

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 19, 2022- -5:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:02 p.m.

Roll Call – Present: Councilmembers Daysog, Herrera Spencer, Knox White, and Mayor Ezzy Ashcraft – 5. [Note: Vice Mayor Vella arrived at 6:10 p.m. The meeting was held via Zoom.]

Absent: None.

Mayor Ezzy Ashcraft called a recess at 5:40 p.m. and reconvened the meeting at 6:00 p.m. and

The meeting was adjourned to Closed Session to consider:

(22-242) Conference With Legal Counsel – Potential Litigation, Initiation of Litigation (Pursuant to Government Code Section 54956.9, subsection (d)(4)); Number of Cases: One (As Plaintiff – City Initiating Legal Action); Potential Defendant(s): Alameda Point Partners, LLC

(22-243) Public Employee Appointment/Hiring (Pursuant to Government Code Section 54957); Title/Description of Positions to be Filled: City Manager

(22-244) Conference With Legal Counsel – Potential Litigation, Initiation of Litigation (Pursuant to Government Code Section 54956.9, subsection (d)(4)); Number of Cases: One (As Plaintiff – City Initiating Legal Action); Potential Defendants: Greenway Golf Associates, Inc. Not heard.

(22-245) Conference With Labor Negotiators (Pursuant to Government Code Section 54957.6); City Negotiators: Gerry Beaudin, Assistant City Manager, Nancy Bronstein, Human Resources Director, Jessica Romeo, Human Resources Manager, and Steve Woo, Senior Human Resources Analyst; Employee Organizations: Alameda City Employees Association (ACEA), Management and Confidential Employees Association (MCEA), Electric Utility Professionals Association (EUPA), International Brotherhood of Electrical Workers (IBEW), Alameda Police Officers Non-Sworn (PANS, Alameda Municipal Power Unrepresented Employees (AMPU), and Alameda Police Management Association (APMA); Under Negotiation: Salaries, Employee Benefits, and Terms of Employment. Not heard.

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding the Potential Litigation, staff provided information and Council provided direction by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Absent; and Mayor Ezzy Ashcraft: Aye; Ayes: 3.

Noes: 1, Absent: 1; and regarding Employee Appointment/Hiring, Council provided direction with no vote taken.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

TUESDAY- APRIL 19, 2022 - 7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:43 p.m. Councilmember Herrera Spencer led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Knox White, Vella, and Mayor Ezzy Ashcraft – 5. [Note: The meeting was conducted via Zoom.]

Absent: None.

AGENDA CHANGES

(22-246) Mayor Ezzy Ashcraft stated the public hearing on the parking provision ordinance [paragraph no. 22-274] would be called first under Regular Agenda Items.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(22-247) Proclamation Declaring April 24 through 30, 2022 as Alameda County Victims' Rights Week.

(22-248) Proclamation Declaring April 22, 2022 as Earth Day Alameda 2022 and Arbor Day Alameda 2022.

(22-249) Proclamation Declaring April 2022 as Autism Acceptance Month.

ORAL COMMUNICATIONS, NON-AGENDA

(22-250) Shelby Sheehan, Alameda, expressed concern about services for homeless individuals.

(22-251) Melodye Montgomery, Alameda, discussed the date being one-year since the death of Mario Gonzales; stated the City does not have a Police reform community committee to oversee and review Police actions.

(22-252) Erin Fraser, Alameda, expressed support for remembering Mario Gonzales one year after his death; stated the death is horrific and holds collective guilt; urged Council to remember the death in order to take actions that honor Mr. Gonzales' memory.

(22-253) Carmen Reid, Alameda, discussed a humanitarian fundraiser event to support Ukraine on Sunday at the Preacher's Daughter Café.

CONSENT CALENDAR

Expressed concern over the Smart City Master Plan [paragraph no. 22-256] including signalization and driver prioritization; discussed emission reductions and electric vehicles: Denyse Trepanier, Bike Walk Alameda.

Councilmember Knox White requested the Smart City Master Plan be withdrawn for discussion.

Councilmember Daysog announced that he would recuse himself from Webster Street Business Improvement Area [paragraph no. 22-268].

Councilmember Herrera Spencer requested the purchase of a Fire Truck [paragraph no. 22-270] be withdrawn for discussion.

Councilmember Knox White moved approval of the remainder of the Consent Calendar.

Councilmember Herrera Spencer seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

The City Attorney noted the terms of the Interim City Manager agreement [paragraph no. 22-262] must be announced.

Mayor Ezzy Ashcraft suggested the item be withdrawn from the Consent Calendar.

(*22-254) Minutes of the Special and Regular City Council Meetings Held on March 15, 2022. Approved.

(*22-255) Ratified bills in the amount of \$5,064,567.90.

(22-256) Recommendation to Approve the Smart City Master Plan.

Councilmember Knox White stated that his comment is procedural; the majority of Council previously requested the matter come back for discussion with specific information; expressed concern about the matter coming on the Consent Calendar with no information related to any of the Council questions and with none of the text changed based on the October 2021 discussion; stated that he would like to know whether the matter can be moved to a future Council agenda with the requested information included in the presentation.

Mayor Ezzy Ashcraft expressed support for staff presenting the matter.

The Information Technology Director gave a brief presentation.

Mayor Ezzy Ashcraft inquired the reason for the matter coming before Council.

The Information Technology Director responded Council is approving the high-level plan to allow staff to get into the ten different recommendations; noted the first recommendation is needed for the following nine.

The Senior Transportation Coordinator stated the plan is high-level and similar to the Transportation Choices Plan; staff returns to Council with a concept prior to seeking funding and grants; staff is looking for a core communication system.

David Huynh, Iteris, Inc., stated the intent of the plan is to be a high-level road map; the plan will serve the function of helping the City obtain grant funding; having a plan in-place is useful when going after competitive grants; additional details will be developed for specific projects; specific projects will be brought back to Council for consideration and approval.

Vice Mayor Vella stated that she is concerned about the previous Council questions remaining unanswered; she is not supportive of the plan as-is; expressed support for the matter returning to Council in May as a Regular Agenda Item to address questions; stated there are many good things in the plan.

Mayor Ezzy Ashcraft expressed concern over delaying the matter.

Vice Mayor Vella concurred with Mayor Ezzy Ashcraft; stated that she does not want the matter delayed and would like to see the topic return in May to answer questions.

Mayor Ezzy Ashcraft inquired when and how Councilmember Knox White would like the matter to return.

Councilmember Knox White responded that he has been asking to have the matter return since last year; stated that he is not trying to delay the project; the plan sets 10 priority projects; Council is being asked to approve the projects; Council has previously questioned the projects listed; Council discussing transportation and climate is not centered around increasing intersection access; many transportation-centric matters are not covered by the plan; prioritization should be discussed; Council should figure out ways for the plan to leverage transportation issues; expressed support for free wi-fi and wireless rings; noted a few of the transportation-related matters called out in the plan should have data included; Council may remove items from the plan; expressed support for items 3, 4, 7, 9, and 10 being from the plan to and returning to Council ; stated the items can be added back into the plan.

Mayor Ezzy Ashcraft requested clarification of the items being removed from the plan.

Councilmember Knox White stated the items are all related to infrastructure built on top of the fiber ring specific to traffic signals: Citywide vehicle preemption, deploying transit signal priority, centralized transportation management, transportation data analytics, and deploying a traffic monitoring camera network.

Councilmember Knox White moved approval of the Plan, suspending items 3, 4, 7, 9 and 10 until future discussion.

The Information Technology Director stated staff is open to suspending items; the amount of Federal funding available is unprecedented; \$7 billion was set aside for broadband infrastructure back in 2008; now, \$100 billion has been set aside; staff would be happy to look into available federal funding opportunities for the communications network and revisit the suspended items.

Vice Mayor Vella inquired whether staff is working with Alameda Unified School District (AUSD) in relation to broadband; stated the third round of the e-rate program is being released and 13% of the overall funds have gone to California schools; questioned whether AUSD will apply for the third round of funding.

The Information Technology Director responded in the affirmative; stated staff's would work with AUSD; other stakeholders have expressed interest; as staff goes after and receives federal funding, local partnership applications can be viewed.

Mayor Ezzy Ashcraft requested clarification about the ways in which the City has partnered with AUSD.

The Information Technology Director stated staff is working on a fun project using sensor technology; discussed AUSD using the program to develop its Geographic Information System (GIS) curriculum; stated the idea is to have a pilot program with AUSD to model sensor technology into other areas for City use.

Councilmember Herrera Spencer requested clarification about the matters Council would be approving.

The Information Technology Director stated item 1 is building out the City communications network; item 2 includes deploying public wifi network; item 5 relates to partnering with internet service providers; item 6 is developing the dig once policy and installation standards; item 8 includes interconnecting the Emergency Operations Center (EOC) and other City facilities.

Councilmember Herrera Spencer stated the staff report indicates approximately \$47 million would achieve all components with an annual cost of \$550,000; inquired whether any General Fund money will be anticipated on an annual basis for the items to be approved or whether grant funding will be used.

The Information Technology Director responded staff is focused on the communications network with an estimated cost of \$6 million; stated staff would seek federal funding for the communications network; the project will target business districts, as well as equity-priority neighborhoods, and will connect City buildings.

Mr. Huynh stated the plan intent is to not dictate the type of money spent, but to provide a sense of how much improvements cost; most cities use the plan as a tool to seek grant funding; a lot of funding and grant programs are available; most agencies pay for the improvements through a series of federal, State and local grants.

Councilmember Herrera Spencer inquired whether the City Manager recommendation does not obligate any financial resources and any financial commitments would be required to come back to Council for approval either in the budget or as specific items, to which the Information Technology Director responded in the affirmative.

Councilmember Herrera Spencer discussed a previous Council Referral for public wifi in business districts; stated the City has yet to accomplish the task; she will be supporting the components; expressed support for hot spots to allow people access to the internet; expressed concern about delays; stated that she is happy to see the matter make progress; she would like to know more about vehicle emission technology and electric vehicles; inquired whether 10% or less of cars in Alameda are electric.

The Senior Transportation Coordinator responded the amount could be less; stated the percentage is an estimate.

Councilmember Herrera Spencer stated 10% of the total amount of cars would be a small amount; the number is increasing; however, many people cannot afford a new car; she understands getting an electric car is difficult; a majority of cars in Alameda are using gasoline, which creates emissions; expressed support for a plan which deals with the current issues being

faced; stated the City is a long way from 100% zero emissions.

Mayor Ezzy Ashcraft requested the motion be clarified.

Councilmember Knox White stated the motion is to approve the Smart City Master Plan, suspending items 3, 4, 7, 9, and 10 to come back for further discussion at a future time.

Mayor Ezzy Ashcraft made a friendly amendment to the motion to add: “affirming items 1, 2, 5, 6, and 8.”

Councilmember Knox White accepted the friendly amendment.

Vice Mayor Vella seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(*22-257) Recommendation to Authorize the City Manager to Execute the Annual Subscription License Fee of the Enterprise Dropbox Inc. Agreement in the Amount in an Amount Not to Exceed \$44,100 for an Aggregate Total Not to Exceed \$150,000. Accepted.

(*22-258) Recommendation to Authorize the City Manager to Negotiate and Execute a Five-Year Agreement with Centralsquare Technologies, LLC, Substantially in the Form of the Attached Agreement, for Enterprise Asset Management System Licensing Fees, for a Total Cumulative Amount Not to Exceed \$229,674. Accepted.

(*22-259) Recommendation to Authorize the City Manager to Execute an Agreement with Mark Lee and Yong Kay, Inc., DBA Bay Construction Company for the Police Department Reception Area and Ramp Renovation Project, No. P.W. 11-19-53, in a Not to Exceed Amount of \$341,000. Accepted.

(*22-260) Recommendation to Review and Approve the Social Service Human Relations Board Work Plan for the 2022 Calendar Year. Accepted.

(*22-261) Recommendation to Authorize the City Manager to Execute a Third Amendment with Kaiser Permanente Medical Group to Add QuantiFERON Tuberculosis Testing to the Scope of Services for the Remainder of the Current Service Provider Agreement. Accepted.

(22-262) Recommendation to Approve Agreement Appointing Girard Beaudin as Interim City Manager at an Annual Salary of \$278,409, Commencing on May 3, 2022, and Authorize the Mayor to Sign the Agreement on Behalf of the City.

The City Attorney and Human Resources Director summarized the benefits and salary.

Councilmember Knox White moved approval of the staff recommendation.

Councilmember Herrera Spencer seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(*22-263) Resolution No. 15883, “Approving a Retroactive City of Alameda Paid Supplemental

Sick Leave Policy, for the Period of October 1, 2021 to December 31, 2021, for Employees Who Have Not Exhausted Their Available 2021 COVID-19 State Supplemental Sick Leave.” Adopted.

(*22-264) Recommendation to Authorize the Purchase of Playground Equipment from Landscape Structures Inc. for the Lincoln Park Playground Replacement Project in an Amount Not to Exceed \$367,044.93. Accepted; and

(*22-264 A) Resolution No. 15884, “Amending the Capital Budget for Fiscal Years 2021-23.” Adopted.

(*22-265) Resolution No. 15885, “Amending the Fiscal Year 2021-22 General Fund Recreation and Parks Department Operating Budget to Increase Revenue in the Amount of \$401,000 and Increase Expenditures in the Amount of \$307,000 for a Positive Net Total of \$94,000 to the General Fund; and to Increase Expenditures in the Mastick Trust Fund by \$27,000.” Adopted.

(*22-266) Resolution No. 15886, “Accepting the Recommendation of the Public Utilities Board and Approve Assignment of Alameda Municipal Power’s Allocation of Hydroelectric Power under the Base Resource Contract (BRC) with the Western Area Power Administration (WAPA) to the Northern California Power Agency (NCPA) Commencing Calendar Year 2025 through the Expiration of the BRC Contract Term; and Authorize the General Manager to Execute the (1) the Request for Assignment with of WAPA and (2) the Assignment Administration Agreement with NCPA.” Adopted.

(*22-267) Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report. Accepted; and

(*22-267 A) Resolution No. 15887, “Intention to Levy an Annual Assessment on the Park Street BIA for Fiscal Year (FY) 2022-23, and to Set a Public Hearing for May 3, 2022.” Adopted.

(22-268) Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report. Accepted; and

(22-268 A) Resolution No. 15888, “Intention to Levy an Annual Assessment on the Webster Street BIA for Fiscal Year (FY) 2022-23, and to Set a Public Hearing for May 3, 2022.” Adopted.

Note: Councilmember Daysog recused himself, so the motion carried by the following vote:
Ayes: Councilmembers Herrera Spencer, Knox White, Vella and Mayor Ezzy Ashcraft – 4.
[Absent: Councilmember Daysog – 1.]

(*22-269) Resolution No. 15889, “Approving a Final Map and Authorizing Execution of a Subdivision Improvement Agreement for Tract 8617, Bay 37 - Phase 3, as a Condition to Final Map Approval (Alameda Landing Waterfront Development).” Adopted.

(22-270) Resolution No. 15890, “Authorizing the City Manager to Negotiate and Execute (1) a Lease-Purchase Agreement with Golden State Fire Apparatus, Inc. through the HGACBuy Purchasing Cooperative and (2) a Financing Agreement with JP Morgan Chase Bank, NA for the Purchase of One Pierce Fire Truck in an Amount Not to Exceed \$1,865,550.53.” Adopted.

The Fire Chief gave a brief presentation.

Councilmember Herrera Spencer stated the purchase amounts to almost \$2 million; public

speakers in the past have expressed concern over large purchases being placed on the Consent Calendar; the cost of the Fire apparatus is increasing and approving the matter sooner saves the City \$130,000; she would like to know why a new Fire apparatus is necessary as well as any additional benefits.

The Fire Chief stated the purchase was previously approved and was expected to be included as part of the work plan for next fiscal year; however, the Apparatus Committee and Public Works Department were alerted about the price increase; staff worked to get the purchase on the agenda sooner in order to avoid the \$130,000 cost increase; the City has one reserve apparatus which is 30 years old; wear and tear on in-use apparatuses occurs; AFD does rely on the reserve apparatus to fill in when frontline equipment goes out of service; the fleet replacement plan has a replacement cycle of 15 years; the new apparatus will increase reliability for the spare apparatus; finding parts for the spare apparatus is challenging due to age; the new apparatus and fleet will be environmentally friendly; the new apparatus will have a longer ladder, quicker deployment time, increased maneuverability and can carry all equipment; the new apparatus is built to the 2016 National Fire Protection Association (NFPA) 1901 standards; the apparatus will ensure the City is meeting all modern apparatus safety technology, which protects both the community and Fire Fighters; discussed the apparatus technology.

Councilmember Herrera Spencer moved adoption of the resolution.

Councilmember Knox White seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

CONTINUED AGENDA ITEMS

(22-271) Recommendation to Accept the Annual Report on the Climate Action and Resiliency Plan (CARP) and the Annual Report on Transportation.

The Sustainability and Resilience Manager and Transportation Planner gave a Power Point presentation.

Discussed the West End Bicycle and Pedestrian bridge as a priority for Bike Walk Alameda; stated the bridge is needed and is the best long-term solution; many recommendations support the 2009 report; discussed studies validating the need for an estuary crossing: Denyse Trepanier, Bike Walk Alameda.

Stated the bike and pedestrian bridge is essential to aggressive and important climate and safety objectives; discussed her experience using an electric bike leaving the Island from the West End; stated the West End stands to have the highest density of housing with zero infrastructure for bikes and pedestrians to get on and off of the Island: Rachel Campos de Ivanov, Alameda.

Expressed support for the work done to support sustainability in Alameda and for City staff; stated Community Action for a Sustainable Alameda (CASA) would like to continue being a partner with the City: Ruth Abbe, CASA.

Stated a lot of work has been done; discussed recommendations provide by the Transportation

Commission; expressed support for the proposed bridge having a toll; stated that he is confused by the emission reduction percentage concepts; expressed concern over an increase in intersection navigation difficulty as a driver; stated work needs to be done: Jay Garfinkle, Alameda.

Discussed his enjoyment of being able to bike to the Waterfront Park from the East End along the Cross Alameda Trail; expressed support for slow streets; stated that he is looking forward to more, if the City continues to plan; the bike pedestrian bridge will have the most impact for Alamedans; other transportation projects will help; however the bridge would be the only 24-hour option: Michael Sullivan, Alameda.

Stated that she is struggling with bicycling advocates; questioned the amount of cars versus bicycles in Alameda; stated there is a tremendous amount of cars and many will be electric in the future; she and her husband do not ride bikes; expressed concern over road changes favoring bicycles; stated that she does not see bicycles on Shoreline Drive often: Karen Miller, Alameda.

Expressed concern over the lack of infrastructure on the West End as housing increases in the area; stated the City needs another tube or vehicle bridge to adequately meet the transportation needs for all Alameda residents; expressed support for the bike pedestrian bridge; urged staff to seek federal and State transportation funds: Carmen Reid, Alameda.

Expressed support for the staff recommendation, especially the bike pedestrian bridge; the current design meets the Coast Guard's out-of-the-box navigation requirements; the requirements are overly conservative and can change; prioritizing automobiles is not sustainable; the path forward is improving mobility while reducing car dependency: Cyndy Johnsen, Bike Walk Alameda.

Stated that he appreciates the comprehensive staff report; Alameda's central location allows for a variety of transportation connections; federal funding is available; urged the City seek funding to build more sustainable and safe transportation options: Drew Dara-Abrams, Alameda.

Expressed support for the reports; stated it is challenging to bike through the Tube; a bike bridge would be a better option: Erin Fraser, Alameda.

Expressed support for advancing the West End pedestrian bridge project; stated the bridge would be transformative for families that bike; many families with one car ride bikes as a necessity; bike and pedestrian access to Oakland is a barrier for some families; a bridge would remove the barrier; buses are nice, but are not a family-friendly solution; the Tube is also not a friendly solution; urged Council advance the bridge: Jacy Gaige, Alameda.

Expressed support for the bike pedestrian bridge; stated the experience biking through the Tube is terrible; he is supportive of finding a solution to advance the bridge project forward; expressed support for not centering cars as much in the transportation plans and for focusing on multi-modal options: Zac Bowling, Alameda.

Councilmember Knox White expressed support for the reports; discussed a report from the Intergovernmental Panel on Climate Change (IPCC); stated the City needs to be thinking about how to accommodate all road users.

Councilmember Knox White moved approval of accepting both reports.

Councilmember Knox White stated that he would like to see the City advance the groundwater work faster than simply including the work in a plan; groundwater is a big issue that the City does not know how to address; the work should be moved forward as money is spent on areas to protect the Island; ensuring money is being spent in the correct places will rely on what has been learned through climate work; extra money for climate issues can be held to Council priorities and policy of ensuring that funds are only used for adaptation and resiliency; he supports using the General Fund to go after transportation needs; expressed support for the two plans being linked, and for the plan coming forward being the most bold; stated the City needs to figure out how to provide protected, safe and family-friendly infrastructure; he wants to see the City continue to go with Council policy; expressed support for building bike signals along the Cross Alameda Trail; stated Council needs to start having a discussion with the community about the concept of induced demand; discussed emission increases through project intersections; stated the City has already done over half of the Transportation Safety Plan (TSP) projects; Council can look at the impacts of projects before moving forward; the CARP is big on congestion pricing, which has been a missed discussion opportunity; questioned the role of the technology in tackling congestion; stated congestion will not likely disappear if another Tube is constructed; discussed an article related to induced demand; stated the City needs to be looking at pricing and other opportunities to address congestion and put funds into providing better options and cheaper access; the City cannot keep doing what has been done for the past 50 years.

Vice Mayor Vella seconded the motion.

Under discussion, Mayor Ezzy Ashcraft stated staff highlighted things known to be true, which is being in the midst of climate change and global warming; fire season is now year-round and does not appear to be abating anytime soon; elected officials have an obligation to meet needs, look reality in the eye and not delay; the bike and pedestrian bridge is part of a transformative time for infrastructure; the City needs to step up and apply for funding; discussed the bipartisan infrastructure bill which is providing more money than ever; stated huge sums of money are coming from the federal government; the current situation is hopeful; City staff have held productive calls with the Department of Transportation (DOT); she will be calling on the DOT for transformative projects; the bridge is well timed due to a prioritization of complete streets and Vision Zero; it costs money to build a bridge and costs nothing to cross the bridge; complete streets are needed for all users; Council is leveling the playing field, which has been auto-centric; she is working on a meeting with CalTrans; the project's future is hopeful; discussed a Public Utilities Board planning workshop and subsidizing solar for people with lower incomes; expressed support for future plans promoting electrification; stated that she would like staff to perform root-cause analysis for vehicle deaths in the City, as well as bridge details.

The Planning, Building and Transportation Director stated staff is reviewing five proposals to start work on the next phase of feasibility study for the bicycle pedestrian bridge; staff will return to Council in June with the selected firm; staff is making the selection in partnership with regional partners; the effort will take one year and the public will be involved; staff will develop feasibility studies while also working with the Alameda community.

The Transportation Planner stated every time there is a fatal crash, City staff gathers at the site to review what happened; staff thinks about improvements; staff is working on a best practices scan of a rapid response program after severe injury and fatal crashes; staff has performed an

in depth analysis of crash data from 2009 to 2018; the top two factors of severe injury and fatal crashes were failure to yield to pedestrians and unsafe speeds; discussed infrastructure bringing speeds more in line with safer speed limits and ensuring drivers yield to pedestrians.

Councilmember Daysog expressed support for the CARP and Transportation Plan update; stated the idea of planting 3,500 trees above the typical amount between now and 2030 is exciting; trees are a part of personal comfort in providing shade; the trees are in the budget; he continues to be a long-time skeptic of the bicycle pedestrian bridge; the bridge is a hard sell due to the cost; the City will go after regional, State, and federal funding; Council should consider the correct bang for the buck; discussed census data related to commuters identifying 2% as bicyclists; stated nine times as many people are taking public transit relative to bicycle riding; the argument can be made that if the bridge is built, more people will begin to bicycle; the cost means Council should move carefully; he will continue to be a skeptic and will also continue to support the CARP; expressed support for people excited about the bridge; stated the Transportation Plan update and CARP are great things for the City.

Mayor Ezzy Ashcraft stated the City is looking at a lot of available federal money; Alameda is just as deserving as any other region in the country.

Vice Mayor Vella stated the annual review of the CARP ensures the City is keeping on track with necessary changes; expressed concern about the price of gasoline; stated the cost factors into some of the updates and building for the future; stated groundwater is an important issue and is currently impacting Alameda residents; many residents are located within the Federal Emergency Management Agency (FEMA) flood zones and will have to carry costly flood insurance; concurred with Councilmember Knox White's comments related to addressing and prioritizing groundwater; stated the bicycle pedestrian bridge is being built in conjunction with the City of Oakland; the bridge will help connect Alameda to Oakland; small numbers of commuting cyclists are seen due to the unfriendly environment connecting to Oakland; the bridge project is regional; regional partners are helping; the bridge is the type of project the State and federal government are looking forward to; Council can continue to lead on the project and be a welcoming, multimodal City for everyone; the project is part of a cohesive plan being put forward in order to connect Alameda to the broader region; expressed support for staff's work on the matter; stated Council needs to prioritize the bridge in order to ask regional partners to stand with Alameda; she supports the matter.

Councilmember Herrera Spencer discussed a conference with Bloom Energy related to advancing clean energy; stated a study has found a proliferation of backup generators across California; 90% are diesel fueled, which poses significant obstacles to achieving greenhouse gas reduction targets; there was a 22% increase in generators in Southern California last year and a 34 % increase in the Bay Area over the last three years; Bloom Energy has connected the increase in generators to rolling blackouts and electricity interruptions; people come up with solutions to having electric service interrupted; electrical interruptions cause issues with operating medical devices, as well as food refrigeration, which many do not have the money to replace; expressed concern about people being alone in a dark home with an increase in crime; stated the reaction is not due to a lack of care for the environment, it is due to legitimate concerns; not everyone can afford to buy a new electric vehicle or provide charging infrastructure; she appreciates the topic of gasoline being addressed; discussed her experience purchasing gasoline; stated many people are concerned about the cost of gasoline; many ideas are well intended; however, there is overreach and a disregard for the impact on regular people; many people do not make over \$100,000, annually and do not work from home; some people

drive trucks in order to carry tools for work; she supports the City encouraging being green, planting trees and the Transportation Commission; numbers do not show a decrease in fatalities; there have been fewer drivers on the road due to COVID-19; accidents happen; people should be cautioned; expressed concern about slow street traffic diversions; stated public transportation usage is down; many people still have concerns about riding the bus and Bay Area Rapid Transit (BART); she has been assaulted in Alameda and confronted on BART; it is important for Council to recognize that many well intended ideas are impractical and misguided; some actions being taken are increasing the dangers to the public at large; she will not support either plan.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(22-272) Recommendation to Receive an Update on the Community Assessment Response and Engagement (CARE) Team Pilot Program and Authorize the Extension of the CARE Team Pilot Program until June 30, 2023.

The Fire Chief gave a Power Point presentation.

Stated the program is needed and impactful; important things take time; the reduction in 5150 holds and the successful focus on mental health and well-being of people is paramount; there is still more Police presence than is comfortable; the program has potential as the partnership with Alameda Family Services (AFS) deepens; urged Council to give the program the time and resources needed: Jennifer Rakowski, Alameda.

Expressed support for comments provided by Speaker Rakowski; discussed an incident at Waterfront Park involving a health and wellness check call resulting in two Police vehicles showing up with armed Officers; expressed concern over the CARE team not being dispatched and two Police vehicles responding instead; stated that she would like to see more and continued training for dispatch staff and better response: Melodye Montgomery, Alameda.

Stated that she continues to push for the program to become what it was intended to be; expressed concern about not having data related to Alameda Police Department (APD) being on calls; stated that she would like data to include if APD goes on the call and the level of involvement; APD presence has been visible during CARE program calls; expressed support for clear goals related to reducing APD involvement: Jenice Anderson, Alameda.

Expressed support for the program; stated that he shares the same sentiments as other speakers; he supports unbundling APD services to the extent that APD is not necessary for program calls: Erin Fraser, Alameda.

Discussed a CARE team program call; stated the client received necessary support and is going to a psychiatrist appointment while regularly checking in with AFS's case manager; the client has started his own business detailing cars; expressed support for the CARE program: Joey Harrison, Village of Love.

Expressed support for the CARE program; stated that she is hopeful and resonates with comments; expressed concern about the amount and percentage of people of color having mental health issues; stated that she hopes for transitional housing for individuals: Anana Clark,

Alameda.

Expressed support for the program, and its continuance and evolution; stated anything worth doing takes work and time; it is important to center on the program goals and objectives; the goals and objectives do not seem to be consistent with what is occurring on calls; urged the continuance of the program being an alternative to APD: Jackie Zipkin, Alameda.

Mayor Ezzy Ashcraft stated that she is proud of the work that has been done; the program is off to a promising start; changes and modifications are likely needed; the program has been making a positive difference in a number of lives; other communities are reaching out to Alameda and AFD to find out how to provide a similar program; expressed support for more similar programs starting up throughout the State; stated there is no shame in having a mental health crisis; expressed support for working on transitional housing since it relates to mental health; stated that it is difficult for most to imagine the circumstances of homelessness and many are close to housing insecurity.

Councilmember Knox White stated that staff is looking for Council approval to extend the pilot program to June 2023.

Councilmember Knox White moved approval of authorizing extension of the program.

Vice Mayor Vella seconded the motion.

Under discussion, Councilmember Knox White stated the program roll out has been successful; Alameda County is looking at how the program can be more of a model for their Community Assessment and Transport Team (CATT) program as a possible alternative; expressed concern over the CARE team objectives; stated the objective has been to provide an alternative to armed involvement in response to mental health; there are reasons why a single CARE team might not be able to address every call; data should be collected on the number calls are received that should be taken by the CARE team, but lacked resources; there are many reasons for APD to go along on calls during the CARE pilot responses; the more feedback that can be received, such as responding to CARE team calls without lights, is helpful; there are benefits to non-CARE team calls when APD Officers arrive and assess that the CARE team or AFS is needed; anything worth doing is worth refining in order to get better; the program will only get better thanks to all partners involved.

Councilmember Daysog stated the early success of the CARE program shows that the City is succeeding in reforming policing in Alameda; future generations of Alamedans will see adoption of the CARE program as one of the biggest and best decisions made by a City Council; he anticipates the future returns will only get better.

Vice Mayor Vella stated getting the CARE program off the ground with little to build from could be a daunting task; program staff have stepped up to the task; she is ready to support the matter; expressed support for the City seeing the pilot through; stated that she supports the City helping others find better solutions; Alameda is the right size city to launch this type of program and has many invested community members; people in the program are learning ways to improve and build upon what exists every day; the responsibility is taken seriously; she is concerned about ensure that program staff are provided support; trauma is experienced by first responders; policies should reflect that responders are cared for and provided time off when needed; expressed support for addressing worker's compensation in a meaningful way;

expressed concern about staffing levels and possible burnout; stated that she would like to hear about what needs to be done in order to create a long-term successful program; there is a broader trend at the State level with nationally recognized mental health first response; she would also like to build partnerships with AUSD; California is investing in behavioral and mental health; the process needs to be expansive and not solely focused on staffing for County Behavioral Health Services; school based mental health counselors are important; expressed support for the CARE program partnering with and building off of resources in order to receive ongoing funding and ensure a lasting program.

Councilmember Herrera Spencer stated it has been less than one year since Council made the decision to allow AFD to provide CARE program services; discussed the Council decision; stated the program is bold and is comprised of first responders; AFS joined the program in December 2021; expressed support for program staff thinking outside the box for an Alameda solution; discussed the vote approving the program; stated it can be difficult to think about what is best for the community; she is proud of the results and good work; requested clarification about why Police join some of the calls for service and for APD being dispatched to a call; inquired whether Police receive the call and about the criteria used by dispatch.

The Fire Chief responded said data is the reason the City is bringing on Beyond Lucid Technology (BLT); staff identified dots are not able to be connected for data; staff reached out to the City Manager when approached by BLT; BLT is on board; staff is working to get BLT the needed access to data points; staff is working to show what success looks like to meet the direction of reducing the Police presence during calls for service; APD responds to ensure AFD members are safe on scene; the program will evolve and staff will see what does and does not work; he would like to ensure all crews are safe on scene; triage calls include AFD or APD as primary; AFD primary calls make initial contact with clients and Police may be in the area while staging to provide support when needed; if the client be potentially dangerous or have a weapon, then APD is primary and will make the first contact; if a client inside is unwilling to come out of a building, APD will ensure safety clearance; once data is compiled, staff hopes to show Council a reduction in Police on-scene time; discussed Assembly Bill (AB) 988; stated a comprehensive mental health response program will be required by July 2027; discussed an upcoming County meeting about the 9-8-8 number.

The Police Chief stated the matter has been covered well; the program is fantastic; APD supports CARE; there is a triage system to help decide which entity is dispatched; APD looks to support AFD by staging nearby and not being present; APD is closely monitoring the calls and the program; the mindset for the program is moving in the direction of finding every opportunity not to have APD presence unless necessary; staff identified the incident of APD being dispatched to a CARE call and recognized cross information was provided; APD provided training to ensure similar mishaps do not occur again; staff is committed to working to overcome issues.

Mayor Ezzy Ashcraft expressed support for the Fire Chief bringing a report to Council when the 9-8-8 number is approved.

The Fire Chief stated staff is monitoring the matter closely and hopes the number will positively impact mental health response services throughout California; the standard will be adopted at the federal level; 9-8-8 will be utilized for accessing mental health professionals; the program will extend into triaging and how calls or protocols are used to send the correct resource.

Councilmember Herrera Spencer stated there is an option to transition from a pilot program to a fully funded program with the current data; she would be curious to hear the best recommendation for the program moving forward.

The Fire Chief stated remaining in pilot status is in the best interest in order to provide a thorough analysis of the pilot program; staff continues to look at success and ensure the expectations of Council and the community are met; he recommends the program continue to January 2023 and come back to Council; the approach gives staff months to pivot and decide the next model.

Katherine Schwartz, AFS, stated that she agrees with the Fire Chief's recommendation; the program is still early on; having flexibility is helpful in order to be able to make adjustments as data becomes more robust; providing support to first responders is part of an ongoing discussion; staff is looking to provide additional training and opportunities for de-briefings with one-on-one check-ins; staff is also looking at other ways to ensure the emotionally taxing work is done in a way that does not produce burnout and allows staff to provide a fully empathetic response; AFS and AFD staff are working to make the support available.

(22-273) Mayor Ezzy Ashcraft suggested addressing the hearings for the parking provisions [paragraph no. 22-274] and the two Community Facilities Districts [paragraph no. 22-267 and 22-268].

Councilmember Knox White moved approval of hearing the items after 11:00 p.m. then adjourning.

Vice Mayor Vella seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

The Police Chief concurred with Ms. Schwartz and the Fire Chief.

Councilmember Herrera Spencer requested clarification on AFS's organization and background.

Ms. Schwartz stated AFS has been serving Alameda for 50 years; AFS is a continuum of service provider serving all ages; AFS has three primary divisions: early childhood and family support services, school based and a clinic and community based behavioral health division; the AFS family resource center includes a family resource van; AFS has crisis and case management services; AFS is trying to develop a broad network of support; the intention is to ensure AFS is able to support all of the members of Alameda in whatever capacity is needed; AFS is working hard and appreciative of Council support and partnership.

Councilmember Herrera Spencer expressed support for the motion to continue the program as a pilot; stated that she commends all for stepping up and addressing the issue; the program is being looked at across the country for reference; she is looking forward to the continual evolution of the program over time; she is confident that the current team is the team she envisioned last year as most capable.

On the call for the question, the motion carried by the following roll call vote: Councilmembers

Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

Mayor Ezzy Ashcraft called a recess at 10:54 p.m. and reconvened the meeting at 11:14 p.m.

REGULAR AGENDA ITEMS

(22-274) Public Hearing to Consider Introduction of Ordinance Amending Alameda Municipal Code Chapter VIII and Chapter XII Authorizing Public Works to Enforce Parking Provisions and Ensuring Consistency with California Vehicle Code. Introduced.

The Public Works Director gave a Power Point presentation.

Councilmember Knox White moved approval of the staff recommendation [including introduction of the ordinance].

Vice Mayor Vella seconded the motion.

Under discussion, Councilmember Herrera Spencer inquired whether Public Works will be determining the rates for parking meters.

The Public Works Director responded in the affirmative; stated the Municipal Code empowers the Public Works Director to set the rates; the Public Works Department works closely with Transportation Planning in setting rates; an ordinance passed in 2020 allows for a hourly rate range from \$0 to \$5.

Councilmember Herrera Spencer inquired whether the rates will come to Council prior to being set.

The Public Works Director responded there is intent to come back to Council to set ferry terminal parking rates; stated currently staff does not intend to change the on-street parking meter rates.

Councilmember Herrera Spencer inquired whether there will be a process if there is a change in the business districts parking rates.

The Public Works Director responded that she does not currently have a specific process; stated that she is happy to reach out to Transportation Planning staff in order to gain a sense of how changes have been performed in the past and how changes are intended for the future.

Councilmember Herrera Spencer stated Council has received multiple complaints about cars blocking street cleaning; enforcement is inconsistent; she does not support having enforcement policies if enforcement does not occur; people park in no parking areas due to insufficient parking; inquired whether parking enforcement is anticipated.

The Public Works Director responded in the affirmative; stated Public Works has two full-time positions funded; priority will be within the business districts and street sweeping routes; a roadmap was developed with a consultant in order to provide the best resources; two full time

technicians are not enough to cover the entirety of the program; staff will likely be coming back to Council once the program is established with a request for additional staff to ensure the department can cover the on street paid parking, parking garage, soon to be ferry terminal lots and street sweeping routes.

Councilmember Daysog stated that he will continue to be supportive of having APD enforce parking; there is a new program underway; however, he prefers the older way.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(22-275) Public Hearing to Consider Formation of City of Alameda Community Facilities District No. 22-1 (Alameda Marina) Therein;

(22-275 A) Resolution No. 15891, "Formation of the City of Alameda Community Facilities District No. 22-1 (Alameda Marina), Authorizing the Levy of a Special Tax Within the District, Preliminarily Establishing an Appropriations Limit for the District, and Submitting Levy of the Special Tax and the Establishment of the Appropriations Limit to the Qualified Electors of the District;" Adopted;

(22-275 B) Resolution No. 15892, "Determining the Necessity to Incur Bonded Indebtedness within the City of Alameda Community Facilities District No. 22-1 (Alameda Marina) and Submitting Proposition to the Qualified Electors of the District." Adopted;

(22-275 C) Resolution No. 15893, "Calling Special Election within the City of Alameda Community Facilities District No. 22-1 (Alameda Marina);" and Conduct Special Election." Adopted;

(22-275 D) Resolution No. 15894, "Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien - Alameda Marina." Adopted; and

(22-275 E) Introduction of Ordinance Levying Special Taxes within the City of Alameda Community Facilities District No. 22-1 (Alameda Marina). Introduced.

The Public Works Director gave a brief presentation.

Mayor Ezzy Ashcraft inquired whether there are any protests and opened the public hearing for comment.

With no comments, Mayor Ezzy Ashcraft closed the hearing.

Councilmember Knox White moved adoption of the resolutions of formation, necessity and calling the election.

Vice Mayor Vella seconded the motion.

Under discussion, Councilmember Herrera Spencer stated one of the matters indicates the bond as indefinite with an ongoing tax and the other is for 35 years; requested clarification about the duration of the current bond.

The Public Works Director stated the current the service CFD has the ability to go on in

perpetuity and is the next item Council will consider; the current item will issue bonds with a 30-year repayment period.

Councilmember Herrera Spencer inquired whether the owners of the properties vote on the matter.

The Public Works Director responded in the affirmative; stated the ballots were sent out and received by the City Clerk.

Councilmember Herrera Spencer inquired how many ballots were sent out.

Paul Thimmig, Quint & Thimmig, responded only one property owner is subject to the tax; stated the property owner has submitted a ballot; the next CFD item has three property owners subject to the tax; a future annexation area exists for CFD 22-1, which will only be added if the property owner petitions to add the area.

Councilmember Herrera Spencer inquired whether staff anticipates more than one property owner.

Mr. Thimmig responded CFD 22-1 will have condominiums and multiple property owners; the future annexation area owners could come in at a subsequent time.

Councilmember Herrera Spencer inquired whether the property owners will be allowed to vote and determine whether or not to pay the tax.

Mr. Thimmig responded in the negative; stated condominium owners will receive notices of special tax on the property at the time of purchase; if prospective owners do not wish to pay the tax, the property could not be purchased; property owners in the future annexation area will be able to vote.

Councilmember Herrera Spencer inquired whether there is a reason Council is being asked to vote on the matter while the developer is the only current owner and voting entity as opposed to in the future when multiple owners could vote.

Mr. Thimmig responded the CFD is a condition of the Master Plan; staff is implementing the Master Plan; the facilities are under construction and roadways are virtually complete; it is time to put the district in place so that bonds can be issued to pay for the facilities.

Councilmember Herrera Spencer stated if the vote is taken after the condominium owners are in possession of the property and eligible to vote, the vote would more than likely fail; having the matter come before Council at this moment is part of a strategy; it is important for the public to understand the process; the only person voting on a tax that will last for 35 years is the developer.

Councilmember Daysog stated that he previously voted against the matter and will continue to do so.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

Mayor Ezzy Ashcraft requested the ballot be opened and results announced.

The City Clerk stated one ballot had been cast representing 11 aye votes; stated the matter passes.

Councilmember Knox White moved adoption of the resolution declaring election results.

Vice Mayor Vella seconded the motion.

Under discussion, the City Clerk inquired whether the motion includes introduction of the ordinance.

Councilmember Knox White responded the motion includes approval of introduction of the ordinance.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(22-276) Public Hearing to Consider Formation of the City of Alameda Community Facilities District No. 22-2 (Alameda Marina – Shoreline Improvements Maintenance and Adaptive Measures);

(22-276 A) Resolution No. 15895, “Formation of the City of Alameda Community Facilities District No. 22-2 (Alameda Marina - Shoreline Improvements Maintenance and Adaptive Measures), Authorizing the Levy of a Special Tax Within the District, Preliminarily Establishing an Appropriations Limit for the District, and Submitting Levy of the Special Tax and the Establishment of the Appropriations Limit to the Qualified Electors of the District.” Adopted;

(22-276 B) Resolution No. 15896, “Necessity to Incur Bonded Indebtedness within the City of Alameda Community Facilities District No. 22-2 (Alameda Marina - Shoreline Improvements Maintenance and Adaptive Measures).” Adopted;

(22-276 C) Resolution No. 15897, “Calling Special Election within the City of Alameda Community Facilities District No. 22-2 (Alameda Marina - Shoreline Improvements Maintenance and Adaptive Measures);” and Conduct Special Election.” Adopted;

(22-276 D) Resolution No. 15898, “Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien - Alameda Marina - Shoreline Improvements Maintenance and Adaptive Measures.” Adopted; and

(22-276 E) Introduction of Ordinance Levying Special Taxes within the City of Alameda Community Facilities District No. 22-2 (Alameda Marina - Shoreline Improvements Maintenance and Adaptive Measures). Introduced.

The Public Works Director gave a brief presentation.

Mayor Ezzy Ashcraft inquired whether there are any protests and opened the public hearing for comment.

With no comments, Mayor Ezzy Ashcraft closed the hearing.

Councilmember Knox White moved adoption of the resolutions of formation, necessity and calling the election.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Daysog stated the matter seems to be an interesting approach to deal with uncertainty of sea level rise; Council should support the matter.

Mayor Ezzy Ashcraft noted Council considered the CARP matter earlier in the meeting; stated the solutions are in Council's hands and the City should plan for uncertain futures.

Councilmember Herrera Spencer inquired when the tax will go into effect.

The Public Works Director responded bonds will take a little time to issue; stated in 31 years, the district could have a levy assessed or a decision that the City will not need to adapt the improvements or have a Tidelands lessee; the City will also be assessing the matter from a maintenance perspective; a number of things need to happen in order for assessment in year 31.

Councilmember Herrera Spencer inquired whether the year will be 2053, to which Mr. Thimmig responded in the affirmative.

Councilmember Herrera Spencer inquired whether property owners will be voting on the matter at this time, to which Mr. Thimmig responded in the affirmative.

Councilmember Herrera Spencer inquired who the property owners are.

Mr. Thimmig responded Alameda Marina LLC, a different entity which owns the boat hoist area, and the property owner of the area to be developed into condominiums.

Councilmember Herrera Spencer inquired how many property owners are anticipated in the area for the future.

Mr. Thimmig responded the two primary condominium and apartment developments will have a number of residents.

Sean Murphy, Alameda Marina, stated that he anticipates as many as 300 property owners.

Councilmember Herrera Spencer inquired whether there is reason the City does not wait until 2045 to let the property owners vote and decide as opposed to conducting the vote at the current meeting.

Mr. Thimmig responded the CFD is required by the Master Plan; stated the CFD needs to be placed at the front end.

Councilmember Herrera Spencer inquired who wrote the Master Plan.

The Assistant City Manager responded the Master Plan process was worked on by the City and developer; Council would have approved the Master Plan; the idea behind the approach is to

ensure the City is well positioned to proactively maintain the infrastructure; if sea level rise projections fall short, the City will be in a better position to address the matter without having to go to 300 property owners; the approach becomes problematic for a number of reasons.

In response to Councilmember Herrera Spencer's inquiry about reasons why the matter would become a problem, the Assistant City Manager stated getting 300 people to tax themselves will be a community discussion; the result will likely cause the City to use different funding sources to bail itself out; the CFD opportunity comes with the larger development area to help the sea wall against sea level rise.

Councilmember Herrera Spencer stated that she will not be supporting the matter; the matter is unconscionable; many people making the decision will not be present in 2053; she has concerns about the appropriateness; expressed concern about commercial builders focusing on making money; stated Council regularly goes back to the public on issues which are important; discussed school bond votes; stated the City rarely has taxes without a sunset; the report should be written clearly; Council is being asked to take the vote as opposed to waiting and asking property owners to vote in 2053; she has heard the ends justify the means; however, she believes the approach lends to not trusting voters of the time; she is not sure that the process is fair or appropriate; discussed her support for the 35 year bond; stated bonds are not typically indefinite; inquired the procedure if property owners need recourse to end the tax.

Mr. Thimmig responded the property owners could petition for removal at any time under CFD 22-2 as long as bonds have not been issued; stated the decision would be solely up to Council whether or not to grant the petition.

Councilmember Herrera Spencer discussed petitioning and voting against a hospital tax; stated there is some recourse for 2053; she will not be supporting the matter.

Mayor Ezzy Ashcraft inquired the process for recourse in 2053.

Mr. Thimmig responded Council could decide not to issue bonds and dissolve the CFD; stated there would be no obligation; Council could remove the bonds and keep the maintenance; the decision falls under the control of the Council, not the voting property owners.

Mayor Ezzy Ashcraft inquired who would bear the cost of sea wall.

Vice Mayor Vella stated Council has covered many similar matters; builders build homes and are in the business not to only make money, but to build needed structures, including infrastructure, which benefits all; the bonds and the money being asked for relates to infrastructure and ensuring the City is providing needed things; many inquiries have been previously answered; several Councilmembers have indicated support understanding the cost is needed to provide infrastructure and services; Council is trying to problem solve, rather than pretending issues do not exist; she would like to ensure the City is planning ahead and addressing issues; expressed support for the CFD.

Mayor Ezzy Ashcraft stated if a future Council decides to dissolve the CFD or not issue the bond, the threat being protected against does not go away; discussed the Housing Element; stated the CFD makes sense.

Councilmember Daysog stated the crux of the question is whether or not the matter is an

example of taxation without representation; he would argue the matter is not an example of taxation without representation due to the homeowner having a vote when the property is purchased; the property will include disclosure statements indicating the taxes and fees associated; purchasers will have made a decision to spend the money; due to properties being along the water, sea level will increase; the increase has yet to be determined and is still an estimate; the way the CFD is structured has been done in a way which actively involves prospective homebuyers; the CFD protects the City of Alameda from a bail out in the event sea level rise estimates are off; the CFD requires the homeowner to buy-in; the three current property owners have cast their vote to have future homeowners pay for the CFD; without the CFD, the project would not exist; the CFD occurs in a way that safeguards the rest of Alameda; expressed support for the matter due to the novel approach; stated that he is looking forward to using the approach in other areas of Alameda.

Councilmember Knox White concurred with Councilmember Daysog; stated there are many reasons for people to be concerned about housing; discussed concerns over letting the developer off the hook due to not having to pay for the CFD; stated the Master Plan requires a CFD prior to building; the requirement to cover costs ahead of time comes from the community; Council is not trying to hoodwink people in the future because prospective property owners will know which associated fees will need to be paid at the time of purchase; Council has spent a lot of time on a matter which the majority of Council supported in 2018.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

Mayor Ezzy Ashcraft requested the ballots be opened and results announced.

The City Clerk stated three ballots had been cast representing 22 aye votes; stated the matter passes.

Councilmember Daysog moved adoption of the resolution declaring election results and introduction of the ordinance.

Councilmember Knox White seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(22-277) Mayor Ezzy Ashcraft recommended continuing the emergency supportive housing [paragraph no. 22-279] to the Continued Agenda Items section at the next meeting.

Councilmember Herrera Spencer inquired the recommendation for hearing the Housing Element [paragraph no. 22-278].

Mayor Ezzy Ashcraft responded that she would leave the return up to the discretion of staff rather than adding it to a hefty agenda on May 3rd; stated it is important to have supportive housing move forward.

Councilmember Herrera Spencer stated hearing the Housing Element is important; expressed concern about the Housing Element not being heard at the next Council meeting; inquired when

staff can bring back the Housing Element back.

The City Manager responded staff can bring the Housing Element on May 3rd or 17th.

Mayor Ezzy Ashcraft stated Council can place the matter under Continued Agenda Items to ensure it is heard.

Councilmember Knox White stated Council has received correspondence requesting Council hold a second hearing after the May 5th Historical Advisory Board meeting; proposed Council hear the matter on May 17th; staff has stated the matter can be brought forth that date.

Councilmember Daysog inquired whether there are any deadlines related to wrapping up the draft Housing Element.

The City Manager responded the Housing Element should be heard by May or early June.

Mayor Ezzy Ashcraft proposed Council place the supportive housing matter on the Continued Agenda Items section of the May 3rd meeting agenda and she would decide whether to continue the Housing Element matter on the same section for May 3rd or on the May 17th meeting agenda.

The Assistant City Manager stated the deadline to submit the draft Housing Element is the week of May 23rd; Council can hear the matter on May 17th without issue.

Councilmember Daysog inquired whether it is possible to frame the draft Housing Element discussion as a Council discussion.

The City Attorney responded the frame of the discussion depends on the staff report; actions able to be taken by Council will be limited by the agenda title and report contents.

Councilmember Daysog moved approval of placing the supportive housing and Housing Element on the May 3rd meeting under the Continued Agenda Items section.

Councilmember Herrera Spencer seconded the motion.

Under discussion, Councilmember Daysog stated that he would like the Housing Element heard May 3rd; continuing the matter to only May 17th does not allow for a vote on the draft recommendation.

Councilmember Herrera Spencer expressed support for options being presented to address multiple concerns.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 3. [Absent: Councilmembers Knox White and Vella – 2.]

(22-278) Public Hearing to Review and Comment on Annual Report on the General Plan and Draft Housing Element Update. Not heard.

(22-279) Recommendation to Provide Direction to City Staff on Emergency Supportive Housing for Three City-Owned Vacant Homes at Alameda Point. Not heard.

CITY MANAGER COMMUNICATIONS

Not heard.

ORAL COMMUNICATIONS, NON-AGENDA

Not heard.

COUNCIL REFERRALS

(22-280) Consider Having the City Council Address the Zoning of the Harbor Bay Club. (Councilmember Herrera Spencer) Not heard.

(22-281) Consider Having the City Council Review Recreation and Parks Department Community Events. (Councilmember Herrera Spencer) Not heard.

COUNCIL COMMUNICATIONS

Not heard.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 12:20 a.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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