

MINUTES OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -MAY 12, 2015- -5:30 P.M.

Mayor Spencer convened the meeting at 5:35 p.m. and led the Pledge of Allegiance.

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

Absent: None.

ORAL COMMUNICATIONS, NON-AGENDA

(15-321) Robb Ratto, Park Street Business Association (PSBA), thanked City staff for assistance with the recent event on Park Street.

AGENDA ITEMS

(15-322) Recommendation to Provide Direction on the Selection of an Executive Search Firm for the City Manager Recruitment Process.

The Administrative Services Director gave a brief presentation.

Mayor Spencer inquired whether an internal process for any internal candidates would be separate, to which the Administrative Services Director responded the Council could decide what process to use and could do an internal recruitment.

Councilmember Oddie inquired whether staff prefers a firm, to which the Administrative Services Supervisor responded it is a matter of fit; stated staff defers to Council's judgment.

Vice Mayor Matarrese stated that he leans towards Bob Murray and Associates; provided reasons.

Councilmember Oddie stated either firm would do a good job; however, he felt a stronger comfort level with Paul Kimura from Avery and Associates; he likes that the firm is from the Bay Area.

Councilmember Daysog stated both firms are exceptionally qualified; Mr. Kimura had more depth in discussing community involvement, which causes him to favor Mr. Kimura.

Councilmember Ezzy Ashcraft stated that she is leaning towards Mr. Kimura and his firm; provided reasons; stated that she would like the contract to state Mr. Kimura would be the person working with the City; discussed her concerns with hiring Bob Murray.

Mayor Spencer stated that she would prefer to start with an internal search and not hire

a firm at this point; the estimated costs are \$25,000; that she believes there is a good possibility of hiring someone internally.

In response to Vice Mayor Matarrese's inquiry, Mayor Spencer stated that she would prefer to go through an internal process first; she was recently involved in a similar process on the School Board and an internal candidate was hired.

Councilmember Ezzy Ashcraft stated an internal candidate would not be precluded from applying under the independent search firm's process; that she does not want to limit options.

Councilmember Daysog stated that he is ready to move forward; having an outside agency conduct the search is a benefit even if there is an internal candidate.

Councilmember Ezzy Ashcraft moved approval of selecting Paul Kirmura [with Avery and Associates] as the search firm.

Councilmember Daysog seconded the motion.

Under discussion, Vice Mayor Matarrese inquired whether the motion includes direction to have the contract specify that Mr. Kimura would work with the City.

Councilmember Ezzy Ashcraft responded that the motion includes said direction.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmembers Daysog, Ezzy Ashcraft and Oddie – 3. Noes: Vice Mayor Matarrese and Mayor Spencer – 2.

#### ORAL COMMUNICATIONS, NON-AGENDA

(15-323) Chris Anderson, Grand Marina, discussed renewal of the Grand Marina's Tideland lease.

Mayor Spencer inquired whether staff could look into the matter, to which the Interim City Manager responded in the affirmative.

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Mayor Spencer called a recess at 5:55 p.m. and reconvened the meeting at 6:03 p.m.

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(15-324) Receive Presentations from Non-General Fund Departments and Programs on the Proposed Budget for Fiscal Years 2015-16 and 2016-17.

Urged Council to fund the Krusi Park building and the façade grant program: Robb Ratto, PSBA.

The Interim City Manager made brief comments.

The Recreation and Parks Director/Interim Assistant City Manager gave a Power Point presentation and responded to questions.

Following the presentation, Councilmembers asked questions and made brief comments.

Mayor Spencer requested staff to look into lighting at the Skate Park at Alameda Point.

Following a discussion of adding and changing positions including the Project Manager, Vice Mayor Matarrese stated the wrap up should address one time work.

The Interim City Manager noted the Project Manager will have plenty of work after projects are complete.

Councilmember Ezzy Ashcraft stated the question should be asked and every department should provide reasons.

Councilmember Oddie discussed the Project Manager position; stated that he shares the Vice Mayor's concerns and is not quite there yet.

Following further discussion, Councilmember Oddie stated that he would wait to decide about the Project Manager position.

Mayor Spencer expressed support for adding positions.

Councilmember Ezzy Ashcraft stated that she would like to see the analysis.

The Library Director gave a Power Point presentation and responded to questions.

Regarding part-time staff, Mayor Spencer requested staff to report back on part-time staff not receiving benefits.

Following the presentation, Councilmember Oddie stated that he would like to see the materials budget increased.

Expressed appreciation for the responsiveness of the Library staff; urged keeping disc drives; discussed the computer lab: Carol Gottstein, Alameda.

Mayor Spencer requested portable disk drives be made available at all Library locations.

The Interim Public Works Director gave a Power Point presentation and responded to questions.

Following the presentation, Councilmember Ezzy Ashcraft suggested other departments use the Capital Improvement Projects (CIP) report format; discussed making the intersection at Otis Street and Grand Avenue safer for pedestrians and bicycles.

The Interim Public Works Director responded that he would report back to Council on the matter.

The Public Works Director/Interim Assistant City Manager responded to Councilmember Ezzy Ashcraft's inquiry about the Fruitvale Bridge retrofit project.

Councilmember Ezzy Ashcraft stated Council would look forward to receiving a future report on the matter.

The Interim Public Works Director, Chief Operating Officer – Alameda Point, and Public Works Director/Interim Assistant City Manager responded to additional Council questions.

Councilmember Daysog requested projects, particularly for streets and sidewalks, be broken down into geographic areas, such as west of Grand Street, east of Grand Street and Bay Farm Island.

In response to the Public Works Director/Interim Assistant City Manager's inquiry, Councilmember Daysog requested the streets be distinguished by the type of repair.

Vice Mayor Matarrese requested the prioritization include the projected fund balance when the matter returns to Council; suggested the budget include a timeline to meet the consent decree and additional money be expended upfront.

The Public Works Director/Interim Assistant City Manager noted three miles of sewer repair are being done annually instead of the required two miles.

The Council made additional brief comments.

Councilmember Daysog requested staff to give some thought to forming a Transportation Department.

The Public Works Director/Interim Assistant City Manager stated the question would be addressed in the transportation study.

The Community Development Director gave Power Point presentations on Community Development, Housing and the Successor Agency to the Community Improvement Commission (SACIC) and responded to questions.

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Councilmember Daysog left the dais at 9:10 pm. and returned at 9:12 p.m.

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During the SACIC presentation, Councilmember Daysog requested Council be provided information on the disposal of the “bottle” parcel at Bayport.

The Community Development Director stated that she would provide a page from the Property Management Plan.

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Mayor Spencer called a recess at 9:25 pm. and reconvened the meeting at 9:39 p.m.

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The Chief Operating Officer – Alameda Point gave a Power Point presentation and responded to questions.

John McManus, Cushman and Wakefield, gave a Power Point presentation on market rents and responded to questions.

Mayor Spencer stated that she requested a presentation on rents, but was interested in the rent rates of existing tenants; Council should be informed about any difficulties encountered when renewing leases with existing tenants.

The Interim City Manager stated staff is looking for direction on the 4.6 new positions and 3 position upgrades; listed the positions by department.

Councilmember Daysog expressed support for the staff recommendation, particularly in bolstering economic development; made brief comments.

The Chief Operating Officer – Alameda Point and Interim City Manager responded to Councilmember Ezzy Ashcraft’s staffing questions.

Councilmember Ezzy Ashcraft made brief comments; expressed support for the staffing requests.

Councilmember Oddie expressed concern over hiring a full-time, permanent Economic Development position using a funding stream that will stop and suggested using a consultant for two years; expressed support for the Recreation Project Manager position; stated that he would like to see funding for more Library materials; increased Library hours should be considered in the next budget; expressed support for the other new positions.

Vice Mayor Matarrese expressed support for the Project Manager and concern over the Economic Development position, which has a finite funding stream and should be filled by contract; stated that he favors embedding the project manager function in the project, but will support the recommendation, which should be evaluated at mid-year or after 2 years.

Mayor Spencer made brief comments and expressed support for hiring the positions, which is money well spent.

Vice Mayor Matarrese stated there is a \$30.8 million General Fund balance; that he would like the budget trimmed down to 20% reserve with the delta of the reserve allocated to unfunded liabilities, such as Other Post-Employment Benefits (OPEB) for retired employees, deferred maintenance, and the Library and Athletic trust funds; the funds should be put to work.

Councilmember Ezzy Ashcraft stated the idea is intriguing and that she would like to know whether doing so would be possible.

The Interim City Manager stated the suggestion is excellent; suggested the matter return to Council in a couple of months to allow staff to provide thoughtful input.

Vice Mayor Matarrese stated having the General Fund balance is a temptation for the City to live beyond its means; that he would like the amount above 20% restricted and in dedicated funds.

Councilmember Daysog stated that he does not want to decide about \$14 million on the fly; he does not want to make a decision to decimate the reserve in the current budget.

Councilmember Ezzy Ashcraft stated that she supports the Interim City Manager's suggestion to bring the matter back at a later date, which would allow the public to weigh in on the matter; requested the final budget include a way to add back library hours.

Councilmember Oddie stated the Vice Mayor came up with a great idea; made brief comments and expressed his support.

The Interim City Manager noted adding Library hours would be an ongoing expense and materials would be a onetime expense.

Mayor Spencer stated adding the positions back is a good first step; that she supports the Interim City Manager's suggestion to take time on the reserves.

#### CITY MANAGER COMMUNICATIONS

(15-325) The Public Works Director/Interim Assistant City Manager made an announcement regarding the Park Street Bridge closure.

#### COUNCIL COMMUNICATIONS

(15-326) Councilmember Oddie announced that he would hold a Town Hall on Monday; stated Assemblymember Bonta is meeting with Congresswoman Lee's and Senator Hancock's staff to work on Crab Cove expansion and transfer of the property to East

Bay Regional Parks District (EBRPD).

Mayor Spencer noted the City has formed a subcommittee to work with EBRPD.

(15-327) Mayor Spencer read Alameda County Proclamation's on National Safe Boating Week and presented it to Commander Walker and Judge Richard Bartalini, from the Coast Guard Auxiliary.

Mr. Walker and Judge Bartalini made brief comments.

#### ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 10:46 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

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