

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY- -MARCH 3, 2015- -7:00 P.M.

Mayor Spencer convened the meeting at 7:06 p.m. and led the Pledge of Allegiance.

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

Absent: None.

AGENDA CHANGES

(15-145) Councilmember Daysog noted that he would recuse himself from the Clark Services contract [paragraph no. 15-155] and the resolution on Landscaping and Lighting District 81-2 [paragraph no. 15-157].

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(15-146) Mayor Spencer read the Season of Non Violence daily reading on acknowledgement.

(15-147) Mayor Spencer made an announcement about the summer positions in the Recreation Department.

(15-148) The City Manager introduced the new Finance Director Elena Adair.

The Finance Director made brief comments.

(15-149) Oral Update by the Interim Fire Chief on the Fluid Spill in the Estuary.

The Interim Fire Chief gave a brief presentation outlining the Fire response process and clean up.

Chris Kimrey, Coast Guard Incident Management, provided additional information on the spill.

Councilmember Ezzy Ashcraft stated Alameda is proud to be a Coast Guard City; inquired whether the Alameda Coast Guard has a spill response team.

Lieutenant Kimrey responded in the negative, stated the Coast Guard response teams operate out of Yerba Buena Island in San Francisco; a fully staffed response team operates during the day, and a designated crew operates after hours.

Councilmember Ezzy Ashcraft stated that she is troubled the spill containment did not happen until the next morning; inquired whether the San Francisco teams can respond to two large events at the same time.

Lieutenant Kimrey responded the Coast Guard has limited resources and have to make risk-based decisions; the full extent of the Shell Oil spill was not determined and the initial report was unclear; before shifting resources to Alameda, the Coast Guard had to ascertain the Shell Oil situation.

In response to Councilmember Ezzy Ashcraft's inquiry, Lieutenant Kimrey stated property damage claims can be made to the National Pollution Funds Center at 800-280-7118, or email [npfccclaimsinfo@uscg.mil](mailto:npfccclaimsinfo@uscg.mil).

Councilmember Ezzy Ashcraft inquired whether the Fire Department has equipment to contain a spill, to which the Interim Fire Chief responded in the negative; stated the department monitors and reports on the situation from land.

Brian Arnold, California Fish and Wildlife, stated an investigation is underway; requested anyone to with information on the spill to contact Fish and Wildlife and provided a handout.

Discussed his response to the incident; stated that he thought the odor smelled like jet propulsion fluid: AJ MacLaren, Alameda Marina Security.

Submitted and read a letter regarding the spill: Brock deLappe, Alameda Marina.

Commended the Fire Department for the prompt response; urged the City to request the free spill response kit; stated that he would store the kit at the Alameda Marina for free: Sean Svendsen, Alameda Marina.

Stated that she could smell the odor at 2:00 p.m., which was strong by 7:00 p.m.; the smell was jet fuel and the color was clear; the order was worse the next day: Jocelyne Turner, Alameda Marina.

Stated the odor was not diesel fuel; the odor became strong at 11:00 p.m. and was visible for a far distance; an older boat that he had not seen before was at Coast Guard Island; he did not see cleanup crews until 1:00 p.m. the next day: Emmanuel Ilevolella, Alameda Marina.

Stated the fuel spill was not diesel: Loran Hampton, Alameda.

Stated the jet fuel odor was apparent at 8:00 p.m.; questioned whether the emergency response plan was followed and whether the emergency operations center was opened: Carlos Cadiente, Alameda Marina.

Stated the response was lackluster; questioned why a Coast Guard vessel had a containment boom placed around it at 4:30 a.m.: Greg Foley, Alameda.

Provided his observations and a timeline of the event: Chris Anderson, Alameda

Marina.

Expressed concern over Water Emergency Transportation Authority fueling station lease at Alameda Point: Robert Todd, Alameda.

Stated the product in the water was not typical diesel fuel; it was lighter in color and had a different odor; the product was probably kerosene based: Matthew Peterson, Alameda.

Stated that she smelled a very strong kerosene smell; the spill was yellow in color; the wildlife has been effected immediately; JP5 is the most dangerous fuel: Diane, Alameda Marina.

The City Manager stated staff will bring the matter back on April 7<sup>th</sup>; requested the Interim Fire Chief to communicate directly with the Coast Guard to get more information on test results.

In response to Councilmember Oddie's inquiry, the City Manager stated staff would explore the free spill response kit discussed by Mr. Svendson.

Councilmember Daysog stated gathering facts on Alameda's Emergency Response Plan is important.

Mayor Spencer requested the Fire Department to send a significant information report when responding to an incident; stated written reports should be included to inform the public; moving forward the City needs to do better.

Vice Mayor Matarrese requested staff to include in the general operating procedures how the City will react to future incidents with limited resources.

The City Manager responded the City does not have legal responsibility for the estuary; the issue is a big policy item.

Vice Mayor Matarrese stated that he does not want to delay the issue and put his request aside.

(15-150) Proclamation declaring March, 2015 as Women in Military History Month.

Mayor Spencer read the proclamation and presented it to Mildred Nolan, a WWII Veteran of the United States Navy and member of the 7th Annual Women in Military History Committee.

Ms. Nolan invited Council to attend a luncheon on Saturday.

#### ORAL COMMUNICATIONS, NON-AGENDA

(15-151) Paul Foreman, Alameda, stated that he emailed Council regarding the lateness of meetings; expressed concern over late meetings, which is not good public access to meetings; suggested Council do something about.

### CONSENT CALENDAR

Councilmember Daysog stated that he would recuse himself from voting on Clark Services Contract [paragraph no. 15-155] and the resolution on Landscaping and Lighting District 84-2 [paragraph no. 15-157].

Vice Mayor Matarrese moved approval of the remainder of the Consent Calendar.

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

Councilmember Daysog left the dais.

Councilmember Ezzy Ashcraft moved approval of the Clark Services Contract [paragraph no. 15-155] and adoption of the resolution on Landscaping and Lighting District 84-2 [paragraph no. 15-157].

Councilmember Oddie seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

(\*15-152) Minutes of the Special City Council Meeting Held on January 21, 2015; and the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on February 3, 2015. Approved.

(\*15-153) Ratified bills in the amount of \$2,887,136.88.

(\*15-154) Recommendation to Allocate Seventy-four Thousand Dollars (\$74,000) from the Technology Services Fund (704) for a Contract with Soft Resources, Inc. for Computer Consulting Services to Support the Human Resources Department's Needs Assessment and Procurement of a New Human Resources Information System (HRIS). Accepted.

(\*15-155) Recommendation to Award a Contract in the Amount of \$130,065, Including contingencies, to Clark Services for Cleaning and Maintenance of Park Street, Webster Street, and Marina Village. Accepted.

(\*15-156) Recommendation to Award Contract in the Amount of \$175,032, including Contingencies, to W. Bradley Electric, Inc. for Installation of Pedestrian Push Button Upgrades Proposed for Blind or Visually-Impaired Individuals, No. P.W. 12-14-17. Accepted.

(\*15-157) Resolution No. 15006, "Appointing an Engineer-of-Work and an Attorney-of-Record for Island City Landscaping and Lighting District 84-2." Adopted.

(\*15-158) Resolution No. 15007, "Appointing an Engineer-of-Work and an Attorney-of-Record for Maintenance Assessment District 01-1." Adopted.

(\*15-159) Resolution No. 15008, "Approving the Final Map and Bond, Authorizing Execution of Subdivision Improvement Agreement and Accepting Dedications and Easements for Tract 8118 (Marina Shores)." Adopted.

(\*15-160) Ordinance No. 3120, "Approving and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of the Lease with Complete Coach Works, a California Corporation, for a Lease for Two Years and Nine Months in a Portion of Building 24 Located at 2301 Monarch Street at Alameda Point." Finally passed.

### REGULAR AGENDA ITEMS

(15-161) Introduction of Ordinance Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 60 Year Lease Agreement and Approve a Temporary Right of Entry Permit with Water Emergency Transportation Authority (WETA) for 0.73 acres of Undeveloped Upland Real Property and 3.4 acres of Submerged Lands located along West Hornet and Ferry Point Streets at Alameda Point.

The Economic Development Manager gave a brief presentation.

Kevin Connolly, WETA, gave a Power Point presentation.

Vice Mayor Matarrese inquired who would be responsible for spills and containment, to which Mr. Connolly responded spills and containment would be part of WETA's regulatory responsibility with the Coast Guard.

Vice Mayor Matarrese inquired whether the City would be protected from any liability, to which the City Attorney responded in the affirmative.

Vice Mayor Matarrese inquired whether WETA is committed to building the haul out prior to dismantling the current one.

Mr. Connolly responded in the affirmative; stated WETA will work with City staff to identify the best location and timing for building the haul out.

Councilmember Ezzy Ashcraft clarified that pages in the lease agreement address fuel storage facilities which are required to have adequate measures for containment; stated that she wants to make sure no one confuses the fuel storage with the estuary spill.

In response to Councilmember Oddie's inquiry regarding the ferry system, Mr. Connolly stated WETA's mission includes providing transportation services, particularly transbay services; WETA receives funding through bridge tolls for the transbay services; WETA would also be a source for transportation in the event of a national emergency in a response and economic recovery aspect.

Councilmember Oddie inquired the number of jobs at the facility, to which Mr. Connolly responded there will be approximately 100 permanent full-time jobs; stated about 30 employees would transfer from San Francisco and 20 new maintenance employees would be hired.

Councilmember Oddie inquired how Council can make WETA's promises iron clad tonight.

The City Attorney responded modifications could be made to the lease; consent is required from the prospective tenant.

Councilmember Daysog stated the project is important and vital; that he appreciates Section 12 of the lease which states WETA would be responsible for remediation costs of spills; suggested adding to Exhibit E of Section 12.6 whether there are emergency plans in place to deal with spills.

In response to Mayor Spencer's inquiry, Mr. Connolly responded the building dimensions are 25,000 square feet, 37 feet wide and 167 feet in length; the capacity for fuel storage is 48,000 gallons which are transported by standard trucks at the frequency of one truck per week.

Stated there are no East Bay haul out locations for harbor seals from Yerba Buena to Fremont; the seals should be accommodated; a written binding agreement is needed: Mark Klein, Alameda.

Stated the WETA project is good and creates jobs; expressed concern over the losses which will be caused by the project; urged Council to ensure there is something in writing to require WETA to go above and beyond to protect the harbor seals: Irene Dieter, Alameda.

Stated that he would like to see something in writing before Council proceeds; the matter can come back; dredging cannot start until next year: Richard Bangert, Alameda.

Stated that she supports the project but the haul outs for harbor seals need to be protected; the City needs to use specialists to protect the seals and seek grants: Leora Feeney, Alameda.

Discussed the extraordinary wildlife in Alameda, which need to be respected; urged the City to codify the haul out requirement in the lease including consulting specialists:

Cindy Margulis, Alameda resident and Golden Gate Audubon Society.

Expressed concern over the noise, the hours of operation and potential hazards; urged Council not to approve the lease tonight: Kurt Peterson, Alameda.

Expressed concern over the harbor seals; stated a mandate should be added to the lease to require a haul out before the existing one is removed: Rachel Campos de Ivanov, Alameda.

Stated something in writing is needed regarding the haul out: Bill Smith, Alameda.

Inquired about the cost of a haul out: Travis Wilson, Alameda.

The Economic Development Manager responded the cost would probably be around \$50,000 to \$70,000.

Councilmember Ezzy Ashcraft stated the Council has heard traffic complaints; more ferry transport is needed; when the tube or bridges are not operating in an emergency, WETA would be a great benefit to Alameda; that she would like to send the message that Alameda Point is open for maritime business and there is more ferry transport for citizens; that she supports the project.

Councilmember Daysog stated Alameda can figure out ways to make the haul out work and save the seals; that he would like to move forward with the proposal; the project would be a substantial investment and he trusts WETA to live up to their words; the project is important and positions Alameda as a regional hub for water transit in the Bay Area.

Councilmember Oddie stated Council has to evaluate competing values and weigh which is more important; dealing with an emergency on one hand, and on the other hand are concerns for wildlife and environmental issues; most emails he receives in his day job are about environmental issues; he hopes that people are not so cavalier about dismissing wildlife in the future; he concurs with Councilmember Daysog that Alameda can be blue and green with the project; it is an exciting project which provides funds for infrastructure; that he supports the project.

In response to Vice Mayor Matarrese's inquiry, the City Attorney responded a material change in the Ordinance would start the [introduction] process over.

Vice Mayor Matarrese inquired whether the Memorandum of Understanding (MOU) with WETA includes providing haul out prior to dismantling the existing haul out.

The Economic Development Manager responded WETA has provided a draft MOU; the issue of removal of the existing haul out is still being negotiated; WETA is committed to having a haul out in place but is concerned the permit process could take longer than anticipated; WETA may want to advance the project and not be held up due to

permitting issues; the draft MOU states there would be commercially reasonable efforts to get the haul out done.

Vice Mayor Matarrese inquired whether language the Economic Development Manager described could be put in the contract tonight.

The Economic Development Manager responded perhaps Council could enter into the MOU before the project goes to the Planning Board and add a condition to the use permit to require the MOU be executed; the only possible hold up would be timing and location; floating docks inherited from Nelson's Marine could be an interim solution; the project should not be slowed down because of the harbor seal haul out process.

In response to Vice Mayor Matarrese's inquiry, the Economic Development Manager stated if Council is okay with entering into an MOU that has interim steps until a long term solution is found; the matter could move forward.

Mayor Spencer inquired how many votes are required to pass the lease, to which the City Attorney responded four votes are required pursuant to the Charter.

Mayor Spencer stated that she is not in a position to support the project at this time; she would like WETA to be in Alameda but is concerned about noise the transportation of fuel to Alameda Point; she would like the community to be aware before moving forward; she would like a simulation of noise; suggested having specialist to address the seals; WETA should be held to the same scrutiny as Alameda Point Partners.

Councilmember Daysog stated as stewards of Alameda's land, Council has to make trade-offs to keep projects moving; WETA is an important element to help jump start projects; all players are genuinely interested in helping out the harbor seals; Mayor Spencer's issues could be dealt with during the planning process; trusting the process and moving forward is important.

Councilmember Ezzy Ashcraft stated temporary measures are possible; WETA does not have the lease area yet; Council is here to discuss and approve the matter; that she is prepared to make motion; inquired whether Vice Mayor Matarrese has modifications to the ordinance regarding noise issues and the placement of the haul out.

In response to Vice Mayor Matarrese's inquiry, the City Attorney stated the Planning Board could add conditions to the use permit; if WETA staff is willing to accept the conditions it would be a matter of how the conditions are designed.

Mr. Connolly stated the project has been analyzed extensively and the EIR addresses issues such as noise; truck travel and paths are all documented in the EIR and are in compliance with the City code; WETA is more than happy to do an MOU to build the seal haul out; money is not an issue for the \$50 million project; WETA will spend \$80,000 for a haul out.

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Mayor Spencer called a recess at 9:54 p.m. and reconvened the meeting at 10:07 p.m.

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The City Manager stated Council's vote tonight would determine whether the matter will move to a second reading but does not render the lease effective; staff proposes to have an MOU in writing for Council to vote on at the second reading to render the lease effective.

In response to Mayor Spencer's inquiry, the City Attorney responded the changes being made tonight are not substantive; Council is only voting on the lease tonight; at the second reading, Council would vote to approve the MOU.

Mayor Spencer inquired whether the MOU language has to be contained in the initial reading of the lease to satisfy the public noticing.

The City Attorney responded substantial changes are not being made to the lease itself; the MOU will get the 12-day advance notice for Council to take action and vote for approval on the second reading.

Vice Mayor Matarrese inquired whether the MOU will be a binding contract between WETA and City of Alameda if approved at the second reading, to which the City Attorney responded in the affirmative; stated the Charter requires leases be done by ordinance which requires two readings: an introduction and an adoption.

Vice Mayor Matarrese moved approval of the first hearing of the lease [introduction of the ordinance] as written with the condition that an MOU will accompany the second reading and will be reviewed and dispositioned at that time.

Councilmember Ezzy Ashcraft seconded the motion.

Councilmember Daysog stated the discussion is exactly an example of staff working things out; Council cares about the environment and supports moving forward with economic development.

On the call for the question [introduction of the ordinance with the understanding the MOU would accompany final passage], the motion carried by the following voice vote: Ayes: Councilmembers Daysog, Ezzy Ashcraft, Matarrese and Oddie – 4. Noes: Mayor Spencer – 1.

Mayor Spencer stated the MOU should have been included in the first reading; that she is not satisfied that an MOU at the second reading satisfies the intent of the law; she is concerned about the environment and noise; she would have liked to have experts brought in, a simulation should be shared with the community; having the building clearly depicted in a manner clear to the public is important.

Vice Mayor Matarrese inquired whether the use permit process will include public input and whether Planning will deal with issues of noise and environment, to which the City Attorney responded in the affirmative; stated there is a public process still ahead.

Vice Mayor Matarrese stated the matter is subject to scrutiny by the Planning Board and Council; if a member of the Council is not satisfied with a Planning Board decision, the councilmember can call for a review.

Mayor Spencer stated comments need to be made prior to the vote.

(15-162) Introduction of Ordinance Amending Alameda Municipal Code Chapter XIX, Section 19-4 (Underground Utility Districts) to Approve the Redesigned Underground Utility District Policy. Introduced.

The Engineering and Operations Manager gave a Power Point presentation.

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(15-163) Mayor Spencer noted a vote is required to consider remaining agenda items after 10:30 p.m.

Vice Mayor Matarrese stated that he would defer his referral to a later date.

Councilmember Ezzy moved approval of considering the remaining items.

Councilmember Daysog seconded the motion.

On the call for the question [considering remaining items], the motion carried by the following voice vote: Ayes: Councilmembers Daysog, Ezzy Ashcraft, Matarrese and Oddie – 4. Noes: Mayor Spencer – 1.

Mayor Spencer stated a member of the public discussed meetings going late; there is an agenda problem.

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The Engineering and Operations Manager continued the presentation.

Councilmember Ezzy Ashcraft inquired how the public would be notified on how to serve on the District Nomination Board (DNB); to which the Engineering and Operations Manager responded the intent is to publicize the DNB as widely as possible.

Councilmember Oddie inquired what the qualifications are and how will DNB members be selected.

The Engineering and Operations Manager responded prospective members need to be an AMP customer; the selection process is not 100% written out.

Expressed support and urged approval; discussed opting out; urged Council to include something to allow a district to opt out: Travis Wilson, Alameda.

Expressed concern over costs; questioned how AMP can pay without raising rates; stated property owners should be kept informed: Rosalinda Fortuna Corvi, Alameda.

Councilmember Oddie moved approval [introduction] of the ordinance amending Alameda Municipal Code Chapter XIX, Section 19-4 (Underground Utility Districts) to approve the redesigned Underground Utility District Policy.

Councilmember Ezzy Ashcraft seconded the motion.

Under discussion, Councilmember Daysog inquired how AMP is characterizing cost.

The Engineering and Operations Manager stated the California Public Utilities Commission (CPUC) rule 32A allows for telecom companies to set aside money in a reserve fund for programs; there is minimal cost for conduit and underground.

Councilmember Daysog inquired whether the program would be affected by inflation.

The Engineering and Operations Manager responded in the negative; stated the pre-established limit denotes the master contractor costs for doing the work; the program is designed to cover 99.9% of the costs; with the rate of inflation, the rate will increase as well; the project does not readjust after five years; there was no formal mechanism to bring the policy back to Council; any changes to the policy would be a Council decision that requires public input.

Mayor Spencer inquired whether opting out is possible, to which the Engineering and Operations Manager responded in the negative; stated Policy 2 requires all property owners to comply.

In response to Mayor Spencer's inquiry regarding homeowner hardship, the Engineering and Operations Manager stated the program is intended to pay 100% of the cost for 100% of the people.

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(15-164) Mayor Spencer stated a motion is needed to continue past 11:00 p.m.

Councilmember Daysog moved approval [of continuing past 11:00 p.m.].

Vice Mayor Matarrese seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Daysog, Ezzy Ashcraft, Matarrese and Oddie – 4. Noes: Mayor Spencer – 1.

Mayor Spencer stated an agenda is needed that ends the meetings in a timely manner; suggested the end time should be 11:00 p.m.

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Councilmember Ezzy Ashcraft inquired why there is no opt out option.

The Engineering and Operations Manager responded putting facilities underground is in the beautification policy ordinance; if there is a mechanism for a neighborhood to overturn a Council decision, it would become a legal matter above and beyond the program.

The City Attorney stated the program is a public health and safety issue which is necessary to continue operations and maintain a viable system; it is inappropriate for people to decide they do not like it aesthetically.

Mayor Spencer inquired whether a district can be designated as exempt, to which the Engineering and Operations Manager responded Council could make the determination based on the district surveys.

In response to Councilmember Daysog's inquiry, the Engineering and Operations Manager stated once a potential district is identified as a UUD neighborhood, the decision cannot be undone; the intent is to keep the projects current.

On the call for the question [introduction of the ordinance], the motion carried by the following voice vote: Ayes: Councilmembers Daysog, Ezzy Ashcraft, Oddie and Mayor Spencer – 4. Noes: Councilmember Matarrese – 1.

Vice Mayor Matarrese stated that he would like a mechanism for districts to not be designated a UUD.

Councilmember Daysog inquired whether there is a policy of explaining a yes vote, to which Mayor Spencer responded a yes or no vote can be explained, but questions cannot be asked after the vote is taken.

The City Attorney clarified that the rules state members of the Council should make their comments prior to the vote because it might be persuasive to fellow Councilmembers.

Mayor Spencer stated she read the rules to say that a yes or no vote could be explained after the vote.

Councilmember Oddie stated the City Attorney's statement about the rules is correct.

Councilmember Ezzy Ashcraft suggested, in the interest of time, comments should be made before the vote and requested speakers adhere to the time limit.

(15-165) Recommendation to Award a Contract in the Amount of \$567,000, Including

Contingencies, to IPS Group, Inc. for the Purchase, Installation, and Operation of 822 Single-Space “Smart” Parking Meters and Authorize the City Manager to Execute any Necessary Documents.

The Deputy Public Works Director gave a Power Point presentation.

In response to Councilmember Daysog’s inquiry, the Deputy Public Works Director stated Mastercard and Visa are currently accepted by the Smart Meter; the City could elect to accept American Express and Discover Cards.

Stated the Park Street Business Association (PSBA) is in favor of the smart meters; urged approval: Robb Ratto, PSBA.

Provided an example of another city allowing people to pay for meters using phones; questioned the technology: Rosalinda Fortuna Corvi, Alameda.

Councilmember Oddie stated that he is excited about the smart meters; the meters are truly convenient.

The Deputy Public Works Director stated the surveys indicated using credit cards is the number one priority; one recommendation raised is the option to pay by cell phone.

In response to Councilmember Oddie’s inquiry, the Deputy Public Works Director stated one block on Webster Street and one block on Park Street have pilot smart meters; roll out across the City will take place after tackling the height issue.

Councilmember Ezzy Ashcraft inquired whether paying by cell phone could be added and if it would cost more.

The Deputy Public Works Director responded most cities choose to put a convenience fee on the user or the City could absorb the fee.

Councilmember Ezzy Ashcraft inquired whether the meters themselves cost more with smart phone capability, to which the Deputy Public Works Director responded in the negative.

Councilmember Ezzy Ashcraft stated more options are better; that she strongly support the smart phone feature.

In response to Mayor Spencer’s inquiry, the Deputy Public Works Director stated time restrictions could be built into the meters.

Councilmember Daysog moved approval of the staff recommendation [award contract to IPS Group for smart meters], including the use of cell phones and Discover credit card.

Vice Mayor Matarrese seconded the motion.

Under discussion, Councilmember Daysog added [to the motion] the use of American Express credit cards.

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

(15-166) Recommendation to Adopt Plans and Specifications and Authorize a Call for Bids for Fire Station No. 3, No. P.W. 12-14-18.

The Public Works Director gave a brief presentation

In response to Councilmember Daysog's inquiry regarding the debt service calculation, the Interim Finance Director stated the total debt service over 20 years is \$6.9 million.

Councilmember Daysog stated that he did not take into account the \$50,000 annual savings.

Councilmember Ezzy Ashcraft inquired what is the total cost of Fire Station 3.

The Interim Finance Director responded the principal amount to construct the building is \$5 million and proposed a 3% interest rate on internal funds, which is about \$82,000 annually in debt service; a \$3 million Ibank loan is yet to be determined but has a locked interest rate of 2.95% for a term of 18 to 19 years, rather than 20; the total would be approximately \$300,000 to \$350,000 a year; a more accurate amount could be provided when details are finalized; Council approved a \$3 million cap for the financing and identified unspent bond funds from the redevelopment agency; using the bond funds would relieve having to pay interest on internal loan funds, but unspent bond funds would have to be repaid.

In response to Mayor Spencer's inquiry, the Interim Finance Director stated the \$3 million cap is on the principal of the loan.

Mayor Spencer inquired whether there are additional funds in the General Fund, to which the Interim Finance Director responded she does not know yet; stated the budget has to be worked out.

Urged approval: Neil Fullagar, Alameda and Community Emergency Response Team (CERT) Member.

Expressed support for the project; stated there are cost savings from not having to rent the building next to the existing Fire Station 3: Jerry Juhala, CERT, Alameda.

Vice Mayor Matarrese stated the existing fire station is inadequate; the proposal makes sense and cannot be delayed; that he supports the project.

Councilmember Daysog stated that he supports the proposal; it is important to move forward.

Councilmember Ezzy Ashcraft concurred with Vice Mayor Matarrese and Councilmember Daysog; stated a fire station that will serve all of Island is important; having appropriate facilities is a high priority for public safety.

Councilmember Oddie stated that he concurred with his colleagues.

Mayor Spencer stated that she appreciates the bid process to save money; that she is not satisfied with the answer regarding use of the General Fund; Alameda's multi-year budget indicates future deficits; Alameda has the highest unfunded Other Post Employment Benefits (OPEB) liability in the County at 140% greater than the annual General Fund; it is incumbent upon staff and the Council to determine where funds should come from; she would prefer to wait to go through the budget process.

Councilmember Oddie moved approval of the staff recommendation to adopt plans and specifications and authorize a call for bids for Fire Station No. 3, No. P.W. 12-14-18.

Councilmember Daysog seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Daysog, Ezzy Ashcraft, Matarrese and Oddie – 4. Noes: Mayor Spencer – 1.

(15-167) Recommendation to Award Contract in the Amount of \$256,292 to Cultivate Studio and Urban Planning Partners (UPP), Inc. to Prepare the Main Street Neighborhood Specific Plan for Alameda Point (AP).

The Project Manager gave a Power Point presentation.

In response to Councilmember Daysog's inquiry, the Project Manager stated the specific plan does not allocate housing units but allows flexibility by creating a framework in which development can happen; the plan discusses financing issues and will give a sense of housing density, but does not directly apportion housing units in certain neighborhoods.

Councilmember Daysog stated the type of units could have fiscal impacts in terms of revenue generation.

Councilmember Oddie inquired what exactly is going to be in the specific plan.

The Project Manager responded the specific plan includes chapters on building and street typology, which address the physical nature of the space and the look and arrangement of open space; stated the plan also includes a financial analysis, strategies necessary to move forward, and a chapter on constraint issues such as seismic and flood plain.

Councilmember Oddie inquired what the guidelines are for the number of units going forth.

The Project Manager responded the Main Street Neighborhood is going to be lower density than the Town Center; the plan does not specify the number of units.

Mayor Spencer inquired whether a transportation plan will be considered in the Main Street Neighborhood plan.

The Chief Operating Officer – Alameda Point responded in the affirmative; stated staff will be coming to Council on March 10<sup>th</sup> to discuss a comprehensive Citywide Transportation plan; Alameda Point already has an approved Transportation Demand Management (TDM) plan; every project that comes through is required to submit a TDM compliance strategy.

In response to Mayor Spencer's inquiry regarding affordable and senior housing, the Chief Operating Officer – Alameda Point responded in addition to the 200 supportive housing units, there is an additional 25%: 9% for moderate income, 10% for low income, and 6% for very low income would be included.

Mayor Spencer inquired whether UPP has done projects for the City in the past, to which the Project Manager responded in the affirmative; stated UPP has worked on projects at the former base and northern waterfront.

Mayor Spencer stated that she would like information regarding past project experience, which should be disclosed for public and included in the staff report.

In response to Mayor Spencer's inquiry, the Project Manager stated Doug Biggs, Dania Alvarez and Anne Debarleban were on the selection panel.

Mayor Spencer inquired whether there was a timeline to accept the grant, to which the Project Manager responded in the negative; stated the City has accepted the grant and is ahead of schedule; there is no specific timeline; it may be possible to reapply for the next grant cycle.

In response to Mayor Spencer's inquiry regarding what criteria was used to select the firm, the Project Manager responded UPP was rated superior based on the selection criteria; read the criteria.

Mayor Spencer inquired whether UPP could come back with a higher proposal for affordable housing, to which the Project Manager responded staff would look into the matter.

Councilmember Ezzy Ashcraft stated that she appreciates the depth of information included in the plan regarding housing projects; inquired whether the financial strategy



will review how much affordable housing will be included, to which the Project Manager responded in the affirmative.

In response to Councilmember Daysog's inquiry, the Project Manager stated staff and UPP are committed to involving Council in the process.

Councilmember Oddie inquired whether there is flexibility to focus and evaluate Alameda Point Collaborative (APC) and move forward separately on the 200 APC replacement units.

The Chief Operating Officer – Alameda Point responded in the affirmative; stated a phasing plan could be created to move APC units forward without the rest of the neighborhood.

Expressed support for UPP; urged moving forward: Doug Biggs, Alameda Point Collaborative.

Vice Mayor Matarrese stated the City should take advantage of spending tax dollars that do not come from the General Fund; that he would to include a site planning alternative that caps the number of units to what exists today and preserves the neighborhood surrounding the big whites; the specific plan will be the foundation of how the site is zoned and what is built.

Councilmember Ezzy Ashcraft stated that she is pleased Alameda received the MTC Grant; staff intends to address sustainability issues in Main Street Specific Plan; she loves the urban agriculture element of the plan; inquired how and when does the Council offer input on development and evaluation of the alternatives; stated that she would prefer a process similar to Site A; she is looking forward to seeing item go forward.

Councilmember Oddie stated that he is torn on the item; it would be ideal to put off more housing until Site A moves further down the road and Council has opportunity to evaluate traffic; on the other side, there are 200 substandard units that need to be rebuilt and relocated; the housing has the same infrastructure issues as commercial tenants at Alameda Point; that he likes the Vice Mayor's suggestions for site planning alternatives; if the APC was not included in the project, he would not be voting on the Main Street Plan tonight; he would like to see alternatives but does not want to hold up the process.

Councilmember Daysog stated moving forward with the Main Street Plan helps APC and is a vital part of Alameda Point; that he supports the staff proposal.

Mayor Spencer stated that she attended the Rent Review Advisory Committee (RRAC) meeting where attendants expressed the need for more affordable and below-market rate housing; she would be willing to endure more traffic on the Island for affordable

housing; that she would be disappointed if the plan does not maximize affordable housing higher than 30%.

Councilmember Ezzy Ashcraft moved approval of the recommendation to award Contract in the amount of \$256,292 to Cultivate Studio and Urban Planning Partners, Inc. to prepare the Main Street Neighborhood Specific Plan for Alameda Point.

Councilmember Daysog seconded the motion.

Under discussion, Vice Mayor Matarrese requested an amendment to include Council is the body that selects preferred alternative for moving onto Tasks 3 and 4 [ Prepare the Plan and Finalize the Plan] of the staff report; and that one of the alternatives considered is a cap to the number of units that are currently present at the Collaborative housing site.

Councilmember Ezzy Ashcraft accepted the amendment.

In response to Councilmember Daysog's inquiry, Vice Mayor Matarrese stated that he is suggesting there be an in-process check and that Council approves the preferred alternative before the design group goes into Task 3 [Prepare the Plan].

The City Manager stated staff is fine with Vice Mayor Matarrese's proposal.

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

#### CITY MANAGER COMMUNICATIONS

None.

#### ORAL COMMUNICATIONS, NON-AGENDA

None.

#### COUNCIL REFERRALS

(15-168) Consider Re-establishing an Economic Development Commission for the City of Alameda. Not heard.

Vice Mayor Matarrese agreed to defer the referral as part of the motion to continue past 10:30 p.m. [paragraph no. 15-163].

#### COUNCIL COMMUNICATIONS

(15-169) Councilmember Daysog stated that he attended the East Bay California League of Cities meeting and discussed sales taxes.

(15-170) Councilmember Oddie stated that he attended a risk management summit regarding new taser technologies and body cameras.

ADJOURNMENT

(15-171) There being no further business, Mayor Spencer adjourned the meeting at 12:38 a.m. in memory of Rita Albright Scott and Roan Kees.

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- -MARCH 3, 2015- -6:00 P.M.

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

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

[Note: Councilmember Ezzy Ashcraft arrived at 6:02 p.m. and Councilmember Daysog arrived at 6:05 p.m.]

Absent: None.

Public Comment

Former Councilmember Lil Arnerich, Alameda, provided a handout; gave a brief history on Alameda City Manager's; urged the Council appoint Assistant City Manager Liz Warmerdam as Interim City Manager.

The meeting was adjourned to Closed Session to consider:

(15-144) Conference with Legal Counsel – Anticipated Litigation; Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9; Number of cases: One (As Defendant - City Exposure to Legal Action)

\*\*\*

A recess was called at 7:02 p.m. and the meeting was reconvened at 12:42 a.m.

\*\*\*

Following the Closed Session the meeting was reconvened and Mayor Spencer announced that the meeting was continued to March 10, 2015 at 5:30 p.m.

Adjournment

There being no further business, Mayor Spencer adjourned the meeting at 1:28 a.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

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