

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -APRIL 1, 2014- -7:00 P.M.

Mayor Gilmore convened the meeting at 7:17 p.m. Vice Mayor Ezzy Ashcraft led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY & ANNOUNCEMENTS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

CONSENT CALENDAR

Councilmember Tam moved approval of the Consent Calendar.

Vice Mayor Ezzy Ashcraft seconded the motion.

Mayor Gilmore noted that she would recuse herself from the resolution ordering acceptance of two grants of easement [paragraph no. 14-110].

On the call for the question, the motion carried by unanimous voice vote – 5. [Note: Mayor Gilmore abstained from voting on the resolution ordering acceptance of two grants of easement [paragraph no. 14-110].] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*14-108) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting, and the Regular Meeting held on March 4, 2014. Approved.

(*14-109) Ratified bills in the amount of \$1,755,666.70.

(14-110) Resolution No. 14903, “Ordering Acceptance of Two Grants of Easement to the City of Alameda from Private Residents for a Proposed Sewer Main Easement Located at the End of Hawthorne Street, 1200 Hawthorne Street, and 1231 Hawthorne

Street in Exchange for Valuable Consideration and Request Recordation of Grants of Easement.” Adopted.

Note: Mayor Gilmore abstained from voting on the resolution.

(*14-111) Resolution No. 14904, “Approving Revisions to the Part Time Classifications Salary Schedule and Establishing the Classification of Administrative Specialist III.” Amended and adopted.

Note: Staff provided a revised exhibit and resolution.

(*14-112) Resolution No. 14905, “Approving Continued Participation in the Alameda County HOME Consortium and Authorize the City Manager to Execute the HOME Consortium Cooperative Agreement with Alameda County.” Adopted.

(*14-113) Ordinance No. 3089, “Approving the Lease Agreement for Six Years with Five Three Year Options with Google Inc. in Building 11 Located at 1050 W. Tower Avenue and Building 19 Located at 2175 Monarch Street at Alameda Point.” Finally passed.

(*14-114) Ordinance No. 3090, “Approving the First Amendment to the Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of the Lease with Complete Coach Works for Twelve Months in a Portion of Building 24 at Alameda Point, 2301 Monarch Street.” Finally passed.

(*14-115) Ordinance No. 3091, “Approving the Second Lease Amendment for Twelve Months with Margaret Su dba Wonky and Wonky Kitchen, LLC in Building 119 Located at 151 West Seaplane Lagoon at Alameda Point.” Finally passed.

(*14-116) Ordinance No. 3092, “Conveying Approximately 20 Acres of Property from the City of Alameda to the City of Alameda Housing Authority at the Former Naval Air Station Alameda (Alameda Point).” Finally passed.

REGULAR AGENDA ITEMS

(14-117) Resolution No. 14906, “Reappointing Fayleen Allen as a Member of the Housing Authority Board of Commissioners.” Adopted;

(14-117 A) Resolution No. 14907, “Reappointing Cullen Jones as a Member of the Housing Authority Board of Commissioners.” Adopted; and

(14-117 B) Resolution No. 14908, “Reappointing Stuart Rickard as a Member of the Housing Authority Board of Commissioners.” Adopted.

Councilmember Tam moved adoption of the resolutions.

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

The City Clerk administered the Oath of Office and presented Mr. Jones with a Certificate of Appointment.

(14-118) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a Lease with Navigator Systems For Seven Years with an Additional Five Year Option in Building 14 Located at 1800 Ferry Point at Alameda Point. Introduced.

The Community Development Director gave a brief presentation.

Vice Mayor Ezzy Ashcraft suggested future staff reports for leases include adjacent use to add context.

Vice Mayor Ezzy Ashcraft moved introduction of the ordinance.

Councilmember Tam seconded the motion.

Under discussion, Councilmember Tam inquired about doing roof repairs on the building which will end up being torn down.

The Community Development Director responded the minimum amount of repairs would be done to make the building habitable since redevelopment may entail demolition.

Stacey McCarthy, PM Realty, stated the roof is leaking quite badly; the repair is necessary and will only be partial.

Councilmember Tam inquired whether a new roof would not be done, to which Ms. McCarthy responded in the affirmative.

Mayor Gilmore stated art is being created; that she is thrilled to see the lease move forward.

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

(14-119) Introduction of Ordinance Adding Section 30-5.17 to the Alameda Municipal Code to Provide Regulations Regarding Reasonable Accommodation in Compliance with the Federal Fair Housing Act, the California Fair Employment and Housing Act, and California Housing Element Law; Action is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15305, Minor Alterations in Land Use Limitations. Introduced.

The Development Services Director gave a brief presentation.

Councilmember Chen requested an example of a reasonable accommodation.

The Development Service Director stated someone could request to install a ramp within the setback area as a reasonable accommodation.

Councilmember Chen inquired who would bear the cost, to which the Development Service Director responded the property owner.

In response to Councilmember Tam's inquiry, the Community Development Director stated the ordinance would apply to private sector improvements.

Vice Mayor Ezzy Ashcraft noted the accommodation would not continue on the site if the person moves.

Councilmember Chen moved introduction of the ordinance.

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

(14-120) Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report;

(14-120 A) Resolution No. 14909, "Resolution of Intention to Levy an Annual Assessment on the Park Street BIA of the City of Alameda for Fiscal Year 2014-15. Adopted; and

(14-120 B) Set a Public Hearing on May 6, 2014 to Levy an Annual Assessment on the Park Street BIA.

Councilmember Chen recused himself and left the dais.

The Economic Development Manager gave a Power Point presentation.

In response to Vice Mayor Ezzy Ashcraft's inquiry regarding fees, the Economic Development Manager stated fees are determined by business type and location; non-retail businesses have a flat rate; retail rates are calculated based on a percentage of gross receipts; the maximum fee for retail in the district's core area is \$1,915.

Vice Mayor Ezzy Ashcraft inquired whether implementation of the Phase 2 Recycling and Organic Waste Program would address trash receptacles overflowing on weekends; stated a business owner expressed concern over missed pickups and did not know who to call.

Robb Ratto, Park Street Business Association (PSBA), responded the problem is being addressed; stated that he met with Public Works and Alameda County Industries (ACI) staff two week ago; ACI will do the pickup between 6:00 and 7:00 a.m.; ACI management staff and Public Works staff would check to ensure the pickups are done; replacing the garbage cans is being discussed; a temporary plan is being created; implementation of the recycling and waste will take until June because funding issues

need to be resolved; people with concerns can contact him.

Vice Mayor Ezzy Ashcraft noted a street cleaning competition will be held; stated the maintenance improvement committee is working on improving bicycle parking; suggested PSBA work with Bike Walk Alameda and bicycle shop owners.

Mr. Ratto noted Bike Walk Alameda representatives have been invited to the meetings and could even join the committee.

Vice Mayor Ezzy Ashcraft stated the Economic Revitalization Committee working with South Shore makes perfect sense.

Councilmember Daysog stated that he looks forward to the Economic Revitalization Committee working on the gateway arch; inquired about the California Main Street Association membership.

Mr. Ratto responded PSBA belonged to the State funded program; stated the State defunded the program; PSBA found out the State has started the program again and joined as an associate member to find out if being certified will be beneficial; if so, PSBA will become certified.

Councilmember Tam inquired whether Lot P could have latent potential.

Mr. Ratto responded the City leases the property for \$1,000 per month; PSBA charges \$80 per month for a parking space, which is the highest price lot in the District; the Board has not raised the rate; there have been discussions about dropping the program; PSBA is open to suggestions.

Vice Mayor Ezzy Ashcraft moved approval of the Park Street BIA annual assessment report; adoption of the resolution of intention to levy an annual assessment on the Park Street BIA for Fiscal Year 2014-15; and setting a public hearing on May 6, 2014.

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

CITY MANAGER COMMUNICATIONS

(14-121) The City Manager announced that, pursuant to the Sunshine Ordinance, he is announcing the commencement of bargaining with the Electric Utility Professionals of Alameda (EUPA) and Alameda Municipal Power Unrepresented Employees (AMPUE); stated a Memorandum of Understanding and compensation plan will be presented to Council on May 20, 2014.

ORAL COMMUNICATIONS, NON-AGENDA

(14-122) Irma Garcia, Protect Alameda, provided a handout; stated that she would like to stop the Anti-Terrorism and Contraband Enforcement Team Enforcement Site from

coming to Alameda and would like the matter placed on a Council agenda.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(14-123) Vice Mayor Ezzy Ashcraft announced that she and Councilmember Tam attended a benefit for the Midway Shelter.

Councilmember Tam thanked the Police Department for sending a representative to the event.

(14-124) Councilmember Tam announced that she and Vice Mayor Ezzy Ashcraft attended the League of California Cities East Bay Division meeting on March 27th; discussed PG&E's pipelines pathway and massage parlors, which were addressed at the meetings.

(14-125) Councilmember Daysog announced that he attended an event to restart the park t-Shirt league.

(14-126) Councilmember Daysog stated staff should ensure the Transient Occupancy Tax (TOT) is being collected for travelers using AirBNB; suggested that the City contemplate a reasonable TOT increase, perhaps of 1%, in order to fund a visitor serving strategy.

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Vice Mayor Ezzy Ashcraft left the dais at 8:12 p.m. and returned at 8:13 p.m.

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(14-127) Mayor Gilmore complemented Public Works staff for preventing and quickly resolving any flooding due to the recent storms.

ADJOURNMENT

(14-128) There being no further business, Mayor Gilmore adjourned the meeting at 8:14 p.m. in memory of Ann Taylor.

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- -APRIL 1, 2014- -6:00 P.M.

Mayor Gilmore convened the meeting at 6:03 p.m.

Roll Call – Present: Councilmembers Chen, Daysog, Ezzy Ashcraft, Tam and Mayor Gilmore – 5.

Absent: None.

The meeting was adjourned to Closed Session to consider:

(14-106) Conference with Labor Negotiators (54957.6); City Negotiator: Elizabeth Warmerdam, Assistant City Manager and Ronald Stassi, Interim General Manager Organizations; Represented: Electric Utility Professionals of Alameda (EUPA) and Alameda Municipal Power Unrepresented Employees (AMPUE); Issues Under Negotiation: Proposed Memorandum of Understanding with EUPA and Proposed Compensation plan for AMPUE. Both including wages, hours, benefits and working conditions

(14-107) Public Employee Performance Evaluation; Pursuant to Government Code § 54957; Positions Evaluated: City Attorney Janet Kern

Following the closed session, the meeting was reconvened and Mayor Gilmore announced that regarding Labor, direction was given to staff.

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Mayor Gilmore called a recess at 7:11 p.m. and reconvened the meeting at 8:15 p.m.

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Following the closed session, the meeting was reconvened and Mayor Gilmore announced regarding Performance Evaluation, no action was taken.

Adjournment

There being no further business, Mayor Gilmore adjourned the meeting at 8:37 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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