

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -NOVEMBER 15, 2016- -6:00 P.M.

The meeting was cancelled. The following item was not heard:

(16-583) Conference with Legal Counsel – Anticipated Litigation; Significant exposure to litigation pursuant to subdivisions (b) and/or (c) of Section 54956.9 of the Government Code Number of cases: One (As Defendant - City Exposure to Legal Action and/or As Plaintiff - City Initiating Legal Action). Not heard.

---

Lara Weisiger  
City Clerk

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY- -NOVEMBER 15, 2016- -7:00 P.M.

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

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

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(16-584) Presentation by Assemblymember Rob Bonta: State Legislative Update.

Assemblymember Bonta gave a brief presentation.

Councilmember Ezzy Ashcraft stated there is a need for more workforce and affordable housing; inquired whether there is progress on a trust fund for affordable housing bill, known as the Recording Fee Bill.

Assemblymember Bonta responded affordable housing is a combined effort from all levels of government; stated his office will work on the issue; the Recording Fee Bill will be introduced by Senator Toni Atkins this year; opposition by the realtors has been removed.

Councilmember Oddie inquired what Assemblymember Bonta's thoughts are on healing some of the divides in the community.

Assemblymember Bonta responded having more resources available to the City will help to find solutions; stated that he attended a community circle at Otis Elementary School in which the message was everyone belongs and all kids are loved.

Mayor Spencer stated two issues she would like Assemblymember Bonta to support are: a pedestrian bike bridge on the West End of town and support for changing flight path, which have caused increased noise.

Assemblymember Bonta stated that he has met with the coalition in support of the pedestrian bike bridge and is moving forward with the project; he is willing to work with staff on the flight path changes.

(16-585) Status Update by Joe Ernst, 707 West Tower Avenue, LLC, on Building 9 and 91 at Alameda Point. Not heard.

## ORAL COMMUNICATIONS, NON-AGENDA

(16-586) Richard Thomas, Alameda, suggested various changes to Ordinance 3148, such as, clarifying wording around fixed-term leases, lowering the cap on rent increases to the CPI, rethinking the relocation payment schedule, and eliminating the sunset provision.

Maria Dominguez, ARC, stated displacement is a problem in Alameda, as well as no cause evictions; urged Council to pass a moratorium on no cause evictions.

Gerry Garcia, Alameda, stated that he lives on Central Avenue, he and his neighbors are frightened of being evicted; the no cause eviction clause is still a threat.

Mayor Spencer noted a group in the audience is holding signs stating “stop evicting our diversity, neighbors, seniors and families.”

Megan Livernoche, Alameda, stated her family is struggling to obtain a lease from her property manager; the responsibility should not be on the families to change the loopholes in the ordinance.

Suzanne Vinson, Alameda, stated that she received an eviction notice from her landlord; urged Council to help the tenants and close the loopholes.

Gaby Dolphin, Alameda, urged Council to help tenants from being evicted.

The City Attorney encouraged citizens to speak with the Housing Authority and present facts on their issues.

Mayor Spencer stated citizens can email the City Attorney or Council if they are having problems communicating with the Housing Authority.

## CONSENT CALENDAR

(16-587) Mayor Spencer pulled Five-Year Agreement with HdL Coren & Cone [paragraph no. 16-590], Phase Zero Year 1 Annual Update and Phase Zero Year 2 Activity Plan [paragraph no. 16-593], Hornet Field License Agreement [paragraph no. 16-594], and Macks Craic Inc. [paragraph no. 16-595], items for discussion.

Vice Mayor Matarrese 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.]

(\*16-588) Minutes of the Special Meeting, the October 4, 2016 Continued Regular

Meeting, and the Regular Meeting Held on October 18, 2016. Approved.

(\*16-589) Ratified bills in the amount of \$6,922,292.46.

(16-590) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with HdL Coren & Cone in an Amount Not to Exceed \$135,000 for Review and Analysis of Property Tax Revenues.

Councilmember Ezzy Ashcraft requested information regarding the tax revenue.

The Finance Director gave a brief presentation.

Councilmember Ezzy Ashcraft inquired why the corrections would be made during the audit.

The Finance Director responded the corrections would be if the City did not receive enough tax revenue or the revenue was paid to another entity outside of Alameda.

Councilmember Ezzy Ashcraft inquired whether the City has used the same contractor in the past, to which the Finance Director responded in the affirmative.

Councilmember Ezzy Ashcraft inquired whether the compensation structure is always the same.

The Finance Director responded in the affirmative; stated the contractor has only had to recover property taxes twice for the City; staff does not have the ability to look at every property so the contractor's job is to look at County Assessor maps and research each property.

Councilmember Ezzy Ashcraft inquired whether Council could get an annual update on the review work.

The Finance Director responded in the affirmative; stated the data is a part of the budget update.

The City Manager stated a lot of the information provided by the contractor is in the City's budget projections; more can be done in the budget about the long-term strategy.

Councilmember Ezzy Ashcraft stated that she is interested in what the consultant is able to recover on an annual basis.

Mayor Spencer inquired what is the cap.

The Finance Director responded the cap is a little above \$18,000 annually plus any recoveries.

Councilmember Ezzy Ashcraft moved approval of authorizing the City Manager to execute a five-year agreement with HdL Coren & Cone in an amount not to exceed \$135,000.

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

(\*16-591) Recommendation to Accept: 1) the Semi-Annual Report on Litigation and Liability Claims Settlements, and 2) the Report on the Availability of Any Documents which Have Become Disclosable to the Public for the Period April 1, 2016 to September 30, 2016. Accepted.

(\*16-592) Recommendation to Authorize the City Manager to Execute an Agreement with Chandler Lee, City Planning Consultant, for Professional Planning Services for a 24-Month Term in an Amount not to Exceed \$75,000. Accepted.

(\*16-593) Recommendation to Approve Phase Zero Year 1 Annual Update and Phase Zero Year 2 Activity Plan for Site A at Alameda Point.

Rachel Campos, Alameda Point Partners gave a brief PowerPoint presentation.

Mayor Spencer stated the American Armed Forces Cup is a wonderful event that is open to the public, not exclusively the military.

Ms. Campos continued the presentation.

Mayor Spencer inquired where the group can be reached on social media, to which Ms. Campos responded Facebook.com/thepoint.

Councilmember Oddie moved approval of the Phase Zero Year 1 annual update and Phase Zero Year 2 Activity Plan for Site A at Alameda Point.

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

(16-594) Recommendation to Authorize the City Manager to Amend the Hornet Field License Agreement with the Alameda Soccer Club to Include Operation and Maintenance of the Adjacent Tennis Courts for Additional Soccer Field Space.

Mayor Spencer inquired whether staff could clarify the changes being made to the tennis courts and what the recommendation will be amending.

The Recreation and Parks Director gave a brief presentation.

Mayor Spencer inquired whether there is a plan to have tennis courts on the West End as part of the community parks.

The Recreation and Parks Director responded the plan is not determined yet; the Alameda Recreation and Parks Department (ARPD) will engage the community in a Master Plan process to inquire whether the community would like to see tennis courts in said location; there is still a lot of master planning to be done at Alameda Point for recreation facilities.

Mayor Spencer inquired whether there are plans to have tennis courts at the sports complex.

The Recreation and Parks Director responded potentially; stated there needs to be a master plan for the sports complex.

Mayor Spencer inquired whether the only public tennis courts are at Krusi Park.

The Recreation and Parks Director responded in the negative; stated there are tennis courts at Washington, Leydecker, Longfellow, Franklin and Lincoln Parks.

Griff Neal, Alameda, urged Council to allow the Alameda Soccer Club to spend the funds needed to make the space better for disabled youth.

Eugene Demmler, Volunteer Soccer Coach, stated that she strongly supports project; there is financial and marketing support from local soccer teams.

Pia Abola, Alameda Futsal Club, stated there is not enough space for youth and adult teams to play soccer; urged Council to support the project.

Jon Pecson, Alameda, stated all material used on the projects will be non-toxic; the space will be remain open space and open for any organization to use; urged Council to support the project.

David Lekashman, Alameda, stated the project will be environmentally safe.

Scott MacAskill, Alameda, urged Council to support the project and allow the fields to be redone.

Mayor Spencer stated the good work being done should be shared; she participated in some of the little league games; encouraged sharing on social media and photo opportunities to get the word out to the community.

Councilmember Ezzy Ashcraft moved approval of the staff recommendation.

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

(16-595) Recommendation to Authorize the City Manager to Issue a Notice to Proceed

with Macks Craic Inc. (dba Mack5) for Construction Management Services for the Cross Alameda Trail through Jean Sweeney Open Space Park and to Appropriate \$160,000 to the Cross Alameda Trail Project Budget from the General Fund Available Fund Balance.

The Recreation and Parks Director gave a brief presentation.

Councilmember Ezzy Ashcraft inquired whether the funds are only for the Cross Alameda Trail within the park; inquired whether the funds will cover the gap between a few segments of the trail.

The Recreation and Parks Director responded the funds are for both; stated a portion covers the gap; Public Works is additional funding to ensure the gap is completed above and beyond what is proposed under the grant.

Councilmember Ezzy Ashcraft inquired what is being done for the gap.

The Recreation and Parks Director responded the proposal includes: green paint on the road and a protected two-way bike lane.

The Base Reuse Director stated options are still being reviewed; one definite plan is a protected two-way cycle track.

Councilmember Ezzy Ashcraft inquired whether the Transportation Commission is looking at a crossing path being added in the area.

The Base Reuse Director responded staff is looking at a mid-block crossing; stated the Housing Authority is seeking grants for said project; funds from Measure BB will also be utilized for dedicated transit lanes; staff is trying to accommodate a crossing as part of a later phase.

Mayor Spencer stated that she met with Housing Authority and Public Works staff and they are working on the details of the proposed project; there is housing at Independence Plaza and seniors have a difficult time crossing the street; stated solving the problem is important.

Councilmember Oddie moved approval of authorizing the City Manager to issue a notice to proceed with the project.

Vice Mayor Matarrese seconded the motion.

Under discussion, Councilmember Daysog stated that he strongly supports the project.

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

## REGULAR AGENDA ITEMS

(16-596) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Pacific Pinball Museum for Three Years with No Extension Options and an Early Termination Right for Both the City and Tenant in Building 169, Suite 101 Located at 1680 Viking Street at Alameda Point. [In accordance with the California Environmental Quality Act (CEQA), this project is Categorically Exempt under the CEQA Guidelines Section 15301(c) - Existing Facilities.] Introduced.

Councilmember Daysog recused himself and left the dais.

The Assistant Community Development Director gave a brief presentation.

Mayor Spencer inquired whether the change means the early termination right is mutual, to which the Assistant Community Development Director responded in the affirmative.

Vice Mayor Matarrese stated the change is that either party can terminate the lease after one year, the change is not mutual.

Vice Mayor Matarrese moved introduction of the ordinance approving a lease with Pacific Pinball Museum.

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

(16-597) Resolution No. 15208, “Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees.” Adopted.

The Recreation and Parks Director gave a brief presentation.

Mayor Spencer inquired whether the money from the Encinal High School fees is shared with the Alameda Unified School District.

The Recreation and Parks Director responded in the negative; stated the City of Alameda schedules the use of all the facilities and keeps the fees.

Mayor Spencer inquired whether the fees offset the costs of being the primary scheduler, to which the Recreation and Parks Director responded in the affirmative; continued the presentation.

Mayor Spencer inquired whether staff is requesting feedback on the Outside Contractor Park Use program and how it interferes with community use, since the program is new.

The Recreation and Parks Director responded that staff is looking at setting up a policy for feedback.



Mayor Spencer inquired whether members of the public can email the Recreation and Parks Director if they have concerns about being able to use the parks because they are being rented out, to which the Recreation and Parks Director responded in the affirmative; stated whenever significant policy changes are made, they are brought to the Recreation and Parks Commission for feedback.

Councilmember Daysog stated that he is concerned about people taking up the courts before the scheduled time for team play; on weekends, the competition will start at a certain time but people occupy the courts well before the start of the competition.

The Recreation and Parks Director responded there is a park monitor program and a phone line that people can call; the park monitor will come out and check permits.

Councilmember Daysog suggested posting the phone number in big print.

Mayor Spencer inquired what is the phone number to call for a park monitor.

The Recreation and Parks Director responded the phone number is 510-747-7542, which is located on the activity guide that is distributed three times a year and the number is also on the ARPD website.

Councilmember Ezzy Ashcraft inquired whether there is a program to assist families who cannot afford the fees.

The Recreation and Parks Director responded there is financial assistance; stated for inquiries regarding assistance, the public can contact the Recreation Service Specialist; some of the financial assistance is supported by Kiwanis Club of Alameda.

Councilmember Daysog stated that he is concerned over the fee for an Alameda resident versus a non-Alameda resident; the fee for the non-Alamedan is higher; inquired whether that means the non-Alamedan would bid out the Alameda resident.

The Recreation and Parks Director responded in the negative; stated there is a field allocation policy that is approved by the Recreation and Parks Commission; the priority order does not go by the amount paid, but by the allocation schedule.

Councilmember Daysog moved adoption of the resolution amending the Master Fee Resolution to add and revise Recreation and Park Fees.

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

(16-598) Recommendation to Uphold the Planning Board Decision to Name Certain Streets at Alameda Point. [Call for Review by Councilmember Daysog]

Councilmember Daysog made brief comments.

The Assistant Community Development Director gave a brief presentation.

Mayor Spencer inquired whether there will be a street Bohol Circle Lane.

The Assistant Community Development Director responded the name Bohol Circle Lane is already being used at Alameda Landing; stated the street is already built with street signs up and people living on the street.

Mayor Spencer stated that she was at a Filipino-American event and people were inquiring about the street name; stated there should be some type of event to ensure people are aware that the Bohol Circle Lane already exists.

Suggested using Filipino names of people who have passed so no new information about the individual would not distort the reputation; urged Council to really think about which names will be used in the naming of streets: Cynthia Bonta, Alameda.

Councilmember Ezzy Ashcraft stated the six streets that need to be named are located in the former Naval Air Station; she does not support deviating from the City Council's policy, which the Planning Board followed, to name the streets after US Navy airplane squadrons or ships.

Vice Mayor Matarrese stated the Planning Board followed the process, using the approved list; a name should be submitted to be on the approved list so that it can be selected from the list; there are three more developments on the West End that could use names from the list.

Councilmember Ezzy Ashcraft moved approval of upholding the Planning Board decision to name certain streets at Alameda Point.

Vice Mayor Matarrese seconded the motion.

Under discussion, Councilmember Oddie stated Alameda has a strong history and heritage of the Navy and service members; he supports the Planning Boards decision.

Councilmember Daysog stated he will figure out another way honor Mr. Fortuna.

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

\*\*\*

Mayor Spencer called a recess at 8:57 p.m. and reconvened the meeting at 9:07 p.m.

\*\*\*

#### CITY MANAGER COMMUNICATIONS

(16-599) The City Manager announced the winner of the “Love Our Island Cuisine”;

Regular Meeting  
Alameda City Council  
November 15, 2016

discussed efforts to do an "I Am Alameda" photo campaign celebrating the diversity of Alameda; encouraged other organizations to join the efforts and submit pictures on the City of Alameda Facebook page; stated Operation Dignity Citywide homeless issue will be coming to Council on December 6<sup>th</sup>; East Bay Municipal Utility District (EBMUD) is requiring individual water meters for the Building 9 maker's space, because of the expense the developer will bring changes in the design back to Council.

Vice Mayor Matarrese inquired whether the City is still the property owner of Building 9, to which the City Manager responded in the affirmative; stated the developer has a lease and is planning to go through the process to purchase the building in January 2017.

Councilmember Oddie inquired whether the City has reached out to the EBMUD Director to inquire about accommodations.

The City Manager responded in the affirmative; stated there were some cost decreases, but the cost is still expensive; announced enthusiasm for Measure K1 passing.

#### ORAL COMMUNICATIONS, NON-AGENDA

(16-600) Urged Council to approve the Friends of the Alameda Animal Shelter (FAAS) proposal: Deb Knowles, FAAS.

The City Manager gave an update on the FAAS proposal.

Mayor Spencer inquired what is the timeline, to which the City Manager responded the training depends on when the City receives the information, but possibly February.

#### COUNCIL REFERRALS

None.

#### COUNCIL COMMUNICATIONS

(16-601) Councilmember Ezzy Ashcraft announced that she attended the Lum School Everyone Belongs Here campaign; she also attended the groundbreaking for the Senior Affordable Housing project; stated the election outcome for local and County measures was great.

(16-602) Councilmember Oddie reported the plastic bag ban passed; expressed appreciation for the support of K1 and the school measure; stated the Edison School incident is not going to be tolerated.

(16-603) Mayor Spencer announced that she visited a Montessori school; affirmed that all students are welcome in Alameda schools and the community; stated that she attended the Veteran's Day dinner at the Elks and the Pacific Pinball Museum Expo and

the Pinot's Palette, Make-A-Wish event at South Shore Center.

(16-604) Consideration of Mayor's Nomination for Appointment to the Recreation and Park Commission.

Mayor Spencer nominated Marianne Carter for appointment to the Recreation and Park Commission.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 9:28 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

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