

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 21, 2015- -6:00 P.M.

Mayor Spencer convened the meeting at 6:01 p.m.

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

Absent: None.

Public Comment

Ken Peterson, Alameda, discussed Mammoth Lakes; urged contracts with employees be carefully constructed, which was not the case with the Del Monte.

The meeting was adjourned to Closed Session to consider:

(15-249) 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 that direction was given to staff.

Adjournment

There being no further business, Mayor Spencer adjourned the meeting at 7:02 p.m.

Respectfully submitted,

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- APRIL 21, 2015- -7:00 P.M.

Mayor Spencer convened the meeting at 7:09 p.m. Lincoln Middle School students led the Pledge of Allegiance.

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

Absent: None.

AGENDA CHANGES

(15-250) Mayor Spencer announced that the resiliency report [paragraph no. 15-272] withdrawn from the agenda.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(15-251) Proclamation Declaring April 19 through 25, 2015 as Arbor Week in Alameda.

Mayor Spencer read and presented the Proclamation to Jesse Barajas, Public Works Maintenance Superintendent.

(15-252) Proclamation Declaring April 25, 2015 as Earth Day in Alameda.

Mayor Spencer read and presented the Proclamation to Wood and Lincoln School students.

(15-253) Proclamation Declaring the Month of May as Asian Pacific Heritage Month.

Mayor Spencer read and presented the Proclamation it to Dennis and Virginia Chang.

ORAL COMMUNICATIONS, NON-AGENDA

(15-254) Ken Peterson, Alameda, expressed his appreciation for the City Manager's service, repeated errors need to be discussed, concerning the role of staff and how decisions they make, staff right to decide public policy contravenes the law established by Council and the voters, needs to be addressed.

(15-255) Jim Strehlow, Alameda, expressed his opposition to the City spending \$400,000 for a consultant to develop a transportation plan; suggested hiring City staff instead.

Councilmember Daysog noted that he accepts responsibility for the plan moving forward.

(15-256) Former Councilmember Lil Arnerich, Alameda, expressed his thanks for the City Manager and Assistant City Manager.

(15-257) Robin Gilbert, Alameda, urged the Council to not take action on the public safety contracts, including receiving input from a pension expert.

CONSENT CALENDAR

Mayor Spencer announced that the BKF contract [paragraph no. 15-262] and the Police boat purchase [paragraph no. 15-263] were removed from the Consent Calendar for discussion.

Councilmember Ezzy Ashcraft moved approval of the remainder of the Consent Calendar.

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

(*15-258) Minutes of the Special Meetings Held on March 10, 2015, and the Special and Regular Meetings Held on March 17, 2015. Approved.

(*15-259) Ratified bills in the amount of \$4,059,442.98.

(*15-260) Recommendation to Accept the Quarterly Report on Litigation and Liability Claims Settlements Paid During the Period October to December 2014. Accepted.

(*15-261) Recommendation to Authorize the City Manager to Enter into a Purchase Agreement in an Amount Not to Exceed \$32,133 for the Replacement of One Park Maintenance Mower and to Amend Equipment Replacement Fund Expense Budget by \$12,238. Accepted.

(15-262) Recommendation to Award a Contract in the Amount of \$205,503, Including Contingency, to BKF Engineers for the Design of the Cross Alameda Trail, Webster Street to Sherman Street through Jean Sweeney Open Space Park.

Councilmember Daysog stated the trail is an important project; that he looks forward to the design; key things include a clear scope of work and expectations which can apply to a variety of projects and workable traffic solutions.

Councilmember Ezzy Ashcraft stated the BKF contract is funded by a federal grant and a local match that comes from the Measure B Transportation Sales Tax and the Open Space Fund.

Councilmember Daysog moved approval of the staff recommendation.

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

(15-263) Summary Title: Authorize the Acquisition of One Police Boat and Trailer for \$202,832.33 Recommendation to: (1) Approve an Agreement with Lake Assault Boats, LLC for the Acquisition of One Marine Patrol Boat and Trailer for \$185,235 Plus the City's Payment of Applicable Sales Tax for a Total Aggregate Amount Not to Exceed \$202,832.33;

(2) Amend Police Grants Funds Revenue Budget to Account for the California Division of Boating and Waterways (DBW) Grant in the Amount of \$80,000; and

(3) Amend Police Grants Expenditures Budget in the Amount of \$202,832.33 for Both the DBW and Citizens Option for Public Safety (COPS) Grants. Accepted.

Expressed support for the City having a Police boat; stated the old boat is irreparably damaged and the new boat is grant funded; grant funds are also available for abating vessels: Kurt Braun, Alameda.

Expressed support for the patrol boat, which is critical; stated there will be no impact to the general fund; the boat is all weather: Brock de Lappe, Alameda.

Urged approval: Robb Ratto, Park Street Business Association.

Councilmember Oddie moved approval of the staff recommendation to authorize the acquisition of one Police boat and trailer for \$202,832.33.

Vice Mayor Matarrese seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft stated the new boat is being custom built for Alameda and is estimated to last 15 years; thanked the Police Chief for finding grant funds for the boat.

Mayor Spencer thanked the Police Chief for addressing Council questions in advance of the meeting.

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

REGULAR AGENDA ITEMS

(15-264) Resolution No. 15017, "Commending John A. Russo for His Service to the City of Alameda as City Manager." Adopted.

Mayor Spencer read the resolution.

Councilmember Ezzy Ashcraft moved adoption of the resolution.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft stated the City Manager has had big accomplishments in Alameda, including the conveyance of the Naval Air Station and his work with labor groups; the City of Riverside is fortunate to have him.

Thanked the City Manager and Assistant City Manager for their service: Gray Harris, Democratic Club.

Stated the City Manager has assembled a fine team; outlined accomplishments: Helen Sause, Alameda Home Team.

Stated the City Manager has propelled the City: Diane Lichtenstein, Alameda.

Thanked the City Manager and Assistant City Manager for their service and for bringing dignity and respect to City Hall: Jeff DelBono, Firefighters Association.

Thanked the City Manager; stated he has been one of the best City Manager's in the City: Karen Bey, Alameda.

Councilmember Oddie stated it is not often a city is blessed with such a talented City Manager; Alameda got Michael Jordan and Scottie Pippin; that he will miss the City Manager and Assistant City Manager.

Councilmember Daysog stated the City Manager stands out as one of the best in Alameda and has taken Alameda in the right direction, internally and externally; the City Manager and Assistant City Manager made Alameda much richer.

Vice Mayor Matarrese stated that he hopes people understand how difficult the City Manager job is; wished the City Manager and the Assistant City Manager the best in Riverside.

The Assistant City Manager announced a farewell party for the City Manager and Assistant City Manager; stated the City Manager brought transparency and accountability to City Hall; the Assistant City Manager provided staff the perspective of the average citizen; wished them both the best of luck.

Mayor Spencer stated she had the privilege of working with the City Manager while she was on the School Board; the City Manager is professional and she respects his work; wished the City Manager and the Assistant City Manager the best.

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

(15-265) Resolution No. 15018, "Commending Alexander Nguyen for His Service to the City of Alameda as Assistant City Manager." Adopted.

Mayor Spencer read the resolution.

Councilmember Oddie moved adoption of the resolution.

Councilmember Ezzy Ashcraft seconded the motion.

Thanked the Assistant City Manager and the City Manager: Robb Ratto, PSBA.

Councilmember Oddie stated that he has a special appreciation for the Assistant City Manager as the City Manager's right hand man, as he does the same in his day job; that he will miss the Assistant City Manager and wished him good luck.

Councilmember Ezzy Ashcraft wished the Assistant City Manager the best of luck.

Councilmember Daysog stated that he appreciates the Assistant City Manager's service to Alameda.

Vice Mayor Matarrese thanked the Assistant City Manager for giving him access to City Manager's office and wished him much success.

Mayor Spencer stated people may not realize what a team the City Manager and the Assistant City Manager are; the Assistant City Manager was the go-to person for staff and community members; wished him the best.

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

(15-266) Introduction of Ordinance Amending the Alameda Municipal Code by Adding Chapter VI, Article XIII, Section 6-56 to Impose Requirements Relating to the Retention of Grocery Workers in Certain Circumstances Involving the Transfer of Ownership of Large Grocery Establishments. Introduced.

The Community Development Director gave a brief presentation.

Urged adoption of the ordinance: Jeff DelBono, Alameda Firefighters.

Urged adoption of the ordinance; stated employer changes are tough on employees, which is addressed by the ordinance; discussed WalMart's effort to locate in urban areas; suggested reducing the trigger to 10,000 square foot: Mike Henneberry, Alameda resident and Local 5.

Stated the ordinance is a real estate encumbrance; no ordinance has been passed in the last 8 years; the ordinance can create issues on the sale of grocery stores: Tim James, Alameda Grocers Association.

Expressed support for the grocery workers and the ordinance: Gray Harris, Alameda.

Expressed support for retaining the work force: William Smith, Alameda.

Councilmember Ezzy Ashcraft stated there is a public health and safety issue at stake; ensuring people retain their jobs is important; that she supports the measure as currently drafted by the City Attorney's office.

Vice Mayor Matarrese stated protection is necessary for economic development and for the people who service those stores.

Councilmember Daysog stated the ordinance is one way to help working families in an era of change in the grocery industry; Alameda grocery stores are a part of the community; Alameda's ordinance should remain aligned with the Los Angeles model.

Mayor Spencer stated the ordinance brings balance, allows current workers a job for 90 days, and a great benefit to the community; that she supports the ordinance.

Councilmember Oddie stated ownership transfer is disruptive to employers; Alameda's large stores are anchors to the neighborhoods; workers play a vital part in the community; preserving a sense of security is worthwhile for the employees.

Councilmember Ezzy Ashcraft moved introduction of the ordinance amending the Alameda Municipal Code by adding Chapter VI, Article XIII, Section 6-56 to impose requirements relating to the retention of grocery workers in certain circumstances involving the transfer of ownership of large grocery establishments.

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

(15-267) Summary Title: Complete Actions to Expand Municipal Services and Territory for Financing District at Alameda Landing and Levy of Corresponding Special Tax - Community Facilities District (CFD) No. 13-2 (Alameda Landing Municipal Services District)

Resolution No. 15019, "Calling Special Election Regarding Alteration of the Municipal Services to be Financed by Community Facilities District No. 13-2 (Alameda Landing Municipal Services District); Conducting Special Election." Adopted;

(15-267 A) Resolution No. 15020, "Declaring Results of Special Election in Community Facilities District No. 13-2 (Alameda Landing Municipal Services District), Determining that the Alteration of Municipal Services to be Financed by the District are Lawfully Authorized, and Directing Recording of an Amendment to Notice of Special Tax Lien." Adopted;

(15-267 B) Resolution No. 15021, "Annexation of Territory to the City of Alameda Community Facilities District No. 13-2 (Alameda Landing Municipal Services District), Authorizing the Levy of a Special Tax Therein and Submitting Levy of Special Tax to Qualified Electors; Conducting Special Election." Adopted; and

(15-267 C) Resolution No. 15022, “Declaring Results of Special Annexation Election, Determining the Validity of Prior Proceedings, and Directing Recording of Amendment to Notice of Special Tax Lien - Alameda Landing Municipal Services District.” Adopted.

The Community Development Director gave a brief presentation.

In response to Vice Mayor Matarrese’s inquiry, the Community Development Director stated there are two separate CFDs which assess tax on the property owners: CFD 13-2 relates to the funding of municipal services and cost to maintain the backbone infrastructure; the second relates to the authority to issue bonded indebtedness to reimburse Catellus for public improvements.

Vice Mayor Matarrese inquired whether the tax assessment requires an election, to which the Community Development Director responded in the affirmative; stated both CFDs require an election; proceedings this evening involve the property owners.

In response to Councilmember Daysog’s inquiry regarding moving the USS Hornet, the Community Development Director stated all proposed work is predicated on the need to stabilize the existing wharf and park improvements, and is not tied to the relocation of the USS Hornet.

Mayor Spencer opened the Public Hearing for alteration of the District.

There being no speakers, Mayor Spencer closed the Public Hearing.

In response to Vice Mayor Matarrese request for a summary of the residential component, the Community Development Director stated Alameda Landing Phase 2 is currently zoned as mixed-use planned development (MXPD) and is approximately 40 acres, of which 10 acres have a multi-family overlay; in addition to the MXPD zoning, Catellus is working on master planning for Phase 2; a land use proposal is not completed at this time; Catellus will be working with staff on the entitlement process.

Vice Mayor Matarrese inquired how many units are on the 10 acres, to which the Community Development Director responded 300 units.

Mayor Spencer inquired whether zoning would be impacted, to which the Community Development Director responded in the negative.

In response to Vice Mayor Matarrese’s inquiry, the Community Development Director stated land inventory is carried over in the 2007-2015 Housing Element as part of the multi-family overlay approved in 2012.

Councilmember Ezzy Ashcraft moved adoption of the resolution calling special election regarding alteration of the municipal services to be financed by Community Facilities District No. 13-2 (Alameda Landing Municipal Services District).

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

Mayor Spencer asked the City Clerk to open the ballots and announce the results.

The City Clerk opened the ballot and announced 47 votes were cast in favor with zero opposed.

Mayor Spencer stated all votes being in favor, the Council may proceed with final actions.

Vice Mayor Matarrese moved adoption of the resolution declaring results of special election in Community Facilities District No. 13-2 (Alameda Landing Municipal Services District), determining that the alteration of municipal services to be financed by the District are lawfully authorized, and directing recording of an amendment to Notice of Special Tax Lien.

Councilmember Ezzy Ashcraft seconded the motion, which carried by unanimous voice vote - 5.

Mayor Spencer opened the Public Hearing for annexation of the District.

There being no speakers, Mayor Spencer closed the Public Hearing.

Councilmember Ezzy Ashcraft moved adoption of the resolution of annexation of territory to the City of Alameda Community Facilities District No. 13-2 (Alameda Landing Municipal Services District), authorizing the levy of a special tax therein and submitting levy of special tax to qualified electors.

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

Mayor Spencer asked the City Clerk to open the ballots and announce the results.

The City Clerk opened the ballot and announced 50 votes were cast in favor with zero opposed.

Mayor Spencer stated all votes being in favor, the Council may proceed with final actions.

Councilmember Daysog moved adoption of the resolution declaring results of special annexation election, determining the validity of prior proceedings, and directing recording of amendment to Notice of Special Tax Lien - Alameda Landing Municipal Services District.

Councilmember Oddie seconded the motion, which carried by unanimous voice vote - 5.

(15-268) Summary Title: Complete Actions to Expand Public Improvements and Territory for Financing District at Alameda Landing and Levy of Corresponding Special Tax - Community Facilities District (CFD) No. 13-1 (Alameda Landing Public Improvements)

Resolution No. 15023, "Calling Special Election Regarding Alteration of the Facilities to be Financed by and the Rate and Method of Apportionment of Special Taxes for, and an Increase in the Bonded Indebtedness Limit of, Community Facilities District No. 13-1 (Alameda Landing Public Improvements); Conducting Special Election." Adopted;

(15-268 A) Resolution No. 15024, "Declaring Results of Special Election in Community Facilities District No. 13-1 (Alameda Landing Public Improvements), Determining that Alteration of the Facilities to be Financed By and the Rate and Method of Apportionment of Special Taxes for, and the Increase in the Bonded Indebtedness Limit of, the District are Lawfully Authorized, Approving and Authorizing the Execution of a Supplement No. 1 to Acquisition Agreement, and Directing Recording of an Amendment to Notice of Special Tax Lien." Adopted;

(15-268 B) Introduction of Ordinance Amending and Restating Ordinance Levying Special Taxes within the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements). Introduced;

(15-268 C) Resolution No. 15025, "Annexation of Territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements), Authorizing the Levy of a Special Tax Therein and Submitting Levy of Special Tax to Qualified Electors; Conducting Special Election." Adopted; and

(15-268 D) Resolution No. 15026, "Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amendment to Notice of Special Tax Lien - Alameda Landing Public Improvements." Adopted.

The Community Development Director gave a brief presentation.

Mayor Spencer opened the Public Hearing for alteration of the District.

There being no speakers, Mayor Spencer closed the Public Hearing.

Councilmember Ezzy Ashcraft moved adoption of the resolution regarding alteration of the facilities to be financed by and the rate and method of apportionment of special taxes for, and an increase in the bonded indebtedness limit of, Community Facilities District No. 13-1 (Alameda Landing Public Improvements).

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

Mayor Spencer asked the City Clerk to open the ballots and announce the results.

The City Clerk opened the ballot and announced 22 votes were cast in favor with zero opposed.

Mayor Spencer stated all votes being in favor, the Council may proceed with final actions.

Councilmember Oddie moved adoption of the resolution declaring results of special election in Community Facilities District No. 13-1 (Alameda Landing Public Improvements), determining that alteration of the facilities to be financed by and the rate and method of apportionment of special taxes for, and the increase in the bonded indebtedness limit of, the District are lawfully authorized, approving and authorizing the execution of a Supplement No. 1 to Acquisition Agreement, and directing recording of an amendment to Notice of Special Tax Lien.

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

Councilmember Ezzy Ashcraft moved introduction of the ordinance amending and restating Ordinance levying special taxes within the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements).

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

Mayor Spencer opened the Public Hearing for annexation of the District.

There being no speakers, Mayor Spencer closed the Public Hearing.

Vice Mayor Matarrese moved adoption of the resolution of annexation of territory to the City of Alameda Community Facilities District No. 13-1 (Alameda Landing Public Improvements), authorizing the levy of a special tax therein and submitting levy of special tax to qualified electors.

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

Mayor Spencer asked the City Clerk to open the ballots and announce the results.

The City Clerk opened the ballot and announced 50 votes were cast in favor with zero opposed.

Mayor Spencer stated all votes being in favor, the Council may proceed with final actions.

Councilmember Daysog moved adoption of the resolution declaring results of special annexation election, determining validity of prior proceedings, and directing recording of amendment to Notice of Special Tax Lien - Alameda Landing Public Improvements.

Councilmember Oddie seconded the motion, which carried by unanimous voice vote - 5.

(15-269) Status Report on Site A Development at Alameda Point, including Presentation of Updated Development Plan, Approach to Transportation, Disposition and Development Agreement (DDA).

The Chief Operating Officer – Alameda Point made brief comments.

David Israel, Bar Architects, gave a Power Point presentation.

Councilmember Ezzy Ashcraft stated that she took the walking tour of Site A which was a nice opportunity to get the pedestrian scale.

Councilmember Daysog stated that he took part in the same tour; there were a lot of questions regarding Building 67; the aerial renderings are helpful and provide a visual sense of the new buildings; he likes the aerials which showed the proximity of Building 13 to the space dedicated to water use.

Mr. Israel stated the tour had lots of excitement and energy; the plan could be considered in a much more detailed way.

Phil Olmstead, Nelson Nygaard, gave a Power Point presentation.

Councilmember Oddie inquired what are the financial obligations going forward when Site A is completed, and who would be responsible for those costs.

Mr. Olmstead responded APP is still figuring out all the details; stated the costs of the service is largely dependent on the amount and frequency of services; APP is trying to design a cost effective program which fits in the developer's financial constraints; the funding strategy will be diverse.

Joe Ernst, APP, stated APP is more than happy to share information on costs and sources of revenues which are a combination of assessments, parking revenues, and grants.

Councilmember Daysog stated that he likes that the free shuttle would run every 15 minutes; the ease and availability of the free shuttle may change the demand to run every 10 minutes; the service is important and a good deal point when hashing out the terms of the agreement.

Mr. Olmstead stated the service provider would have provisions in the contract.

Councilmember Ezzy Ashcraft inquired about the possibility of having a light rail system connecting Alameda Point to the rest of the Island.

Mr. Olmstead responded light rail is a matter of scale, is expensive and would have to be evaluated with a series of trade-offs; AC Transit has plans for bus rapid transit (BRT) service which is a cost effective solution to improving transit on the Island; Alameda is a long way from light rail service but is good to keep it in mind for City's overall approach to transportation.

Mr. Olmstead continued the presentation.

In response to Councilmember Ezzy Ashcraft inquiry regarding public parking structures, the Chief Operating Officer – Alameda Point stated the Transportation Demand Management (TDM) plan and zoning code was structured such that investment into shared parking structures would not be made until the demand for parking would create revenue; the Transportation Management Association (TMA) would work with the City to make recommendations to determine when the best time would be to raise rates in the shared parking structures; the parking piece is important to the overall achievement of the goals.

Mr. Olmstead continued the presentation.

Mayor Spencer inquired whether the affordable units would have bundled parking, to which Mr. Olmstead responded in the affirmative.

In response to Mayor Spencer's inquiry, Mr. Olmstead stated the affordable units include apartments and condos, not townhomes.

Councilmember Oddie inquired whether other below-market units have the same parking charge, to which Mr. Olmstead responded the charge would be based on the unit.

Mayor Spencer inquired about the number of spaces per unit, to which Mr. Olmstead responded the final numbers are being worked out.

In response to Mayor Spencer's inquiry, Mr. Ernst stated parcel 11 has 220 units with 220 parking spaces.

Mr. Olmstead continued the presentation.

Vice Mayor Matarrese inquired whether TMA employees or City employees would do the annual monitoring, to which Mr. Olmstead responded the matter is to be determined.

In response to Vice Mayor Matarrese's inquiry, Mr. Olmstead stated the annual monitoring would be funded as part of the overall TDM program via assessments of the units and parking revenue.

Vice Mayor Matarrese inquired whether General Fund money would pay for the program, to which the Chief Operating Officer – Alameda Point responded in the

negative; stated there are detailed budgets that estimate parking revenue and costs; the budgets compare special tax revenue or fee revenue from the development versus what the costs will be over time; at no point will the General Fund be used for the program.

In response to Vice Mayor Matarrese's inquiry, the Chief Operating Officer – Alameda Point stated staff is working with experts funded by a \$150,000 Metropolitan Transportation Commission (MTC) grant, along with Fehr and Peers, to set up the TMA; ultimately transition to an independent organization with a staff of experts funded through the TMA.

Councilmember Oddie inquired whether the TDM would be in place on day one, to which Mr. Olmstead responded in the affirmative; stated a large portion of the TDM would be in place on day one.

Joe Ernst gave a Power Point presentation.

Pam White, Madison Marquette, continued the presentation.

Expressed support for the development plan: Leslie Cameron, Bay Ship and Yacht.

Discussed the need for rental and affordable housing; stated renters are looking to Council to facilitate this type of development and promote affordable housing: Catherine Pauling, Alameda.

Stated the project is a good foundation for future development at Alameda Point and brings affordable housing and jobs to Alameda; that she appreciates APP listening to concerns: Kari Thompson, Alameda.

Read a petition signed by business leaders in support of the plans for Site A: Christopher Seiwald, Alameda resident and business owner.

Discussed high tech and green tech business coming to Alameda; urged the Council to look at all the project benefits: Michael McDonough, Chamber of Commerce.

State the project fulfills the plans and hopes of Alamedans and will be an economic development tool: Helen Sause, Alameda.

Discussed the importance of housing; stated this is the moment for affordable housing: Laura Thomas, Renewed Hope Housing Advocates.

Expressed his support for the Site A Development Plan; urged moving forward: Ron Silberstein, Alameda.

(15-270) Mayor Spencer announced a motion is needed to consider the remaining agenda items: the Resolution adding regular Council meetings [paragraph no. 15-273]

and the Council Referral [paragraph no. 15-274].

Councilmember Daysog moved approval [of considering the remaining items].

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

Councilmember Ezzy Ashcraft stated Nike has a very impressive TDM plan for employees in Oregon which was done in 1996 in response to a commute trip reduction mandate; Site A would be the first major comprehensive TDM in Alameda; flexibility in the TDM is needed; that she likes the examples of residential transportation strategies.

Councilmember Daysog stated the project is built for the millennial-minded; designing Site A had incredible progression; many years ago the typical suburban product had an emphasis on single family homes and demolition rather than re-use; design became more progressive as staff began a next step toward a more sustainable Alameda Point; emphasis is on re-use; the APP plan is more in line with needs of workers and residents struggling with housing issues.

Councilmember Oddie stated the developer is very amenable to listening to the concerns of the public and now is the time to bring concerns forward; community engagement is important; it is great to see collaboration of staff and the developer; that he hopes to see progress at the next meeting on four key issues: the economics of the business deal and TDM, wage and equality, housing issue, and a Project Labor Agreement (PLA) update; that he is excited the plan has innovation, green hubs, and protections for legacy businesses.

Vice Mayor Matarrese stated a major concern is the burden of residential units and zoning, and job creation; he concurs with Councilmember Oddie regarding a PLA; that he would like to continue the energy which started with WETA in growing; workforce housing is needed; that he would like 100% instead of 25% affordable housing.

Mayor Spencer concurred with Vice Mayor Matarrese about workforce housing; she is concerned about high rents; stated being up front with rent costs is important; per State law, apartments built after 1995 cannot be rent controlled; her priority is to meet the needs of current Alameda residents and employees.

In response to Mayor Spencer's inquiry, Mr. Ernst stated market rate rents would support new infrastructure; 25% below-market rate housing will be provided, which is two-thirds more than elsewhere in Alameda or the Bay Area.

In response to Mayor Spencer's inquiry, Mr. Ernst stated 65 feet is the maximum building height.

In response to Mayor Spencer's inquiry, Mr. Ernst stated some of the 72 moderate rate housing units would be included in parcels 9 and 11; there will be flexibility dependent on rents and purchases; 104 condo units in parcel 3 will be for sale; condo maps are included in the apartments in the event the market shifts, the apartments can be converted into condos.

Mayor Spencer stated workforce housing is important and requested a breakdown of the housing units, how many would be considered moderate, and the number of apartments versus condos.

In response to Mayor Spencer's inquiry, Mr. Ernst stated the 182 units in parcel 9 are all apartments which will include some of the moderate-rate housing.

Mayor Spencer inquired whether the housing units in parcels 9 and 11 would be one floor units, to which Mr. Ernst responded in the affirmative.

In response to Mayor Spencer's inquiry, Mr. Ernst stated the parcel 8 low and very-low housing would be a blend of senior and family units.

The Chief Operations Officer – Alameda Point stated the City has a settlement agreement with Renewed Hope; staff is working with Renewed Hope to propose half senior, half family units; flexibility is needed to be consistent with the agreement.

(15-271) Mayor Spencer announced a motion is needed to continue the meeting past 11:00 p.m.

Vice Mayor Matarrese moved approval [of continuing the meeting].

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

Mayor Spencer inquired whether access for the mobility impaired is being considered in the design of the tri-level townhomes.

In response to Councilmember Ezzy Ashcraft's inquiry, Mr. Ernst stated provisions for universal design are included in the development plan and conditions of approval.

Mayor Spencer inquired the distance between the existing ferry and new ferry, to which the Chief Operations Officer – Alameda Point responded approximately 1.5 miles.

In response to Mayor Spencer's inquiry, Mr. Ernst stated the ferry is proposed to go in seaplane lagoon.

Mayor Spencer stated that she would like to see where the new proposed ferry will be and how it will impact the seaplane lagoon.

Mr. Ernst stated the new ferry is purposely located at the foot of Pacific Avenue to avoid the conflicts with recreational uses closer to the main plaza of the seaplane lagoon.

Mayor Spencer requested diagrams showing use should be accurately depicted.

Mayor Spencer requested evaluation of reduced transit passes being available to all interested Alameda residents.

In response to Mayor Spencer's inquiry regarding the drought conditions, Mr. Ernst stated East Bay Municipal Utilities District's (EBMUD) applications have become stricter and require specific water demand information; the project will be the lowest water-using project in Alameda when it is complete.

Councilmember Ezzy Ashcraft stated a staff report regarding the drought is upcoming.

Mayor Spencer stated an overall concern is the rent prices and the availability of workforce housing.

Councilmember Daysog stated there are other strategies to make market rate housing affordable to a broader segment; sometimes the price is not the roadblock and the amount required for down payment is an issue; Federal Housing Administration (FHA) and first time home buyer programs could be considered.

Councilmember Ezzy Ashcraft stated the League of California Cities has asked support of Assembly Bill 1335 which imposes fees on real estate transactions to help construct affordable housing, first time buyer programs, and other great benefits.

Mr. Ernst concurred with Councilmember Ezzy Ashcraft; stated funding for affordable housing is one tool that is being designed to replace redevelopment.

(15-272) Recommendation to Accept the Report on Ensuring a Resilient Alameda: The Strategy for Planning, Implementing, and Sustaining Resilience and Consider Adding One Civilian Position Assigned to the City Manager's Office to Coordinate Disaster Emergency Services in the Upcoming Budget. Not heard.

(15-273) Adoption of Resolution Adding Additional 2015 Regular City Council Meeting Dates. Not heard.

CITY MANAGER COMMUNICATIONS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

(15-274) Recommendation that City Council Establish a Procedure for Appointments to Regional Boards and Commissions, and Guidelines for How Appointees Reflect City Policy and City Council Directives. Not heard.

COUNCIL COMMUNICATIONS

None.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 11:11 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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