

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

Mayor Spencer convened the meeting at 7:04 p.m. and led the Pledge of Allegiance.

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

[Note: Councilmember Ezzy Ashcraft arrived at 7:05 p.m.]

Absent: None.

AGENDA CHANGES

(15-639) Mayor Spencer announced various items that would be removed from the Consent Calendar for discussion.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(15-640) Introduction of Peralta Community College District Chancellor Dr. Jowell Laguerre.

Dr. Laguerre gave a brief presentation.

ORAL COMMUNICATIONS, NON-AGENDA

(15-641) Richard Bangert, Alameda, thanked the City for hosting the Alameda Point tour; outlined the tour.

(15-642) Irene Dieter, Alameda, stated the East Bay Regional Park District approved the purchase of lot adjacent to Crab Cove; stated public workshops will be held on expansion.

Mayor Spencer acknowledged the Friends of Crab Cove.

(15-643) Mimi Laubach, Alameda, discussed the new street lights.

Mayor Spencer announced people can contact the Alameda Municipal Power General Manager regarding the matter.

(15-644) Karin Lucas, Friends of Crown Beach, stated hopefully the City will receive even more visitors to Crab Cove once there are better facilities.

(15-645) Dorothy Freeman, Alameda, made an announcement regarding the upcoming memorial for former Councilmember Barbara Kerr on Saturday November 14<sup>th</sup>; stated people should rsvp to: barbarakerrmemorial@gmail.com.

(15-646) Lorre Zuppan, Alameda, showed a Power Point on the new street lights; suggested the City implement some type of aesthetic review for maintenance work on the historic lights.

Mayor Spencer requested staff to look into options for aesthetic review.

#### PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(15-647) Presentation by Assemblymember Rob Bonta: State Legislative Update.

Assemblymember Bonta gave a brief presentation.

In response to Mayor Spencer's inquiry, Assemblymember Bonta stated the City was the first to have a Grocer Retention Ordinance; the State bill regarding grocery workers was modeled after Alameda's ordinance.

Councilmember Ezzy Ashcraft inquired why Assembly Bill (AB) 1335 is on a two year cycle, to which Assemblymember Bonta responded legislative sessions are two years; AB 1335 is being held on the assembly floor; the bill could be brought back.

Councilmember Ezzy Ashcraft inquired why AB1335 is on hold.

Assemblymember Bonta responded the Democrat majority is broad and diverse; stated the East Bay is on the progressive side of the Democratic caucus; some moderate Democrats have problems with the bill; two-thirds is the threshold, but without two-thirds Democrats, Republican support is needed; collaboration is happening.

Councilmember Ezzy Ashcraft stated that she would like to keep pushing for AB1335; she would like to support funding for water transit, transit in other forms, and have more information on AC Transit Measure BB; she is concerned that there is funding for either a new line or expansion of an existing line, not both.

Assemblymember Bonta stated legislators are in a special transportation session to discuss transportation infrastructure throughout the State; he signed a letter to ensure public transit is prioritized and is part of the discussion moving forward.

Councilmember Daysog stated Assemblymember Bonta has been a source of community and personal inspiration; that he looks forward to working and supporting the Assemblymember's endeavors.

Councilmember Oddie stated funding for transportation, including ferries, is important; finding sources of revenue and affordable, work-force housing legislation is appreciated.

Vice Mayor Matarrese stated Alamedans should stay tuned for action regarding the rent and housing issue; Council should increase direction given to the legislative representative on matters of Statewide interest.

Mayor Spencer noted the Council will be addressing the 2016 legislative program [paragraph no. 15- 667] later in the evening.

### CONSENT CALENDAR

Mayor Spencer announced that the Sister City Relations [paragraph no. 15-650] and the leases for Buildings 9 [paragraph no. 15-658], Building 91 [paragraph no. 15-659] and Building 167 [paragraph no. 15-660] were removed from the Consent Calendar for discussion.

Councilmember Daysog moved approval of the remainder of the Consent Calendar.

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

(\*15-648) Minutes of the Special City Council Meetings Held on September 22, October 5 and October 6, 2015 and the Regular Meeting Held on October 6, 2015. Approved.

(\*15-649) Ratified bills in the amount of \$2,468,017.81.

(15-650) Recommendation to Authorize the Mayor to Sign a Memorandum of Agreement Regarding the Formulation and Implementation of Sister City Relations Between the City of Dumaguete, Philippines and the City of Alameda. Accepted.

Mayor Spencer made brief comments.

Cynthia Bonta discussed the delegation that would traveling to Dumaguete and introduced members.

Vice Mayor Matarrese moved approval of authorizing the Mayor to sign a Memorandum of Agreement regarding the formulation and implementation of sister city relations with the City of Dumaguete, Philippines.

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

(\*15-651) Recommendation to Authorize the City Manager to Negotiate and Execute Agreements for the Purchase of the Remounting of One Ford E-450 Horton Ambulance and Two Fire Department Staff Vehicles in An Amount Not to Exceed \$240,560; and

(\*15-651A) Recommendation to Amend Fiscal Year 2015-16 Fire Grants Fund Budget

for \$38,000 and to Authorize the City Manager to Negotiate and Execute Agreements for the Purchase of One Community Paramedicine Staff Vehicle in An Amount Not to Exceed \$38,000. Accepted.

(\*15-652) Recommendation to Accept the Semiannual Report on Litigation and Liability Claims Settlements Paid During the Period From January to June 2015. Accepted.

(\*15-653) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Moffatt & Nichol to Provide Design and Permit Services for the Encinal Boat Launch Facility Renovation in an Amount Not to Exceed \$226,302, Funded by a Grant from the California Department of Parks and Recreation Division of Boating and Waterways. Accepted.

(\*15-654) Recommendation to Authorize the Purchase of a Pothole Truck in the Amount of \$171,881; an Aerial Lift Truck in the Amount of \$149,365; and a TYMCO Sweeper in the Amount of \$254,851 for a Total of \$576,097 and Authorize the City Manager to Execute All Necessary Documents. Accepted.

(\*15-655) Resolution No. 15093, "Approving the Final Map and Bond, Authorizing Execution of the Subdivision Improvement Agreement and Accepting the Dedications and Easements for Tract 8285 (Alameda Landing Residential, Phase 3)." Adopted.

(\*15-656) Resolution No. 15094, "Authorizing the City Manager to Execute an Agreement with the California State Board of Equalization (BOE) for Implementation of the Local Prepaid Mobile Telephony Services Collection Act; and Sign a Certification Regarding the City's Utility Users Tax (UUT) Ordinance; Adopted; and

(\*15-656A) Resolution No. 15095, "Authorizing the Examination of Prepaid Mobile Telephony Services Surcharge and Local Charge Records by City Staff." Adopted.

(\*15-657) Resolution No. 15096, "Approving the Housing Element Annual Progress Report for 2014 and Authorizing Submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research." Adopted.

(\*15-658) Ordinance No. 3137, "Approving a Lease and an Option to Purchase and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease and Option to Purchase with 707 West Tower Avenue, LLC, a California Limited Liability Company, for Building 9 Located at 707 West Tower Avenue at Alameda Point." Finally passed.

Mayor Spencer stated that she pulled the items because there was no mention of the option to purchase; the title has been modified to include the option to purchase, but there was no discussion on price; she cannot support the ordinances and would like them to return with a purchase price.

Vice Mayor Matarrese moved final passage of both ordinances [Building 9 and 91]; stated the buildings need great improvement; the option to purchase will be reviewed in great detail when the option is exercised.

Councilmember Ezzy Ashcraft stated the City wants to make it clear to the business community that Alameda Point is open for business.

Councilmember Ezzy Ashcraft seconded the motion.

Under discussion, Councilmember Daysog stated that he is satisfied with the business terms Council entered into; the property will not be given away; Council and staff will do due diligence to get the land value of what tax payers expect; concurred with Mayor Spencer that information on sales price and how market value is determined should be included moving forward with other real estate transactions.

In response to Councilmember Oddie's inquiry, the Chief Operations Operator - Alameda Point stated the developer agreed to invest \$29 million into Building 9 and \$9 million into Building 91 for renovations and improvements, with an additional \$8.5 million to purchase both buildings.

Councilmember Oddie inquired whether the developer's option to purchase has to come back to Council, to which the Chief Operations Operator - Alameda Point responded in the negative.

Mayor Spencer stated details need to be included and shared with the public on how the purchase price was determined and justified; there is long term impact to the City; fiscal analysis moving forward should be open and not happen behind closed doors.

The Interim Assistant City Manager stated the Chief Operations Officer – Alameda Point's analysis conducted all last year is available on the website; staff will provide clear information to Councilmembers and the public moving forward.

Councilmember Ezzy Ashcraft stated real estate transactions should be done in closed session; Council abided by the law and gave authorization.

Mayor Spencer stated any Council-negotiated deal should be able to be scrutinized by the public.

The City Attorney stated any real estate deal with the developer has to come before Council; the terms of the deal have to be made public before Council can vote to approve it.

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

(15-659) Ordinance No. 3138, “Approving a Lease and an Option to Purchase and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease and an Option to Purchase with 651 West Tower Avenue, LLC, a California Limited Liability Company, for Building 91 Located at 651 West Tower Avenue at Alameda Point.” Finally passed.

The matter was addressed as part of the Building 9 lease [paragraph no. 15-658].

(15-660) Ordinance No. 3139, “Approving a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease with Matson Navigation Company, Inc., a Hawaii Corporation, for Building 167 Located at 1500 Ferry Point at Alameda Point.” Finally passed.

Councilmember Daysog stated that he would continue to vote no on the matter.

Councilmember Matarrese moved final passage of the ordinance.

Councilmember Oddie seconded the motion.

Under discussion, Mayor Spencer stated there were some changes made and additions have been supplemented.

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

### REGULAR AGENDA ITEMS

(15-661) Resolution No. 15097, “Appointing Anto Aghapekian as a Member of the Commission on Disability Issues.” Adopted; and

(15-661A) Resolution No. 15098, “Appointing Jennifer Linton as a Member of the Commission on Disability Issues.” Adopted.

Vice Mayor Matarrese moved adoption of the resolutions.

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

The City Clerk administered the Oath of Office and presented Mr. Aghapekian and Ms. Linton with certificates of appointment.

(15-662) Economic Development Update.

The Community Development Director gave a Power Point presentation and showed a video.

Councilmember Ezzy Ashcraft stated the presentation and video were well done.

Councilmember Oddie congratulated staff on the award.

Mayor Spencer commended the Community Development Director and staff for all the efforts in making the video, which turned out amazing.

Councilmember Daysog stated beautiful shots of Alameda were included in the video.

The Community Development Director stated staff would reach out to Kyle Connor, Alameda Theater, to screen the video.

### AGENDA CHANGES

(15-663) The Interim City Manager requested that the Natel Lease be addressed sooner on the agenda.

Mayor Spencer stated that she would call the item now.

(15-664) Introduction of Ordinance Approving a Lease and an Option to Purchase and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a 10-Year Lease and Option to Purchase with Natel Energy, Inc., a Delaware Corporation, for Building 23 located at 2401 Monarch Street at Alameda Point. Introduced.

Mayor Spencer thanked staff for providing additional information in the Power Point; inquired whether the information would be posted online.

The City Clerk stated the information has already been posted.

The Chief Operating Officer – Alameda Point and Gia Schneider, Natel Energy, gave Power Point presentations.

The Chief Operations Operator - Alameda Point showed an exhibit detailing container storage.

Mayor Spencer stated that she appreciated the additional information; she would like the ordinance to include language regarding the option to purchase.

The City Attorney stated the language will be added to the ordinance.

Vice Mayor Matarrese moved approval of the Natel Energy, Inc. lease with the addition of Mayor Spencer's changes regarding language.

Councilmember Ezzy Ashcraft seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft stated Natel Energy is the kind of business which will attract other innovative businesses to Alameda Point.

Councilmember Daysog stated the decision is one that residents should be proud of; the sales price results in value; Natel Energy fits in the industry cluster wanted at Alameda Point; he is excited and looks forward to the groundbreaking.

Councilmember Oddie stated approving four leases with options to purchase totals \$52 million in infrastructure improvements; he supports approving all the leases.

Mayor Spencer thanked Ms. Schneider for the presentation which provided full disclosure to the community; stated that she does not want to see containers at Alameda Point; suggested painting the containers to blend in aesthetically; stated that she plans to support the lease.

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

Vice Mayor Matarrese requested that the true value of the properties are translated into the infrastructure needed when the ordinance returns for a second reading.

Councilmember Ezzy Ashcraft clarified that the comments about painting the containers is not part of the motion.

(15-665) Update on Traffic Relief on Island Drive.

The Transportation Engineer gave a brief presentation.

Councilmember Oddie inquired how many times the bridge is raised during 7:30 to 9:00 a.m. and 3:00 to 4:00 p.m.

The Transportation Engineer responded the Bay Farm Island bridge rarely raises and only during the summer for recreational vessels; no commerce passes through the Bay Farm Island bridge compared to the Park Street and High Street bridges which raises 30 to 90 times per month with combined commercial and recreational vessels.

Councilmember Oddie inquired the location of the extension, to which the Transportation Engineer responded the extension would be outbound on Island Drive onto Robert Davey Drive.

In response to Councilmember Oddie's inquiry, the Transportation Engineer stated he has traffic volume information; the estimated cost of the extension is between \$100,000 to \$120,000; the traffic level of service is operating at Level C.



Councilmember Oddie stated that he hopes dialogue will continue with the School District; everyone should do their share in making the commute on and off the Island easier.

Councilmember Daysog stated that he has been gathering data on the queueing traffic in and out of the tube; he will provide the information for future discussion on possible solutions to traffic problems on the West End.

In response to Councilmember Daysog's inquiry regarding 7<sup>th</sup> and Harrison Streets in Oakland, the Transportation Engineer stated Alameda is actively working with the City of Oakland and the Alameda County Transportation Commission (ACTC) on projects affecting Tube traffic; Council will have a chance to review ACTC and the City of Oakland's project presentations; signs have already been posted on I-80 and on Constitution Way to inform the public.

Councilmember Ezzy Ashcraft stated getting the School District to change the bell schedule would be a hard sell; the District should encourage parents to allow kids to ride bikes to reduce traffic during school hours.

Vice Mayor Matarrese stated that he appreciates the report; inquired whether the Transportation Commission could be provided a copy of the report, to which the Transportation Engineer responded in the affirmative.

Mayor Spencer stated extending the left lane sounds feasible; asking Lincoln School to move up their start time is a good option, but she does not think it will happen; she appreciates the traffic relief options #1 [Extend the left turn lane on Island Drive at Robert Davey Jr. Drive], and #4 [Check signal synchronization from Island Drive, Fernside Boulevard, and Otis Drive to Broadway].

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Mayor Spencer called a recess at 9:20 p.m. and returned at 9:27 p.m. Councilmember Ezzy Ashcraft returned at 9:28 p.m.

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(15-666) Resolution No. 15099, "Amending Master Fee Resolution 12191 to Add and Revise Recreation and Park Fees." Adopted.

The Interim Recreation Services Manager gave a Power Point presentation.

Councilmember Ezzy Ashcraft moved adoption of the resolution

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

(15-667) Recommendation to Adopt the Legislative Program for 2016.

The Interim Assistant City Manager gave a Power Point presentation.

Councilmember Oddie inquired whether Alameda has areas which would qualify under Assembly Bill (AB) 2, to which the Interim Assistant City Manager responded in the affirmative; stated it is possible for some areas to qualify but has to be evaluated on a project-by-project basis.

The Interim Assistant City Manager continued presentation.

Mayor Spencer stated the cost of dredging could be increasing; suggested finding ways to connect Homeland Security and dredging for grant funding; MARAD ships would be relied on in the event of a disaster.

The Interim Assistant City Manager continued presentation; stated decisions and policies will be made regarding local regulations on medical marijuana; the City Planner will be bringing the issue to the Planning Board on November 23<sup>rd</sup> and to Council on January 16<sup>th</sup>; clarified that the current staff recommendation is a prohibition on medical marijuana; continued presentation.

Vice Mayor Matarrese stated that he would like to have something that is directive for the lobbyists to act on regarding PERS.

The Interim City Manager stated PERS could be added, but there is already legislation for PERS reform.

Vice Mayor Matarrese stated that he would still like to add PERS to encourage more reform.

The Interim Assistant City Manager continued presentation.

In response to Mayor Spencer's inquiry regarding the plastic bag ban, the Interim City Manager stated the ban is a Statewide measure.

Councilmember Oddie stated expanding the plastic bag ban in Alameda County is being considered.

The Interim City Manager inquired whether Council wants to have support for the plastic bag ban return, to which Mayor Spencer responded in the affirmative; stated she would support the ban and the expansion.

Councilmember Ezzy Ashcraft concurred with Mayor Spencer; stated the plastic bag manufacturer is trying to kill the bill; suggested Council submit a letter of support that could be used by the group opposing the referendum.

In response to Mayor Spencer's inquiry, the Interim Assistant City Manager stated the item does not need to go to Council; staff could draft a letter for the Mayor's review; the letter would be sent to the legislature on behalf of Council.

Mayor Spencer stated she would like to direct staff to draft the letter of support.

Councilmember Oddie stated Council's support should be on the record when the ballot initiative is filed.

The Interim Assistant City Manager concurred with Councilmember Oddie; stated the ballot initiative would be brought before Council for a vote.

In response to Vice Mayor Matarrese's inquiry, Mayor Spencer stated Councilmember Oddie could support the expansion as Alameda's representative to Stopwaste.org.

Councilmember Ezzy Ashcraft stated local business associations may want to weigh in on the issue; the impacts and how the ban would be phased in would be important information; there would be a better chance of buy-in if not done unilaterally.

Councilmember Oddie stated that he is happy to do whatever the Council would like; suggested agendizing the item.

The Interim City Manager concurred with Councilmember Oddie; stated the item could be placed on a future agenda.

Mayor Spencer stated Alameda County is the leader in the Statewide effort for the plastic bag ban; if the issue comes up at the State level before it is agendized, she would like to give direction to support the expansion.

Councilmember Oddie requested City staff to stay in contact with him and Stopwaste staff to provide Council an opportunity to discuss the issue before it goes to a vote.

Mayor Spencer stated that she would give the direction for the issue to come back for the business community to weigh in; a majority of the Council is fine with Councilmember Oddie representing Council's position at the County.

The Interim Assistant City Manager continued presentation.

Councilmember Ezzy Ashcraft requested an update on the accomplishments of the State representatives in the last year; stated she would like to have a six month progress report going forward; she would like to see support for affordable housing funding; she was troubled by the AC Transit workshop; there is lack of funding for transportation options; Measure BB is an issue that needs to come back to Council; people are using more than one mode of transportation; alternatives are needed.

Mayor Spencer stated Councilmember Ezzy Ashcraft's suggestions should be a referral.

Councilmember Daysog stated the suggestions could be part of the transportation strategy.

Councilmember Ezzy Ashcraft stated having a discussion sooner rather than later is preferred; the issue should not be pushed too far down the road.

Mayor Spencer concurred with Councilmember Daysog; stated Councilmember Ezzy Ashcraft's suggestions as part of the transportation strategy is appropriate.

The Interim City Manager clarified that the comment period for the service expansion plan ends November 9<sup>th</sup>; staff is providing comments but there was no time to bring the matter to Council.

Vice Mayor Matarrese stated the legislative program includes Sacramento, Washington D.C., and other regional bodies Alameda has to deal with; the City has always maintained that the #19 bus or northern route service, and service to the Main Street ferry should be restored; these issues should be included in the legislative program approved tonight.

Councilmember Ezzy Ashcraft noted that the #631 bus would also help kids get to school.

The Interim Assistant City Manager stated the O bus moving to Encinal Avenue instead of Santa Clara Avenue might move faster, according to AC Transit.

Councilmember Ezzy Ashcraft stated the Water Emergency Transportation Authority (WETA) should have a seat at ACTC; BART and AC Transit both have representatives.

Mayor Spencer stated that she does not think ACTC's mission includes water.

The Interim City Manager stated the idea is perhaps ACTC's mission should include water.

In response to Mayor Spencer's inquiry, the Interim Assistant City Manager stated ferries do not receive Measure BB funds; BART does not have a seat at ACTC; BART has a seat at the Metropolitan Transportation Commission (MTC).

Vice Mayor Matarrese stated broadening water transit should be included in the legislative program; Council does not have to figure it out tonight.

Mayor Spencer stated ACTC's focus should be on improving AC Transit on the Island; she would like staff's opinion on the matter.

Councilmember Ezzy Ashcraft clarified that Director Tom Blaylock is the BART representative to ACTC; stated that she would like to be a strong advocate for water transit.

In response to Councilmember Oddie's inquiry regarding comments from parents on the 631 bus line, the Interim City Manager stated AC Transit's service expansion plan comment period closes on November 9<sup>th</sup>; a public hearing will be held on November 11<sup>th</sup> at 5:00 p.m.; a final decision will be made on December 9<sup>th</sup>.

Councilmember Oddie inquired whether comments on the 631 line would be included, to which the Interim Assistant City Manager responded the only comments received regarding the schools was regarding timing for charter schools; AC Transit has stated the 631 line is timed with Encinal High School, which is the largest school on the West End; the 631 line is working and fully occupied every day.

Councilmember Ezzy Ashcraft stated the route map shows the 631 line could be extended.

The Interim Assistant City Manager stated the 31 line could also be extended.

Vice Mayor Matarrese stated parents are supporting extending 631.

Councilmember Ezzy Ashcraft stated one problem with the 631 line was that the charter school parents did not realize Encinal High School had an early dismissal time one day and kids were waiting.

The Interim Assistant City Manager stated AC Transit has agreed that the 631 line will coordinate dismissal times to alleviate the problem.

Councilmember Daysog stated AC Transit has a variety of options; City staff has made some suggestions; working with a consistent voice is important; that he likes the option of extending line 19 down Buena Vista Avenue; syncing a coherent strategy moving forward is important; he is fine with where staff is heading.

Mayor Spencer concurred with Councilmember Daysog about being consistent.

Councilmember Ezzy Ashcraft inquired whether route 19 takes into account the Del Monte project, to which Councilmember Daysog responded in the affirmative; stated a shuttle or complimentary services might not be possible or might take longer to implement.

Councilmember Oddie moved adoption of the legislative program to include suggestions by Vice Mayor Matarrese regarding PERS; stated he would also like a staff report on the Association of Bay Area Governments (ABAG)/MTC issue; suggested inviting ACTC representative to give Council a presentation.

Mayor Spencer stated she would like the motion to include legislation to seek funding for dredging for MARAD.

Vice Mayor Matarrese seconded the motion with inclusion of comments by Councilmember Oddie and Mayor Spencer to add PERS, the plastic bag ban and extension, funding for MARAD dredging, and an ABAG/MTC workshop.

Under discussion, Councilmember Daysog requested an update on the transportation around the Posey Tube.

Mayor Spencer stated the ABAG issue was raised at the Alameda County Mayor's conference; Oakland vote against the issue and Piedmont abstained.

In response to the Interim City Manager's inquiry, Councilmember Daysog stated he is requesting an update on both Broadway/Jackson and the Posey Tube.

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

(15-668) Introduction of Ordinance Amending the Alameda Municipal Code by Adding Subsections (f) through (j) to Section 13-2.2 Regarding the Construction of Weather-Exposed Building Elements Extending Beyond Exterior Walls, such as Balconies, Landings, Decks and Stairs. Introduced.

The Building Official gave a brief presentation.

In response to Mayor Spencer's inquiry, the Building Official stated the ordinance amendment only affects new construction.

Councilmember Ezzy Ashcraft stated there is a reference to an access panel, inquired whether there will be periodic inspections.

The Building Official responded the intent of the access panel is for property owners to be able to inspect, not the City.

Councilmember Ezzy Ashcraft moved introduction of the ordinance amending the Alameda Municipal Code by adding Subsections (f) through (j) to Section 13-2.2 regarding the construction of weather-exposed building elements extending beyond exterior walls, such as balconies, landings, decks and stairs.

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

### CITY MANAGER COMMUNICATIONS

(15-669) The Interim City Manager announced a Special Meeting on rent issues would be held at 6:00 p.m. on November 4<sup>th</sup>; the comments on the service expansion plan for

AC Transit are due on November 9<sup>th</sup>, with a public hearing on November 11<sup>th</sup>, and the final decision on December 9<sup>th</sup>; the Transportation Commission meeting will be on November 18<sup>th</sup>.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(15-670) Consideration of Mayor's Nominations to the Civil Service Board and Rent Review Advisory Committee (RRAC).

Mayor Spencer nominated John Nolan for appointment to the Civil Service Board and Brendan Sullivan Sariñana for appointment to the RRAC.

ADJOURNMENT

There being no further business, Mayor Spencer adjourned the meeting at 10:29 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- -NOVEMBER 3, 2015- -6:00 P.M.

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

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

[Note: Councilmember Daysog arrived at 6:15 p.m.]

Absent: None.

Public Comment

Discussed her rental situation and expressed concern over realtors giving mold discounts: Athena Burns, Alameda.

The meeting was adjourned to Closed Session to consider:

(15-635) Conference with Legal Counsel – Existing Litigation (54956.9); Case Name: City of Alameda v. Athena Burns; Court: Superior Court of the State of California

(15-636) Conference with Labor Negotiators (54957.6); City Negotiator: Elizabeth D. Warmerdam; Employee Organizations: International Brotherhood of Electrical Workers, Local1245 (IBEW), Electric Utility Professional Association of Alameda (EUPA), Alameda City Employees Association (ACEA), Alameda Police Officers Association, Non-Sworn (PANS), Management and Confidential Employees Association (MCEA); Under Negotiation: Salaries and terms of employment

(15-637) Conference with Real Property Negotiators (54956.8) Property: Jim's on the Course 1, 1 Clubhouse Memorial Drive, Alameda, CA 94502; City Negotiator: Amy Wooldridge; Organizations Represented: Tom Geanekos; Issue Under Negotiation: Real Property Negotiations Price and Terms of Payment. Not heard.

Following the Closed Session the meeting was reconvened and Mayor Spencer announced that regarding Existing Litigation and Labor, direction was given to staff.

Adjournment

There being no further business, Mayor Spencer adjourned the meeting at 7:00 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 JOINT CITY COUNCIL  
AND THE SUCCESSOR AGENCY TO THE  
COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING  
TUESDAY- -NOVEMBER 3, 2015- -6:59 P.M.

Mayor/Chair Spencer convened the meeting at 7:03 p.m. and led the Pledge of Allegiance.

Roll Call - Present: Councilmembers/Agency Members Daysog, Matarrese, Oddie and Mayor/Chair Spencer – 4.

Absent: Councilmember/Agency Member Ezzy Ashcraft - 1.

Oral Communications

None.

Consent Calendar

Councilmember/Agency Member Oddie moved approval of the Consent Calendar.

Vice Mayor/Agency Member Matarrese seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember/Agency Member Ezzy Ashcraft – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*15-014SACIC) Minutes of the Special Joint City Council and SACIC Meeting held on July 7, 2015. Approved.

(\*15-638CC/15-015SACIC) Recommendation to Accept the Fourth Quarter Financial Report for the Period Ending June 30, 2015. Accepted.

Adjournment

There being no further business, Mayor/Chair Spencer adjourned the meeting at 7:04 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk  
Secretary, SACIC

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