

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -OCTOBER 4, 2016- -7:00 P.M.

Mayor Spencer convened the meeting at 7:05 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

(16-484) Mayor Spencer announced that the Community Facilities District ordinance [paragraph no. 16-499] would be heard first on the regular agenda.

Vice Mayor Matarrese suggested the Friends of the Alameda Animal Shelter (FAAS) Council referral [paragraph no. 16-501] be addressed after the FAAS Annual Report [paragraph no. 16-500].

Mayor Spencer inquired if that could be done, to which the Acting City Manager responded in the affirmative.

Vice Mayor Matarrese stated the public is present regarding the issue and should not have to come back again.

The City Attorney stated the FAAS matter is a presentation; even though there are people to speak on the item, it is not agendized to take any action; the Council referral does not allow for a robust conversation, only to direct staff to look into doing work with FAAS and the FAAS contract.

Councilmember Daysog inquired if the referral would follow the FAAS Annual Report, to which Vice Mayor Matarrese responded in the affirmative.

Councilmember Oddie inquired if staff is prepared to have the type of discussion that is needed on the referral.

The Acting City Manager responded staff can discuss the referral in general, but is not prepared to discuss the substance of the referral.

Mayor Spencer stated the discussion would be to decide if the Council wants to proceed with the referral.

Councilmember Ezzy Ashcraft inquired if the discussion would allow the Council to discuss possible budgetary constraints depending on November ballot measures.

The City Attorney responded staff is that not prepared to give any substantive

information; the referral is only to see whether Council would like to direct staff to have negotiations with FAAS or not.

Mayor Spencer repeated the order of the agenda items.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(16-485) Proclamation Declaring October 5, 2016 as Walk and Roll to School Day.

Mayor Spencer read and presented the proclamation to Bonnie Wehmann, Safe Routes to School, and students.

Ms. Wehmann made brief comments.

(16-486) Proclamation Declaring October 2016 as Domestic Violence Awareness Month.

Mayor Spencer read and presented the proclamation to Liz Varela, Building Futures with Women and Children.

Ms. Varela submitted information and made brief comments.

Councilmember Daysog thanked the Domestic Violence Task Force for their work.

In response to Mayor Spencer's inquiry regarding volunteers, Ms. Varela stated handouts would be available.

(16-487) Proclamation Declaring October 2016 as Lesbian, Gay, Bisexual, Transgender, and Queer/Questioning (LGBTQ) History Month.

Mayor Spencer read and presented the proclamation to Olivia Higgins, Gene Kahane and Henry Villareal, Alameda Unified School District LGBTQ Roundtable.

Ms. Higgins and Mr. Villareal made brief comments.

(16-488) Presentation by the Port of Oakland regarding Fleet Week.

Doreen Stockdale, Port of Oakland, gave a Power Point presentation.

ORAL COMMUNICATIONS, NON-AGENDA

(16-489) Ken Peterson, Alameda, discussed Alameda Municipal Power's awards for safety and green projects.

(16-490) Kari Thompson, Alameda Chamber of Commerce, urged the Council to amend the call for review process.

CONSENT CALENDAR

Mayor Spencer announced the Enterprise District report [paragraph no. 16-493] was removed from the Consent Calendar for discussion.

Councilmember Ezzy Ashcraft moved approval of 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.]

(16-491) Minutes of the Special and Regular City Council Meetings Held on September 6, 2016. Approved.

(16-492) Ratified bills in the amount of \$3,185,898.03.

(16-493) Recommendation to Accept the Document Outlining the Approach to Attracting Development to the Enterprise District at Alameda Point and a Six-Month Status Update.

The Redevelopment Project Manager gave a Power Point presentation.

Councilmember Ezzy Ashcraft inquired if the City could connect with the Alameda Point tenants now instead of at the delivery phase; stated the Alameda Point tenants should be treated well; read comments from the July 20th, Economic Development Advisory Panel meeting minutes; stated attracting jobs to Alameda Point is a top priority; the City should lease property to businesses that will use the property now and not just purchase the property to keep their competition from expanding.

Councilmember Oddie inquired when Phase 2 would begin.

The Redevelopment Project Manager responded after the Site A infrastructure starts.

Councilmember Oddie inquired when the ground breaking will be.

The Redevelopment Project Manager responded October 24, 2016.

Councilmember Oddie inquired if people making inquiries on the property are genuine leads or just casual inquiries.

Ted Anderson, Cushman and Wakefield, responded inquiries run the gamut; there will be a lot of success at Alameda Point.

Councilmember Oddie encouraged the developer to be aggressive on the timeline; stated the development is a priority of the City.

Vice Mayor Matarrese stated that he would like to see an actual analysis on the inquiries; if there are inquiries from people that do not fit the current approach, there adjustments need to be made; the nature of the inquiry needs to be analyzed, put in a report and presented to Council to make necessary adjustments.

Councilmember Daysog stated the strategy being used is correct; the City Should continue working with Cushman Wakefield to identify prospects for the different parts of Alameda Point; he concurs with staff's recommendation.

Mayor Spencer stated that she is concerned about considering local businesses in Alameda that need larger spaces for the space; businesses should not be turned down because of the type of business; she would like more feedback shared; meeting the needs of the community is important.

Councilmember Oddie stated that he agrees the Council should have more complete reporting.

Mr. Anderson responded the request could be accommodated.

Councilmember Ezzy Ashcraft stated the project is still years away; a company is in need of immediate expansion space they should look elsewhere.

Vice Mayor Matarrese moved approval of the staff recommendation.

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

(16-494) Recommendation to Authorize the City Manager to Execute an Agreement with CSG Consultants Inc. for Professional Plan Check Services for a 24-Month Term in an Amount not to Exceed \$600,000 and Appropriate \$150,000 for Fiscal Year 2016-17 to Fund the First Year of the Agreement. Accepted.

(16-495) Ordinance No. 3162, "Amending the Alameda Municipal Code by Amending Section 30-4.25(D).III.B Related to Setbacks for Side Street Property Lines on Corner Parcels." Finally passed.

(16-496) Ordinance No. 3163, "Approving a First Amendment to a Lease and Authorizing the City Manager to Execute Documents Necessary to Implement the Terms of a First Amendment to the Lease Agreement with Pacific Automated LLC, a California Limited Liability Company, dba Brix Beverage (Pacific Automated, LLC) to Include a Portion of Building 25 (Unit 100), a Small Outbuilding Known as Building 491, and Additional Parking Common Areas as Part of the Original Premises at 1951 Monarch Street at Alameda Point." Finally passed.

(16-497) Ordinance No. 3164, "Amending the Alameda Municipal Code by Amending

Chapter 30, Section 30-4.21 E, Estuary District.” Finally passed.

(16-498) Ordinance No. 3165, “Authorizing the City Manager to: (1)Execute a Memorandum of Understanding, Quitclaim Deed and All Other Necessary Documents Between the City of Alameda and the United States of America Acting By and Through the U.S. Army Corps of Engineers to Acquire 94 Parcels of Semi-Submerged and Submerged Land On the Alameda Side of the Oakland Inner Harbor Tidal Canal (“Tidal Canal”); (2) Execute Purchase and Sale Agreements, Quitclaim Deeds and All Other Necessary Documents Between the City of Alameda and Various Purchasers to Sell Approximately 92 Parcels on the Tidal Canal at Fair Market Value.” Finally passed.

REGULAR AGENDA ITEMS

(16-499) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Subsection 3-70.5 (Establishment of a Community Facilities District (CFD) to Finance Certain Services) of Section 3-70 (Special Tax Financing Improvement Code), of Division I (General Provisions), of Article IV (Special Tax Financing), of Chapter III (Finance and Taxation) to Allow the Financing of Additional Services, including Transportation Services and Programs. Introduced.

The Base Reuse Director gave a brief presentation.

Councilmember Ezzy Ashcraft inquired if the taxes would be paid by just the property owners and businesses of the area, to which the Base Reuse Director responded in the affirmative.

Councilmember Ezzy Ashcraft inquired what the Community Facilities District would pay for.

The Base Reuse Director responded street resurfacing, bulk head maintenance and levy protection; transportation is the big item, including bus operations, purchasing easy passes, hiring transportation coordinators and funding multi-modal services and programs to carry out the transportation strategy for Alameda Point.

Councilmember Ezzy Ashcraft inquired whether the ordinance is a way to ensure, in addition to transportation, that flood and storm protection services are also financed, to which the Base Reuse Director responded in the affirmative.

Vice Mayor Matarrese inquired about the life span of the ordinance and the districts; stated there may be advantages to having a Citywide Transportation Demand Management (TDM), rather than a separate plan for part of the City; at some point the project may become obsolete.

The Base Reuse Director responded the taxes have to be voted in by property owners; stated the City owns Alameda Point so the City can include a condition that the property owner has to agree to participate in the CFD.

Vice Mayor Matarrese inquired whether the ordinance has a sunset.

The Base Reuse Director responded the CFD would continue as it provides financing for services.

Councilmember Oddie inquired if the Council is not creating a CFD today, to which the Base Reuse Director responded in the affirmative; stated staff will come back with the formation of the CFD's.

Councilmember Oddie inquired if the Council would vote to create the CFD's.

Councilmember Ezzy Ashcraft inquired if the process would be the same as what was done for Alameda Landing.

Paul Thimmig, Outside Counsel, responded under the ordinance there is a lot of flexibility; stated the Council as property owner would vote where to convey the property to a private party; the City does have the power to vote in the tax.

Councilmember Oddie inquired how the tax compares to a Mello-Roos.

Mr. Thimming responded a CFD is similar to a Mello-Roos, only it is done under Charter powers instead of State law.

Councilmember Daysog inquired whether the initial property owner would vote in the tax.

Mr. Thimming responded there are less than 12 registered owners in the territory of the District; stated the vote is of landowners; there is a required recordation of a lien on the property; real estate law requires disclosure; the homeowners are aware of the additional tax.

Councilmember Daysog stated dedicating money to the transit system is an exciting idea.

Mr. Thimming stated the tax is supported by a lien on real property; the revenue flow is more secure.

Mayor Spencer inquired if the tax is relating to Site A

The Base Reuse Director responded the tax will apply to all of Alameda Point.

Mayor Spencer inquired how the schools are being financed.

The Base Reuse Director responded schools are paid for through property tax; every residential or commercial development has to pay a school impact fee.

Mayor Spencer stated some districts or cities are negotiating a higher amount; inquired when the amount for new schools would be discussed.

The Base Reuse Director responded the conversation for Site A already took place; stated the amount for special taxes was included in the Disposition and Development Agreement (DDA) between the City and the developer.

Mayor Spencer inquired whether there is a way for the City to negotiate for the School District as part of the DDA; stated that she would like to do so as part of the DDA.

The Base Reuse Director responded the Sterling Act fees are school impact fees which are collected throughout the entire City for school facilities.

Councilmember Daysog moved introduction of the ordinance.

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

(16-500) Presentation by Friends of the Alameda Animal Shelter (FAAS) - Annual Progress Report.

Nancy Baglietto, FAAS, gave a presentation on the Animal Shelter and showed a video.

Mayor Spencer inquired what can and cannot be decided from Council.

The City Attorney responded the agenda item is for Council to view the presentation and hear the speakers.

Mayor Spencer read the referral; requested the speakers speak on the referral and the Annual Progress Report rather than speak twice.

Councilmember Oddie stated he is fine with the request.

Stated the Animal Shelter is for animals and people who love animals; expressed support for keeping the Shelter close and increasing funding: Dorothy Freeman, Alameda.

Stated the animals were not being taken care of properly under the Police Department; the level of care has increased and must be maintained: Nancy Evans, FAAS.

Outlined the increase in programs since FAAS has taken over the Shelter: John Lipp, FAAS Board.

Expressed support for FAAS programs: Steve Busse, FAAS and Park Centre Animal Hospital.

Stated FASS live release rate is the above 95%, which is above the national standard; expressed support for sustainable funding: Janet Davis, FAAS Board.

Stated an assessment was recently completed; encouraged Council to support providing needed funding: Ken Warner, FAAS Board.

Stated that she supports FAAS; the animal shelter needs support from the City: Maggie Caraceiolo, FAAS Volunteer.

Stated public private partnerships are a great model; FAAS is proud of leveraging private funds; the City has a responsibility to fund the shelter, which has increased demands and costs; FAAS cannot fundraise \$1 million; urged Council to support the Mayor's referral: Deb Knowles, FAAS.

Expressed support for FAAS; urged the City to fund the important work of FAAS: Merry Banks, Kelly Lux – State Farm.

Stated the benefit of FAAS is the animal's lives; he strongly supports FAAS: Tony Hernandez, Alameda Animal Mobile Care.

Stated FAAS supports animal facilities and programs; urged support from the City: Jim Gotelli, Volunteer.

Submitted information; stated FAAS has brought professionalism to the animal shelter: Jeff Marks, FAAS.

Stated FAAS is a great opportunity to volunteer; urged City support of FAAS: Matthew Pearce, Alameda.

Stated FAAS helps people connect with animals: Stephem Lowens, Alameda.

Stated the animal shelter is a welcoming and friendly facility; commended FAAS for the life of her adopted pet: Cheryl Hawkins, Alameda.

Stated that she strongly supports FAAS and appreciates FAAS taking over the animal shelter; it is important to have funding for animal services: Colette Lee, Alameda.

Stated FAAS is a great service; urged support for FAAS from the City: Mark Sorensen, Alameda.

Stated animals are a large part of the community in Alameda: Kari Thompson, Alameda.

Urged the full funding of FAAS to allow them to continue their work: Sarah Jo Neubauer, FAAS.

Urged support of FAAS for the different programs and events they hold: Jessica Warren, Alameda.

Stated FAAS is essential and a vital part of Alameda: Wes Warren, Alameda.

Urged support of FAAS and the animal shelter: Joyce Saad, Volunteer.

Stated FAAS is a great support for grief stricken animal owners: Linda Weinstock, Alameda.

Outlined the negotiation; urged the City to fund FAAS: Rena Rickles, FAAS.

Mayor Spencer inquired if there is a need for an independent consultant.

The Acting City Manager responded the discussions with FAAS addressed bringing in an outside consultant to see if things could be done differently to save money.

In response to Mayor Spencer's inquiry, the Acting City Manager stated the City is currently considering potential consultants and looking at other municipal shelters.

Councilmember Oddie inquired what is the request from staff; is the request only for sustainable funding.

The Acting City Manager responded staff is not prepared to have said conversation; stated the City will continue to have conversations with FAAS to determine needs; the City can come back to Council with some progress; the Utility Modernization Act (UMA) is on the ballot in November, which will determine a lot of the City's future.

Mayor Spencer stated the referral is not to make a substantive decision.

Vice Mayor Matarrese stated people need to know the cost of running the animal shelter; he would like direction to be given to staff to start negotiations so that by the June budget, what the City is facing is known.

Councilmember Ezzy Ashcraft stated the City stands to take a significant hit if the UMA does not pass in November and cuts will have to be made; the City is in a position of not knowing the budget; she would like staff to continue communicating and negotiating with FAAS.

Councilmember Daysog stated the success of FAAS speaks for itself; the City should negotiate with FAAS; it is imperative to start moving forward now to not go back to the dog pound model.

Mayor Spencer stated that she does not support the UMA; referred to the July staff report; she believes it is critical to proceed with the referral and direct staff to renegotiate the terms of the lease with FAAS; there has been an increase in the number

of animals going to the shelter; it is important to look at modernizing the animal shelter; Alameda needs a sustainable plan for how the animal shelter can meet the expectations and needs of the community and the animals.

[Refer to the Referral below [paragraph no. 16-501] for the motion.

COUNCIL REFERRAL

(16-501) Consider Directing Staff to Renegotiate the Terms of the Friends of the Alameda Animal Shelter (FAAS) Lease and Relocate/Modernize the Shelter Facility, including Addressing Funding. (Mayor Spencer)

Refer to above FAAS Annual Progress Report [paragraph no. 16-500] for public comments and discussion.

Mayor Spencer moved approval of accepting the referral and having staff come back with a presentation.

Councilmember Daysog read the referral; stated he would change the referral to read "...consider directing staff to renegotiate the terms of the lease with FAAS commensurate with the business model and values now in place..."

Mayor Spencer accepted the friendly amendment.

Vice Mayor Matarrese stated direction needs to be given to guide what is already happening; negotiations are already on going; he wants a line by line presentation and a third party to inform staff which line item goes directly to the release rate and which are peripheral; Council cannot make decisions until the budget is explored.

Councilmember Oddie stated that he is not comfortable with the wording of the referral; he would like more information; he would like to look at the budget line items and know what Council is being asked to do; he would like to know the options for a replacement shelter.

Councilmember Daysog stated, by necessity, the City needs a prescriptive referral; suggested the following changes to the referral "...consider directing staff to renegotiate the terms of a lease with FAAS commensurate with the business model and values now in place, including reporting on relocating/modernizing the shelter facility and addressing funding with due diligence review of expenses and revenues..."; the City cannot begin to negotiate in February if the Shelter might close in March.

Mayor Spencer accepted the friendly amendment.

Councilmember Daysog seconded the motion.

The Acting City Manager stated if the caveat in the friendly amendment is to negotiate

in the current standard, the question is if the City can afford the standard.

Councilmember Daysog stated that the City has to enter into the negotiations with a certain value.

The Acting City Manager stated that setting the bar that high ties the City's hands.

Mayor Spencer stated that she does want to set the bar high; she made a motion and accepted the friendly amendment.

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

Vice Mayor Matarrese moved approval of directing staff to renegotiate the terms of the FAAS lease, including: 1) the City's allocation and support of FAAS, 2) the requirement to have a third party expert provide the evaluation as suggested by both FAAS and the City to review the line items and to identify the target to which the City is going to hit, 3) an analysis of the relocation and modernization of the animal shelter and option for alternative funding sources, including, but not limited to, the items listed on the staff report, the development fee and other user fees.

Councilmember Oddie seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft inquired if the motion includes the idea of expanding the animal shelter to bring in more revenue, to which Vice Mayor Matarrese responded in the affirmative.

Mayor Spencer inquired about the level of care is.

Vice Mayor Matarrese responded the motion is to have the independent consultant identify the standard which the City is targeting.

Mayor Spencer inquired if that is a lower level standard of care, and if the City is going to bring in someone from the outside to determine Alameda's standard.

Vice Mayor Matarrese responded in the negative; stated the consultant would advise the City of the standard.

Mayor Spencer stated the standard varies from shelter to shelter.

Vice Mayor Matarrese stated variation is not a standard, that is an output; a standard is a target rate for a good shelter; a standard is a target for people to measure performance against and determine which line items goes to keeping the level of service and how the City can stay above the standard; the budget is projected to get smaller and smaller.

Mayor Spencer inquired what would be the acceptable standard of care.

Vice Mayor Matarrese responded after the standard and cost are received, then the City can have a discussion; on the Annual Report there is no standard and he does not have a reference or information about the standard.

Councilmember Ezzy Ashcraft stated that she does not want to support anything that would support a lower kill rate; inquired if the target is a financial target; stated she does not want to change the live release rate; cuts could be made in other areas.

Councilmember Oddie stated there is a certain service level at the animal shelter; there could be a different service level and cost for that service level.

Vice Mayor Matarrese stated the starting point should be to maintain and improve the current level of service, but be ready to deal with costs.

Councilmember Daysog stated said idea is the same as the original motion: to aim high and make adjustments if there is a contingency plan.

Councilmember Ezzy Ashcraft stated the motion is giving staff more latitude to address relocation or modernizing the facility.

Councilmember Daysog stated as part of the negotiations staff should be prepared to ask about the follow up steps.

At the request of Council, the City Clerk repeated the motion.

Vice Mayor Matarrese stated a standard has not been identified, only the performance; Council needs to know the cost to maintain the performance if it is above the standard or to bring the standard up if it is below the standard.

Mayor Spencer stated the motion is similar to the previous motion.

Vice Mayor Matarrese responded he added having a third party consultant.

Mayor Spencer responded that the addition of the consultant could have been a friendly amendment.

Councilmember Oddie called for the question.

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

At the request of Council, the City Clerk repeated the motion.

Mayor Spencer called a recess at 10:17 p.m. and reconvened the meeting at 10:25 p.m.

(16-502) Mayor Spencer stated a motion is needed to consider items past 10:30 p.m.

Vice Mayor Matarrese moved approval of hearing the Introduction of Ordinance first [paragraph no. 16-503], then address the Housing Element Annual Report [paragraph no. 16-505].

Under discussion, Mayor Spencer inquired if more items could be added at 11:00 p.m.

The City Clerk responded in the negative.

Mayor Spencer stated that she prefers to hear the Public Art Fund item first because there are people in the audience to speak on the issue.

Councilmember Oddie seconded the motion.

On the call for the question, the motion failed by the following voice vote: Ayes: Councilmembers Matarrese and Oddie – 2. Noes: Mayor Spencer – 1. Abstentions: Councilmember Daysog and Ezzy Ashcraft – 2.

There was a brief discussion about the vote.

Mayor Spencer moved approval of hearing the Public Art Fund item. [paragraph no. 16-503]

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Ezzy Ashcraft inquired about potential November 1st agenda items, to which the City Clerk responded potential items include Phase Zero and the homeless encampment.

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

REGULAR ITEMS

(16-503) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 (Zoning Ordinance) to Facilitate the City's Ability to Disperse Public Art Funds, and Amend the Fiscal Year 2016-17 Public Art Fund Budget by

\$200,000 and Capital Improvement Projects Fund Budget by \$100,000. Introduced.

The Community Development Director gave a Power Point presentation.

Vice Mayor Matarrese inquired if the Public Art Commission (PAC) made the recommendations to appropriate \$100,000 to Jean Sweeny Public Art and use part of the \$100,000 for maintenance.

The Community Development Director responded in the negative; stated the Council is the body that appropriates funds; the Public Art Ordinance states that maintenance of public art is an eligible expense of the public art fund.

Councilmember Daysog inquired whether the PAC makes recommendations to the Planning Board.

The Community Development Director responded the PAC expressed interest in the ordinance being drafted to create a mandatory requirement that money be paid into the art fund; because of the zoning ordinance, the City cannot dictate how a developer decides to use the funds; developers have to be given the choice between paying into the fund or providing art onsite.

Councilmember Daysog inquired if the PAC had input, to which the Community Development Director responded in the affirmative.

Councilmember Daysog inquired whether there discussion on how to capture cultural art.

The Community Development Director responded cultural art should be free and open to the public; the criteria could be added to the Request for Proposal (RFP) process.

Councilmember Daysog suggested codes could be implemented for people to look up and see cultural event that happened years ago.

Councilmember Oddie inquired if the Council adopted a Master Plan for Jean Sweeny Park, to which the Community Development Director responded in the affirmative.

Councilmember Oddie inquired if there was a public art component in the Master Plan, to which the Community Development Director responded in the affirmative.

Councilmember Oddie inquired if the estimated cost of the public art component was \$100,000.

The Community Development Director responded the \$100,000 is a way to jump start the public art design and fabrication.

Councilmember Oddie inquired whether the estimate is for the entire Jean Sweeny

project is \$17 million.

The Community Development Director responded the public art was not budgeted as part of the \$17 million; it would need to come out of a grant or fundraising.

Councilmember Oddie inquired if the public art is part of the plan but the City currently does not have a way of paying for it, to which the Community Development Director responded in the affirmative.

Councilmember Ezzy Ashcraft inquired if the \$100,000 expenditure for the public art at Jean Sweeny has not been heard by the PAC, to which the Community Development Director responded in the affirmative.

Councilmember Ezzy Ashcraft inquired if the decision to allocate almost half of the \$224,000 in the public art fund is a staff estimate.

The Community Development Director responded in the affirmative; stated Community Development and Park and Rec staff came up with the figure.

Councilmember Ezzy Ashcraft inquired if the figure is based on any particular art installation.

The Community Development Director responded the amount is based on the fact that four locations are being contemplated; stated staff does not know whether \$100,000 will cover one to four locations.

Councilmember Ezzy Ashcraft inquired what other park locations across the City have been considered for public art funding.

The Community Development Director responded the Master Plan did not have a public art component.

Councilmember Ezzy Ashcraft inquired whether public art could be anywhere in the City, not just public parks, to which the Community Development Director responded in the affirmative.

Councilmember Ezzy Ashcraft inquired if there was a public process so that the public could weigh in on where and what kind of public art they would like to see.

The Community Development Director responded there was a community workshop for the public where the proposed amendments to the ordinance were presented as well as the RFP process.

Councilmember Ezzy Ashcraft inquired whether the plans are set and if the allocations are made.

The Community Development Director responded that if the Council were to appropriate the funding for Jean Sweeny Park, the public process for the art would begin.

Mayor Spencer inquired if there are any other Master Plans in the City which include public art that has not been funded, to which the Community Development Director responded only Jean Sweeny Park.

Mayor Spencer inquired if public art was ever contemplated for any other park.

The Community Development Director responded public art would be a great idea in a number of City parks, which could be a part of the \$50,000 for capital art in the RFP.

Mayor Spencer inquired if any other parks have public art; stated she is unaware of any public art at any other parks.

The Community Development Director responded in the negative.

Mayor Spencer inquired whether the requirement for administrative costs could be reduced from 25% to 15%.

The Community Development Director responded in the affirmative; stated the cost is for the third party art providers, not the City's administrative expenses.

Mayor Spencer inquired whether staff reports to the PAC how much is being spent.

The Community Development Director responded the annual report includes the costs spent on administrative expenses; stated the cost is not approved by the PAC.

Mayor Spencer inquired if there is any preauthorization, to which the Community Development Director responded in the negative.

The Acting City Manager stated the amount is in the budget.

The Community Development Director stated the current budget includes \$10,000.

Councilmember Oddie inquired whether there has to be a cap, to which the Community Development Director responded in the negative.

Councilmember Oddie inquired if the cap can be eliminated.

The Community Development Director responded in the affirmative.

(16-504) Mayor Spencer stated a motion is needed to continue past 11:00 p.m.

Councilmember Daysog moved approval of continuing the meeting.

Mayor Spencer seconded the motion, which failed by the following voice vote: Ayes: Councilmember Daysog and Mayor Spencer – 2. Noes: Councilmembers Ezzy Ashcraft, Matarrese and Oddie – 3.

Councilmember Ezzy Ashcraft moved approval of continuing the matter to October 18th at 6:00 p.m.

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

(16-505) Recommendation to Direct Staff to Transmit the City of Alameda 2015 Housing Element Annual Report to the State of California Department of Housing and Community Development. Not heard.

(16-506) Public Hearing to Consider Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 (Zoning Ordinance) to Streamline Improvements to Existing Residential Properties and Minor Administrative, Technical, and Clarifying Revisions to the Zoning Ordinance Regarding Chimneys, Accessory Buildings, Windows, Existing Driveways and Parking, Non-Conforming Setbacks, Home Occupation Signage, and Other Miscellaneous Amendments. Not heard.

CITY MANAGER COMMUNICATIONS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

(16-507) Consider Directing the City Manager to Initiate and Begin the Process with the Planning Board to Propose Revisions to the Ordinance and Code Sections Defining Alameda's Inclusionary Housing for Residential Development. (Vice Mayor Matarrese) Not heard.

(16-508) Consider Directing the City Manager to Schedule a Priority Setting Work Session. (Mayor Spencer) Not heard.

(16-509) Consider Directing the City Manager to Immediately Hold a City Council Workshop on the Final Phase of the Bayport-Alameda Landing Disposition and Development Agreement (DDA)\Development Plan. (Councilmember Daysog) Not heard.

(16-510) Consider Directing the City Manager to Have the Social Service Human Relations Board (SSHRB) Review City Policies and Procedures for Aiding Alameda's Homeless in Order to Make Recommendations to the City Council for Policy Revisions and Additions. (Vice Mayor Matarrese) Not heard.

(16-511) Consider Directing the City Manager to Initiate Revisions to the Ordinances and Code Sections for Mixed-Use Zoning in the City of Alameda to Aid Retention of Beneficial Commercial Uses within Areas Zoned for Mixed Use. (Vice Mayor Matarrese) Not heard.

(16-512) Consider Directing Staff to Review Enacting a Minimum Wage Increase in Alameda. (Mayor Spencer) Not heard.

COUNCIL COMMUNICATIONS

None.

ADJOURNMENT

At 10:58 p.m., Mayor Spencer continued the meeting to October 4, 2016 at 6:00 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 CITY COUNCIL MEETING
TUESDAY- -OCTOBER 4, 2016- -6:00 P.M.

The meeting was cancelled. The following item was not heard:

(16-483A) Conference with Real Property Negotiators (Pursuant to Government Code § 54956.8); Property: Alameda Point – Building 530 – 120 W. Oriskany Avenue, Alameda, CA; City Negotiator: Nanette Mocanu/Cushman & Wakefield; Organizations Represented: Hot Rod Shop Inc., and NorCal Clean Tech, LLC; Issue under negotiation: Real Property Negotiations Price and Terms of Payment. Not heard.

Lara Weisiger
City Clerk

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