

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -OCTOBER 1, 2024- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:13 p.m. Councilmember Herrera Spencer led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Jensen, and Mayor Ezzy Ashcraft – 4. [Note: Councilmember Jensen arrived at 7:16 p.m. and Councilmember Vella arrived at 7:33 p.m.]

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(24-550) Proclamation Declaring October 2024 as Filipino-American History Month.

Mayor Ezzy Ashcraft read the proclamation.

ORAL COMMUNICATIONS, NON-AGENDA

(24-551) Tod Hickman discussed the Mayor, misinformation, his lawsuit against the Food Bank and hostile work environments.

CONSENT CALENDAR

Councilmember Herrera Spencer inquired about annual costs related to the National Naval Aviation Museum [paragraph no. 24-554].

The Base Reuse and Economic Development Department Management Analyst gave a brief overview.

The City Manager stated the cost estimates are \$10,000 for cleaning and \$80,000 for repainting, which is not anticipated.

Councilmember Herrera Spencer inquired what the source of the money would be, to which the City Manager responded lease revenue funds.

Expressed concern about the minutes; expressed support for the City hiring an environmental expert for Alameda Point: Tod Hickman.

Councilmember Herrera Spencer expressed support for the Mastick Senior Center roofing [paragraph no 24-556]; inquired whether staff is following up on the mold complaints and ensuring it is eradicated.

The Public Works Director responded any identified mold issues have already been resolved;

stated if new mold is identified, staff will take immediate action.

Councilmember Herrera Spencer expressed support for the dredging project [paragraph no. 24-557]; inquired where Lagoon 5 is located.

The Public Works Director responded Lagoon 5 is closest to Bayview Drive; stated dredging has been done on most of the other lagoons; additional dredging is being done for Lagoon 5; the outfall structure will be dredged as well.

Councilmember Herrera Spencer inquired how soon staff anticipates the work will be done, to which the Public Works Director responded the work will be starting right away.

Councilmember Jensen moved approval of the Consent Calendar.

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

(*24-552) Minutes of the Special and Regular City Council Meeting Held on September 3, 2024. Approved.

(*24-553) Ratified bills in the amount of \$5,795,867.84.

(*24-554) Recommendation to Approve Renewal of National Naval Aviation Museum Loan for Displayed Aircraft at Alameda Point. Accepted.

(*24-555) Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Terraphase Engineering in an Amount Not-to-Exceed \$295,803 Annually, with the Option of Four One-Year Extensions, for a Total Five-Year Expenditure Not-to-Exceed \$1,310,083, for Environmental Consulting Services at Alameda Point. Accepted.

(*24-556) Recommendation to Authorize the City Manager to Execute an Agreement with Roofing & Solar Construction, Inc. for the Mastick Senior Center Roof Replacement Project for an Amount Not-to-Exceed \$943,000. Accepted.

(*24-557) Recommendation to Authorize the City Manager to Execute an Agreement with Power Engineering Construction, in an Amount Not-to-Exceed \$867,713, for the Lagoon 5 Dredging Project and the Alameda West Lagoon System Outfall Maintenance Project, No. P.W. 07-24-21; and

(*24-557 A) Resolution No. 16207, "Certifying the Findings in the 2024 Addendum to the 2014 California Environmental Quality Act (CEQA) Initial Study (IS) and Mitigated Negative Declaration (MND) for the City of Alameda Dredged Material Management Program." Adopted.

(*24-558) Resolution No. 16208, "Amending the Fiscal Year 2024-25 Capital Improvement Budget Appropriating \$204,913.23 of Remaining 2013 General Obligation Bond Proceeds for the Automated Material Handler Project and Other Eligible Library Improvement Projects (C43000)." Adopted.

CONTINUED AGENDA ITEMS

(24-559) Recommendation to Approve Implementation of Various Parking Efficiency and Management Actions, including: (1) Authorizing the City Manager to Execute a Five-Year Agreement with IPS Group, Inc., for the Purchase, Installation, Maintenance and Management of 20 New MS3 Parking Pay Stations; the Maintenance and Management of 820 Existing Single-Space Parking Meters; and a Park Smarter Mobile Payment Option in an Amount Not-to-Exceed \$1,176,045; and (2) Receiving an Update on Setting a Parking Pricing Strategy for Ferry Terminals.

The Transportation Planning Manager gave a Power Point presentation.

In response to Councilmember Jensen's inquiry about the kiosks and parking occupancy goal, the Transportation Planning Manager stated staff would collect the data and publicly announce the new rate two weeks prior; stated when price changes are triggered and customers go to pay, the new rate would be posted on the kiosks and the mobile app.

Councilmember Jensen stated depending on how full the parking lot becomes, the report indicates adjustments could be made during the day.

Mayor Ezzy Ashcraft concurred with Councilmember Jensen; stated it is confusing.

The Transportation Planning Manager stated it is difficult to explain; it is not surge pricing; prices would not change more often than quarterly; a two week notice will be given before any rate change.

Councilmember Jensen inquired whether there must be some period of time with 80% or 90% capacity, to which the Transportation Planning Manager responded in the affirmative; stated staff chooses 90%, not 100%, to give time for the quarter to pass and allow time to announce the rate change.

Councilmember Jensen stated it was mentioned that the lots at Harbor Bay and Seaplane Lagoon are already being observed to be very full during the day; inquired whether neighbors have expressed concern, especially around the Harbor Bay Ferry area.

The Public Works Director responded there have not been complaints or concerns recently; stated when the matter initially came up in 2017 to 2018, there was high ferry ridership, which is why the residential parking permit zone was first formed; during the COVID-19 pandemic ridership fell; staff has not heard of compliance issues in the residential parking zones.

Councilmember Vella stated that she understands several mobile payment options are being looked at, which she supports; inquired whether there will be an option for people who do not have a cell phone to pay a person on the ferry; stated people are able to do so currently.

The Transportation Planning Manager responded people can continue to buy a ferry ticket, however, there will not be an in-person option to pay the parking fee.

Councilmember Vella inquired whether there is a way to pre-purchase parking at home on a computer.

Mayor Ezzy Ashcraft inquired whether it would be possible to allow a person to buy both a ferry

ticket and parking.

The Parking Manager responded that he is not aware of anyone having the ability to purchase a ferry ticket combined with parking from home via a computer; stated that he can confirm people will be able to purchase parking remotely via a web browser for Seaplane Lagoon and Harbor Bay Ferry Terminal.

Councilmember Vella inquired if staff has considered monthly passes, or a similar option, for those who use the ferry regularly.

The Transportation Planning Manager responded people could pay at home through a browser, however, it would not guarantee a parking space upon arrival; stated the remote payment includes a text service for those who do not have a smart phone; staff is not recommending monthly passes, which are a sunk cost; once a monthly pass is purchased, there is no incentive to ride a bike or walk; staff would like people to make the decision daily about how they would get to the ferry.

Councilmember Vella inquired whether staff has considered an option for those who are mobility limited to ensure they will have a parking spot.

The Transportation Planning Manager responded there are Americans with Disabilities (ADA) parking spots.

Councilmember Vella stated that she is aware of the ADA parking spots and understands staff is watching the demand; expressed concern about the possibility of the ADA spots, as well as other parking spots, being full; inquired what happen to an individual with an ADA placard in said scenario.

The Transportation Planning Manager responded they would not have a place to park if the entire lot is full; stated parking management with the paid parking is to ensure a rate is being set that makes spaces available.

Councilmember Vella inquired whether staff has been monitoring the handicap placard spots specifically; inquired whether there have been reports about someone who is mobility limited not having a spot on any given day.

The Transportation Planning Manager responded that she would have to confirm the data; stated staff counted the disability spots separately from the general spots; if her memory is correct, the spots were not full at either lot when the five counts were done by staff.

Mayor Ezzy Ashcraft inquired whether staff is implying riders should be able to get to both ferry terminals by walking and riding bikes.

The Transportation Planning Manager responded staff believes the \$3 base rate is reasonable; stated if Harbor Bay has more congested parking, for example, that rate would go up, however, the same would not happen at Seaplane Lagoon; each lot will be treated individually.

Councilmember Herrera Spencer stated it was previously mentioned staff is considering having free spaces at the Harbor Bay parking lot; based on an email she received from the City Manager, she understands there will be five spaces; requested clarification about what is being

considered and whether there will be five free spaces at Harbor Bay for people to use the park; and, if so, how long can someone park in the spot.

The Public Works Director responded staff is considering up to five spaces.

In response to Councilmember Herrera Spencer's inquiry about the number of spaces, the Public Works Director stated the number at Seaplane Lagoon comes from the Bay Conservation and Development Commission (BCDC); the permit requires the City to maintain 17 spaces; there is no such requirement at Harbor Bay; there may have been some agreement between the developer and BCDC; given the number of parking spots, up to 5 spaces would be reasonable for shoreline access in the area.

Councilmember Herrera Spencer inquired whether the number of spaces could be zero, to which the Public Works Director responded in the negative; stated it will not be zero spaces.

Councilmember Herrera Spencer stated that she raised the issue because many people not taking the ferry use the park from Seaplane Lagoon; she does not want to discourage park users; when speaking to staff, it was mentioned park users may park on Adelphian Way, where people are only able to park for up to two hours; inquired how staff will determine how many spaces are available for the public to use the park and how long the spaces would be free.

The Public Works Director responded the stretch of Adelphian Way to the intersection on Mecartney Road and north, is not time restricted, however, there may be street sweeping on certain days; stated staff is actively designing a project to address ADA issues at the Harbor Bay Ferry Terminal parking lot; staff also thought it would be a good idea to stripe shoreline access, similar to Seaplane Lagoon; currently, there is signage at Seaplane Lagoon for 17 spots for shoreline access; there is no way to enforce whether a ferry rider is choosing to park in those spots; a way to help could be to place a 2 or 4 hour time restriction.

Councilmember Herrera Spencer stated Adelphian Way has a two-hour parking restriction; Columbia neighborhood has a four-hour restriction; expressed concern about restricting those who would like to use the park; inquired whether once charging commences, will staff monitor how ferry usage is impacted and where cars go.

The Public Works Director responded in the affirmative; stated staff has conducted outreach to many of the tenants, will be monitoring the situation and will deploy striping and signage as needed; staff should be able to control the situation by adding time restricted parking in the shared plaza, as well as with the residential parking permit.

In response to Councilmember Herrera Spencer's inquiry regarding the ferry usage and monitoring, the Transportation Planning Manager responded the Water Emergency Transportation Authority (WETA) monitors ferry ridership very closely and will provide staff with reports on ferry ridership.

Councilmember Herrera Spencer inquired whether staff would communicate the ridership findings to Council and other parties, to which the Transportation Planning Manager responded in the affirmative; stated staff has promised regular report outs to the Transportation Commission.

The City Manager stated staff reports about transportation planning annually; the ridership

findings can be added to the annual report.

Councilmember Herrera Spencer stated that she has heard about security incidents occurring at both lots; inquired whether staff has considered surveillance cameras, to which the Public Works Director responded in the affirmative; stated staff anticipates the projected revenue from the baseline rate will be sufficient to cover costs of a live person for security while ferries are operating.

Councilmember Herrera Spencer inquired why cameras are not being considered to help with the security incidents.

The Public Works Director responded staff will consider doing so when security is rolled out; stated the fee will provide a baseline amount of revenue and therefore, they may consider those measures in the future.

Councilmember Herrera Spencer inquired whether a person with a disabled parking placard will be able to park in any space for free, to which the Public Works Director responded in the negative; stated disabled parking is not assessed a fee when parking in the marked spots; if someone parks in a non-disabled parking spot, even with a placard, a fee is assessed.

Councilmember Herrera Spencer inquired whether someone would ensure people who are disabled are parking in ADA spaces.

The Public Works Director responded from an enforcement perspective, staff wants to be sure anyone parking in the spaces has a placard; stated staff can monitor occupancy, consider more ADA spaces and factor information into future planning.

Councilmember Herrera Spencer stated there is a credit card transaction fee; inquired whether signage will be posted with instructions on how to avoid the fee, if desired.

The Public Works Director responded the transaction fee can be avoided by using the mobile payment solution, using a single space meter or the pay station; people will be informed about the fee before they are charged.

Councilmember Vella inquired if there is a reason why staff is not allowing folks to reserve a spot the night before; inquired whether a small number of spots could be reserved 24 hours in advance.

The Transportation Planning Manager responded it is logistically difficult.

The Parking Manager stated the technology is still in an infant stage; staff has not determined the feasibility of implementing reservations; staff would like to attempt the mobile payment option first and fully understand whether it works before considering other alternatives and options that best serve the community.

Vice Mayor Daysog inquired whether staff has considered pursuing demand-based pricing on a pilot basis.

The Transportation Planning Manager responded the change in pricing will happen no more often than quarterly.

The City Manager stated any time rates are raised, staff is very sensitive to what it means for people; starting a new program, staff will attempt to limit the number of rate changes; doing so provides flexibility in case the demand for parking is under-anticipated.

Vice Mayor Daysog inquired if the occupancy is calculated quarterly.

The Transportation Planning Manager responded staff currently goes out and counts cars and averages a certain number of counts; eventually, staff may get a contract to use parking enforcement vehicle License Plate Readers (LPRs) to gather that data in order to have more robust data more often.

Vice Mayor Daysog inquired whether staff has considered issuing internal guidelines on calculating the occupancy to make it consistent.

The Transportation Planning Manager responded staff could post the methodology online.

Councilmember Herrera Spencer inquired whether it would be possible to allow paying by cash at the parking lots.

The Parking Manager responded people will be able to pay with coins at the Seaplane Lagoon and Harbor Bay ferry terminal stations.

Councilmember Herrera Spencer inquired whether people will be able to pay with dollar bills, to which the Parking Manager responded in the negative.

Councilmember Herrera Spencer inquired if there is a reason why dollar bills will not be accepted; stated Bay Area Rapid Transit (BART) allows people to pay with dollar bills; she hopes staff will be able to look into doing so; she does not believe coins only will work.

The Parking Manager responded introducing hardware to accept bills in the pay stations is easy to implement and change.

Expressed support for charging for parking; discussed parking; stated that she does not support adding free spaces for park usage; suggested cargo bike parking be added: Maria Piper, Alameda.

Expressed support for paid parking, parking for cargo and larger bikes and being able to pay using a browser; expressed appreciation for not having to download an app to pay for parking: Alex Spehr, Alameda.

Councilmember Vella stated that she would like to ensure there is parking for cargo and larger bikes; she would like staff to spend more time on parking spots being reserved ahead of time; being able to book ahead for a spot can be critical; she does not believe unlimited reservations should be allowed, however, allowing people to reserve a spot 24 to 48 hours in advance and having a certain number of spots blocked for reserved parking should be reviewed.

Councilmember Herrera Spencer stated that she would appreciate staff looking into four-hour parking limits on Adelphian Way.

Mayor Ezzy Ashcraft stated that she is excited for Alameda to finally introduce this type of parking technology; inquired whether more parking enforcement staff would be needed now that paid parking will be added.

The Public Works Director responded there are currently two full-time and two part-time parking enforcement technicians; stated a third part-time staff member will be brought on soon; staff has expanded hours with existing staff; there is sufficient enforcement staff at the time, however, staff will be reassessing staffing once paid parking has been implemented at both lots.

Mayor Ezzy Ashcraft stated that she agrees with the speaker who objected to including parking spaces for park users at the ferry terminal; encouraged people to use water transit; expressed support for cargo bike parking.

Councilmember Vella moved approval of the staff recommendation.

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

REGULAR AGENDA ITEMS

(24-559) Introduction of Ordinance Authorizing the City Manager to Execute a Lease for a Retail Suite Portion of the Historic Alameda Theater Building, with Shear Terror, LLC dba It'll Do, a California Limited Liability Company, Located at 2315 Central Avenue, Suite 122, Alameda, California, for a Term of Sixty-three (63) Months with One Extension Option for Sixty (60) Months. Introduced.

The Base Reuse Manager gave a Power Point presentation.

Mayor Ezzy Ashcraft inquired where the business is currently operating.

The Base Reuse Manager responded they are located on Santa Clara Avenue; stated they are looking to move since their landlord is realigning their real estate portfolio; the business would like a long-term location.

Councilmember Herrera Spencer inquired whether there is alcohol for sale or if it is provided with a service and whether it is restricted to certain beverages.

The Base Reuse Manager responded the business does not sell alcohol; stated a State law passed in 2017 allows salons and barbershops to serve certain alcoholic beverages to clients while they are receiving services; the barbershop offers cold brew coffee from a local coffee roaster, as well as beer from Faction Brewery, in alignment with the State law; the beverages are free of charge while someone is receiving services.

Councilmember Herrera Spencer inquired whether the beverages are limited to the paying customers, to which the Base Reuse Manager responded in the affirmative.

Councilmember Herrera Spencer moved introduction of the ordinance.

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

(24-560) Study Session on the Future Development of the Enterprise District Area in Alameda Point.

(24-561) Mayor Ezzy Ashcraft inquired whether additional time is needed for the presentation, to which the Base Reuse and Economic Development Director responded five minutes would be great.

Councilmember Jensen moved approval of allowing five extra minutes for the presentation.

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

The Base Reuse and Economic Development Director gave a Power Point presentation.

Councilmember Jensen inquired whether tenants on Viking Street would be displaced by either option.

The Base Reuse and Economic Development Director responded tenants in Buildings 168 and 169 would not be displaced; stated Astra's facility is the only business that would potentially experience some displacement.

Councilmember Jensen inquired whether Power Engineering is still in operation, to which the Base Reuse and Economic Development Director responded in the affirmative; stated its headquarters are in Building 166; the business maintains both the building and yard and leases most of Pier 1.

Councilmember Herrera Spencer stated the former Base was meant to replenish jobs; inquired whether staff will consider the criteria regarding jobs, such as how many jobs would be provided, and the pay people will receive.

The Base Reuse and Economic Development Director responded pay quality is not currently written in the parameters; stated if high quality jobs are wanted, the direction would need to be incorporated.

Vice Mayor Daysog stated that he would like to see a profile of typical industries showing a 1,000 square foot per worker ratio; he would like to know what kind of industries are being considered when thinking about the ratio; inquired how the 8-acre area considers the residential component currently there and whether staff is contemplating overriding it.

The Base Reuse and Economic Development Director responded staff previously came to Council with a housing study session; stated one of the priorities consider the possibility of pursuing a 100-foot buffer area for residential; when looking at complying with the zoning requirements, the area is zoned residential.

Vice Mayor Daysog stated the E-3 Enterprise District allows for residential on a conditional use permit basis; inquired where E-3 is located.

The City Manager responded it is along the edge of central Main Street.

Councilmember Vella inquired whether staff has considered items, such as card check neutrality, and the status of the different ordinances in place around local hire and prevailing wage; inquired how it is factored into both options.

The Base Reuse and Economic Development Director responded staff has not taken those items into account; stated all City policies would apply.

Councilmember Vella stated there is an existing policy for public land for building and construction trades; Council has taken positions on items, such as card check neutrality for other parcels and properties, which is not necessarily a City policy; inquired whether it could be factored in.

The City Manager requested clarification if it would mainly be for hotel use.

Councilmember Vella responded it could apply to grocery use as well.

The City Manager stated it is not a policy, however, if Council wishes, staff can add it into materials or take it as a negotiating direction.

Councilmember Vella inquired whether there have been many offers or inquiries coming in for either of the recommendations.

The Base Reuse and Economic Development Director responded staff received an unsolicited proposal for the area this year; stated several developers, including some who responded in the 2019 process, have expressed interest in a longer-term development proposal.

The City Manager stated that she has had conversations about residential rezoning being needed to justify the upfront infrastructure.

Councilmember Vella expressed concern about people asking for an ability to delay certain benchmarks or finalization of the development itself.

The Base Reuse and Economic Development Director responded an ability to rezone or waiting until the market can take hold in some kind of job generating use makes sense.

The City Manager stated there may be benchmarks, but they would be very loose; staff usually has tight timelines; developers would want extended periods of time.

Councilmember Herrera Spencer inquired whether there is a proposed timeline about how long staff would aggressively market the site.

The Base Reuse and Economic Development Director responded in the period following the 2015 Request for Proposal (RFP), staff reported back to Council every six months; stated it would be appropriate to do something along those lines and check in every six months; she supports the idea of it being time bounded.

Councilmember Herrera Spencer inquired whether it is possible for staff to report back to Council every three months.

The City Manager responded if there were a great opportunity, staff would bring the report to Council sooner; stated staff may make this attempt for six months; if there is no interest, the City may want to shift and try something different.

Mayor Ezzy Ashcraft inquired whether the belief is six months is a long enough shelf life for an offer.

The Base Reuse and Economic Development Director responded that she does not want to commit to six months; stated staff would like to check in with Council in six months to see how things are moving along and what needs to be changed; it may take as long as a year or 18 months since there are not many potential tenants.

Mayor Ezzy Ashcraft inquired how staff will factor in the economy and its impact.

The Base Reuse and Economic Development Director responded it is a challenging time to be doing this; stated interest rates are going down so things could change; the economy is not great for this at the moment.

Discussed infrastructure cost increases, businesses and development; expressed concern about the report and the number of employees: Tod Hickman.

Councilmember Vella stated returning in six months would give the new Council time to settle, as well as coincide with the fiscal quarter; she recommends visiting the site with the new Council for a walkthrough; staff should think of a different name; staff may want to be clearer about job generation goals, as well as consider policies for card check neutrality; expressed concern about timing since the land has not transferred; she does not want land to sit unoccupied, however, she does not think the City is ready for a full developer proposal; if a proposal demonstrates a strong investment in major infrastructure early, similar to previous Alameda Point developments, it could significantly reduce costs and facilitate better coordination with other projects; she would like to see more analysis on potential cost savings; beneficial coordination points would be helpful to support other projects; she does not want to chase trends; some of the best projects have come from allowing a mixture of different industries to come together and organically create a space; voters have spoken on master planning at Alameda Point; although there have been successes, Council and staff must take control of the future by identifying smart investments in infrastructure that will set the site apart from other Bay Area competitors; the City has to be willing to put money up front; completing an RFP would be helpful to lay out where investments would be made.

Mayor Ezzy Ashcraft discussed a panel hosted by the Chamber of Commerce for women in Science, Technology, Engineering, and Math (STEM); stated several panelists mentioned how wonderful Alameda Point is for STEM companies; encouraged staff to host a networking event to meet people who may be looking for a place to expand; questioned whether there are any companies in Alameda with one worker per 1,000 square foot and what those companies look like; stated that she would like to create wide-ranging job opportunities; when looking at possibilities, staff should keep in mind hiring locally and offering internship possibilities; it is a very uncertain time, economically; some things will be better known after November; the new Council should be taken on a tour.

Councilmember Jensen expressed concern about proceeding quickly; stated that she does not believe aggressive marketing is the best plan currently; the zone was intended to be a large job

hub, however, this is not likely to happen due to the current economic environment; the City has been focused on very small job creation; most jobs on Spirits Alley, for example, employ between one to ten people for large square footage; there were initial intentions to replace all jobs that were once at the Naval Air Station, however, that may not continue to be the most effective strategy; once environmental issues are resolved, organizations will be interested in the site because of its great location; urged staff to continue with the plan when a new Council is seated; stated there may be economic changes after the presidential election.

Mayor Ezzy Ashcraft stated the Council mandate is to look to replace jobs that were lost when the Navy left; inquired whether that could be changed by saying it will no longer be pursued.

The City Manager responded there is an excess housing fee; stated if it were to be changed to residential, the units would be subject to the fee; Council may change the mandate if so desired; there is nothing impeding Council from not pursuing jobs; the target has always been to attract jobs.

Mayor Ezzy Ashcraft clarified that she is not currently prepared to give up on that objective.

Councilmember Jensen clarified that she was not proposing doing so and was pointing out having a mandate of a certain number of jobs per square foot is not currently feasible.

The City Manager stated staff could back away from a particular number; stated the marketing materials states the City would like to attract job generating uses with jobs that have a range of different skill levels and high paying jobs.

Councilmember Herrera Spencer stated that she would like to focus on job generation, which makes a big difference in a community; thanked the Mayor's Economic Development Advisory Panel (EDAP) for their recommendations to aggressively market the site, send a clear message about the City's parameters for development, and for Council to be more flexible, which she agrees with; it would be helpful to have businesses clearly communicate with Council, as well as have staff bring items to Council sooner rather than later.

Vice Mayor Daysog stated that he would like to focus on the longer term uses for the Enterprise District; discussed infrastructure challenges, such as the costs rising from \$27 million to roughly \$45 million for the Enterprise District; suggested Council and staff be flexible in regards to the Enterprise 1 (E-1) zoning area given there may have to be a residential component; ultimately, residential will help with costs of the infrastructure price jump; he appreciates the staff report discussing parameters to development and staff mentioning the City is not interested in storage, data centers, or other uses with few to no employees or visitors; given the considerable increases in infrastructure costs, the City may have to consider being open to developers who want to pursue a mixed residential/light industrial development in the E-1 area; making changes to the fee required by the Navy for building housing might create an incentive for someone to come forward; encouraged staff to continue to be vigilant and ensure short or intermediate term lease do not get in the way of long term opportunities.

Councilmember Herrera Spencer stated that she is not opposed to considering a mixed residential/light industrial in that area, however, she is concerned about whether housing would be compatible; sometimes if housing is too close to industrial, there may be many complaints.

Mayor Ezzy Ashcraft called a recess at 9:25 p.m. and reconvened the meeting at 9:40 p.m.

(24-562) Recommendation to Receive an Update on Construction Impacts from the Oakland Alameda Access Project.

The Transportation Planning Manager gave a Power Point presentation.

Mayor Ezzy Ashcraft stated in December, the Alameda County Transportation Commission (ACTC) presented the package to the California Transportation Commission (CTC) in hopes of receiving the needed \$70 million; inquired whether the deadline for submitting the paperwork was October 15, to which the Transportation Planning Manager responded in the affirmative.

Councilmember Jensen inquired about the urgency of the project and why it cannot be delayed so construction timing may be amended to address issues presented within the last three months.

The City Manager responded the construction design is at 100%; stated the possibility of delaying the project has not been explored due to high risk of losing the \$70 million in funding; although paperwork must be submitted by October 15, small changes to construction staging or sequencing of construction can still be made.

Councilmember Herrera Spencer stated Council has received correspondence from people who have reservations about the project and have asked about stopping the project; inquired whether staff could speak more on the topic.

The City Manager responded staff believes the project would be positive for Alameda, Oakland, and the region in the long term; stated staff does not recommend stopping the project.

Councilmember Herrera Spencer inquired whether it is an ACTC regional project, to which the City Manager responded in the affirmative; stated Caltrans and ACTC would be managing the project; there are some deficiencies in the network that have been identified in State and regional plans; not addressing the deficiencies is not an option.

Councilmember Herrera Spencer stated the presentation made a reference to safety and equity concerns that will hopefully be alleviated or reduced; inquired whether this could be explained.

The Transportation Planning Manager responded Slide 3 depicts places where streets in Oakland and Chinatown will be improved to have less freeway impact; stated intersections will be improved for safety reasons.

Mayor Ezzy Ashcraft stated the people in Oakland Chinatown are currently greatly impacted by the congestion of cars and greenhouse gas emissions; the project will get drivers onto the freeway in a much more streamlined fashion.

Councilmember Herrera Spencer inquired whether there have been serious injuries and fatalities in Oakland due to the traffic and congestion.

The Transportation Planning Manager responded several of the streets are on Oakland's high-injury network; stated it is a high crash area.

Councilmember Herrera Spencer stated people have concerns about hospital access; inquired how people would get access to emergency care during if both lanes are closed.

The Transportation Planning Manager responded the diversion route would be to drive over the Park Street Bridge.

Councilmember Herrera Spencer inquired whether emergency vehicles would be able to get ahead of cars if one lane is closed.

The Deputy Public Works Director responded the lane closure where it narrows down from two lanes to one will happen on the South end of the Posey Tube; stated the backup will be primarily in Alameda; once in the Tube, it will be one lane and traffic should be flowing freely; provisions for emergency access would be the same as any time of traffic congestion.

Councilmember Herrera Spencer inquired whether the ambulance would be given priority if there is one lane open and someone needs to get to a hospital in Oakland.

The Deputy Public Works Director responded there will be congestion up until the merge point; stated multiple lanes will be open; vehicles should be able to pull over to the side for the emergency vehicle to jump to the front of the line.

Vice Mayor Daysog stated the staff report mentions 67% of Alameda Landing's shoppers are not from the Island; inquired whether staff has any estimates on the dollar impact under both the current and hopeful scenario, to which the Transportation Planning Manager responded in the negative.

Councilmember Herrera Spencer inquired whether staff has considered giving construction companies incentive pay if they finish sooner, to which the Deputy Public Works Director responded in the affirmative; stated staff is actively pursuing how to structure the contract with ACTC and Caltrans to provide incentive.

The City Manager stated there are ways to incentivize, as well as disincentivize; if solutions are outlined in the bid documents, contractors will be held to them with disincentives or liquidated damages; collaborating with Caltrans is essential to explore these, or other, options.

Councilmember Vella inquired what would happen if Caltrans does not move forward with staff's recommendations.

The City Manager responded it will return to the Commission on December 5; stated part of the motion made by the Commission last week states there must be an accounting of what has been done to try to collaborate with Alameda, Oakland, AC Transit, and other institutions; it would be up to the Commission to decide.

Mayor Ezzy Ashcraft stated this has come a long way from the proposal that first came to the ACTC Projects and Programs Committee that she chairs; the recommendation was to give the Executive Director the greenlight to issue an RFP for the construction contract; she urged her fellow policy committee members to take no action on the proposal; she could not simply ask ACTC to stop the project, since there are many people and cities involved; the ACTC staff report stated robust communication was made to Alameda and Oakland, however, zero

communication was made to Alameda; Alameda is an island; the only points of entry and exit are through bridges and tubes; she works closely with the Chair of the Commission who wrote the language that gives the City great protections; expressed appreciation to City technical staff.

Councilmember Vella inquired if delays or a major issue occurs, even with the proposed language and changes, what recourse is there if Alameda residents are adversely impacted.

Mayor Ezzy Ashcraft requested clarification.

Councilmember Vella stated ports on the East Coast are striking; there are things that could cause significant delays in construction; inquired who makes decisions about changes to the existing plan in the event there is force majeure or a situation that occurs.

The Deputy Public Works Director responded it is a joint project with ACTC and Caltrans; stated ACTC is driving the project and securing the funding; once it goes to bid, it becomes Caltrans' project to manage; if staff comes up with a solution, for example, that reduces the two years but something happens to extends beyond that, staff does not have a lot of recourse; staff would like to add provisions and incentives, as well as penalties and liquidated damages in the contract where possible so that if there is force majeure, staff may look to Caltrans and ask what can be done as an interim to open the tubes; staff will continue to put pressure on Caltrans but there are no guarantees.

Councilmember Vella inquired whether staff plans to monitor the impacts of traffic delays, amongst other things, during the closures in Alameda; stated that she understands the City cannot monitor the impacts in Oakland.

The Deputy Public Works Director stated it can be discussed internally, as well as with ACTC and Caltrans.

In response to Councilmember Jensen's inquiry regarding bike lanes in the tubes, the Public Works Director responded there are two phases to the construction plan; stated the first phase is to begin the work on the Webster Tube in order to open up the bike lane; once complete, work on the Posey Tube will commence; there will always be a bike lane; there will be a period of time where there will be a one bi-directional bike lane in the Webster Tube and the Posey Tube lane will go offline to allow for construction.

Mayor Ezzy Ashcraft stated the Housing Authority, the Alameda Unified School District (AUSD) Board President, and Alameda Point Collaborative: Operation Dignity wrote letters to the Commission discussing challenges the agencies will face for the duration of the project; the Executive Director of the West Alameda Business Association (WABA) spoke remotely and highlighted the impacts it would have on the businesses; going forward, staff must communicate with residents, businesses, and visitors.

The City Manager stated the Main Street Ferry Terminal goes between Oakland and Alameda; staff is working with the WETA to find ways to help alleviate some of the concerns.

Mayor Ezzy Ashcraft stated the project highlights the need for the bicycle/pedestrian bridge from Alameda's West End to Oakland; it must be a regional project; she would like Caltrans to be the lead; the City cannot leave one half of the Island with only one means of ingress and egress.

Councilmember Vella urged staff to work with ACTC to monitor and keep track of traffic impacts; stated not having data points may make advocacy much harder in the future; talking about a closure of this magnitude to half of the Island is a matter of life and death; during peak times, getting from the West End to the Park Street Bridge can take a long time due to traffic; urged staff to continue to advocate to have plans in the event that there is an emergency; expressed concern about a major event occurring during the construction that could put the Island at a severe disadvantage; stated that she would like staff to prioritize the Housing Authority folks and those at Alameda Point Collaborative (APC) to perhaps offer transportation opportunities with WETA as part of the overall transportation demand plan; not everyone has access to a vehicle to get to the ferry terminal.

Mayor Ezzy Ashcraft urged staff who attended technical meetings to report to the full Commission every six months on the progress and impacts.

Vice Mayor Daysog stated the proposed two-year single lane through the Posey Tube is an incredible blow to the West End and Alameda as a whole; stated it is not just economic impacts to worry about, but the quality of life of residents; there is a plan, but it is a matter of ensuring decisionmakers understand the special circumstances residents of an Island experience.

Councilmember Jensen stated the West End has had a lot of growth over the past few years; the area will now be constrained; the project will impact the neighborhoods and economy; eventually, it will be an advantage to all of Alameda, but for the time being, the City is facing a dilemma; she would like to minimize the impact on traffic and transit; discussed hardships while serving on the Alameda Health Care District Board, which had to collaborate with surrounding agencies; she is sure the challenges brought forth due to the infrastructure can be addressed.

Councilmember Herrera Spencer inquired whether expanding the water shuttle is a possibility.

The City Manager responded conversations about potential mitigations for AC Transit and transit riders are ongoing.

Councilmember Herrera Spencer inquired whether it could be paid for by Caltrans as part of the project.

The City Manager responded staff has suggested it to the agency; stated staff has not gotten tractions on mitigations, but will continue to advocate.

Councilmember Herrera Spencer stated that she understands it will be challenging for Alameda, but it will be a good project in the long run; it is incumbent for Alameda to be good neighbors and try to alleviate the number of accidents that occur in the high-trafficked roads leading to the freeway; it is incumbent for agencies to work with Alameda during this time to attempt to help mitigate the impact it will have on the City, its residents, and its businesses.

Mayor Ezzy Ashcraft discussed a book that talks about the construction of the highway system and how it negatively affected communities; stated the project is rectifying that wrong.

CITY MANAGER COMMUNICATIONS

(24-563) The City Manager stated the first annual Filipino Island Fest would be held at Alameda Point on October 5; stated exhibits from the Filipino-American National Historical Society

Museum are on display at City Hall and the Main Library; the third annual Alameda Pride Celebration will take place at Chochenyo Park on October 5; beginning next week, Alameda County Industries (ACI) will conduct its annual container review required by State law; the Big Truck Bonanza will return on October 12.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(24-564) Councilmember Herrera Spencer outlined recent Police incidents; stated that she and other Councilmembers attended the groundbreaking by Friends of the Alameda Animal Shelter (FAAS) at 2331 North Loop; encouraged residents to visit the site; she attended a China sister city meeting, a court hearing on the charges against Alameda Police officers, the Blues, Brews, and Barbecues Festival, a community Beat Meeting, the Boys and Girls Club luncheon, and the China National Day hosted by the Chinatown Lions; mentioned the upcoming Cars and Coffins event at Greer Family Mortuary.

(24-565) Mayor Ezzy Ashcraft stated that she attended the Back-to-School Barbecue hosted by the Alameda Family Education Foundation, met with Assemblymember Bonta to visit the RESHAP site and the Food Bank, the 'Round the World Cultural Arts Festival celebrating Hispanic/Latinx Heritage Month at Chochenyo Park, a dancing performance at BANDALOO, and a fundraising campaign at Christ Episcopal Church.

(24-566) Councilmember Jensen stated that she attended the Boys and Girls Club Luncheon, the Back-to-School Barbecue, the Veterans of Foreign Wars POW/MIA Remembrance Ceremony on the U.S.S. Hornet, the Alameda Coalition of Children, Youth, and Families Poetry Slam at the Healing Garden, the Easy Bay Economic Development Alliance outlook meeting, and the Alameda Economic Forecast and Business Expo; wished former President Jimmy Carter a happy 100th birthday.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 10:42 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -OCTOBER 1, 2024- -5:15 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:21 p.m.

Roll Call – Present: Councilmembers Daysog, Herrera Spencer, Jensen, and Mayor Ezzy Ashcraft – 4. [Note: Vice Mayor Daysog arrived at 5:25 p.m.]
Absent: Councilmember Vella – 1.

Consent Calendar

Councilmember Herrera Spencer moved approval of the Consent Calendar.

Councilmember Jensen seconded the motion, which carried by unanimous voice vote – 3. [Absent: Councilmembers Daysog and Vella – 2.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*24-547) Recommendation to Approve Jennifer Ott, City Manager, Abigail Thorne-Lyman, Base Reuse and Economic Development Director, Nicole Franklin, Base Reuse Manger, Walker Toma, Community Development Manager, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for 2151 Ferry Point (Little Opera House Inc., dba Radium). Accepted.

The meeting was adjourned to Closed Session to consider:

(24-548) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: 2151 Ferry Point, Alameda CA 94501; City Negotiators: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Nicole Franklin, Community Development Manager Walker Toma, Assistant City Attorney Len Aslanian; Negotiating Parties: City of Alameda and Little Opera House, Inc.; Under Negotiation: Price and terms of lease option

(24-549) Public Employee Performance Evaluation Pursuant to Government Code § 54957; Position Evaluated: City Manager - Jennifer Ott

Following the Closed Session, the meeting was reconvened and the City Clerk announced that Real Property, staff provided information and Council provided direction with no vote taken; regarding Performance Evaluation Council provided direction to the City Attorney by unanimous voice vote - 4. [Absent: Councilmember Vella – 1.]

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:54 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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