited funds and different scenarios should be discussed.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 6:56 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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MINUTES OF THE SPECIAL JOINT CITY COUNCIL
AND THE SUCCESSOR AGENCY TO THE
COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING
TUESDAY- -APRIL 7, 2015- -6:59 P.M.

Mayor/Chair Spencer convened the meeting at 7:00 p.m. and led the Pledge of Allegiance.

Roll Call - Present: Councilmembers/Agency Members Daysog, Ezzy Ashcraft, Oddie and Mayor/Chair Spencer – 4.

Absent: Vice Mayor/Agency Member Matarrese - 1.

Oral Communications

None.

Consent Calendar

Councilmember/Agency Member Ezzy Ashcraft moved approval of the Consent Calendar.

Councilmember/Agency Member Daysog seconded the motion, which carried by unanimous voice vote – 4. [Absent: Vice Mayor/Agency Member Matarrese – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(15-208 CC/15-008 SACIC) Update on the Long Range Property Management Plan (LRPMP).

Adjournment

There being no further business, Mayor/Chair Spencer adjourned the meeting at 7:01 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, SACIC

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