

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 16, 2019- -5:30 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:30 p.m.

Roll Call – Present: Councilmembers Daysog, Knox White, Oddie, Vella and Mayor Ezzy Ashcraft – 5.

Note: Councilmember Vella recused herself from the Liability Claim and left the meeting at 6:50 p.m.

Absent: None.

The meeting was adjourned to Closed Session to consider:

(19-210) Conference with Legal Counsel – Existing Litigation (Pursuant to Government Code § 54956.9); Case Name: Zachary Ginsburg v. City of Alameda; Court: Superior Court of the State of California, County of Alameda; Case No: RG15791428

(19-211) Conference with Labor Negotiators (Government Code Section 54957.6); City Negotiators: Nancy Bronstein, Human Resources Director; Employee Organizations: International Brotherhood of Electrical Workers, Local 1245 (IBEW), and Executive Management Employees (EXME); Under Negotiation: Salaries and Terms of Employment

(19-212) Conference with Legal Counsel – Liability Claim; (Pursuant to Government Code § 54956.95); Claimant: Jeffrey Cambra; Agency claimed against: City of Alameda

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Existing Litigation, the Council unanimously voted to authorize settlement of a claim for plaintiff attorney fees in the amount of \$125,000 with the City paying \$25,000 and \$100,000 to be paid from the Alameda Municipal Power Enterprise Fund; regarding Labor, direction was given to staff by the following vote: Ayes: Councilmembers Daysog, Knox White, Oddie, and Vella – 4; Noes: Mayor Ezzy Ashcraft – 1; regarding the Liability Claim Liability, Council authorize settlement of the claim with no financial consideration involved by the unanimous voice vote – 4, with Councilmember Vella absent.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:55 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 MEETING OF THE
CITY COUNCIL AND SUCCESSOR AGENCY
TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC)
WEDNESDAY- -APRIL 16, 2019- -6:59 P.M.

Mayor/Chair Ezzy Ashcraft convened the meeting at 7:04 p.m.
Councilmember/Commissioner Daysog led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers/Commissioners Daysog, Knox
White, Oddie, Vella and Mayor/Chair Ezzy Ashcraft –
5.

Absent: None.

CONSENT CALENDAR

(19-10 SACIC) Minutes of the Special Successor Agency to the Community
Improvement Commission (SACIC) Meeting Held on March 19, 2019. Approved.

[Note: The vote was taken as part of the discussion of the Audited Financial Statements
[paragraph no. 19-213 CC/19-11 SACIC]

(19-213 CC/19-11 SACIC) Recommendation to Accept the Fiscal Year 2017-18
Audited Financial Statements and Compliance Reports.

Councilmember/Commissioner Daysog inquired about the Memorandum of Internal
Control addressing Purchasing Policy Compliance; inquired whether staff is
implementing changes to not allow multiple small contracts for vendors, which end up
being large contracts.

The Finance Director responded in the affirmative; stated the purchasing policy needs
to be updated; individual vendors currently cannot be tracked.

Councilmember/Commissioner Daysog inquired whether the purchase of the new
Enterprise Resource Planning software would help, to which the Finance Director
responded the new software will include contract management, which will be part of the
solution.

Mayor/Chair Ezzy Ashcraft noted the management response was included in the
document; read the management response.

Councilmember/Commissioner Daysog requested the names of the entities that
received the payments be provided to Council.

Councilmember/Commissioner Daysog moved approval.

Mayor/Chair Ezzy Ashcraft clarified the motion is to approve the Consent Calendar: the minutes and the audited financial report.

Councilmember/Commissioner Vella seconded the motion, which carried by unanimous voice vote - 5.

ADJOURNMENT

There being no further business, Mayor/Chair Ezzy Ashcraft adjourned the meeting at 7:13 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk and Secretary, SACIC

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -APRIL 16, 2019- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:13 p.m.

ROLL CALL - Present: Councilmembers Daysog, Knox White, Oddie, Vella,
and Mayor Ezzy Ashcraft – 5.

Absent: None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(19-214) Mayor Ezzy Ashcraft welcomed the new City Manager, who made brief comments.

AGENDA CHANGES

(19-215) The City Clerk announced the Legislative Agenda [paragraph no. 19-226] and final passage of the cannabis ordinances [paragraph no. 19-238] would not be heard and would return at a later meeting; noted the cannabis Request for Proposals would still be issued next week.

Mayor Ezzy Ashcraft noted that she would address the warming shelter proclamation [paragraph no. 19-216] first.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(19-216) Proclamation Declaring April 16, 2019 as Warming Shelter Appreciation Day.

Mayor Ezzy Ashcraft read the proclamation and presented it to Stephen McHale, Christ Episcopal Church.

Mr. McHale made brief comments.

(19-217) Proclamation Declaring April 7 through 13, 2019 as Alameda County Victims' Rights Week.

Mayor Ezzy Ashcraft read the proclamation and presented it to Tom Walsh, District Attorney's Office; and Dena Aindow, Victims Witness Advocate.

Ms. Aindow and Mr. Walsh made brief comments.

(19-218) Proclamation Declaring April 22, 2019 as Earth Day Alameda 2019 and April 26, 2019 as Arbor Day Alameda 2019.

Mayor Ezzy Ashcraft read the proclamation and presented it to Morgan Guenther, East

Bay Regional Parks District.

Ms. Guenther made brief comments.

ORAL COMMUNICATIONS, NON-AGENDA

(19-219) Eric Strimling, Alameda Renters Coalition (ARC), discussed rising housing prices; gave a scenario of raising rent at the rate of inflation; stated a rent cap below the inflation rate is needed; expressed support for the staff proposal to address evictions.

(19-220) Bunny Duncan, National Association of HUD Tenants Union, discussed a case of a landlord trying to relocate a blind tenant to change the rug and paint after an inspection determined the unit was okay; expressed concern over the Housing Authority not doing anything and not providing contact information.

Mayor Ezzy Ashcraft noted the City's rent ordinance does not cover HUD properties.

(19-221) Catherine Pauling, ARC, expressed concern over the Housing Authority's information not including contact information for the City contracted legal services, Centro Legal; stated there is a lack of oversight from the Housing Authority.

(19-222) Denyse Trepanier, Bike Walk Alameda, made an announcement regarding Bike to Work Day, May 9th.

CONSENT CALENDAR

The Legislative Agenda [paragraph no. 19-226] and final passage of the cannabis ordinances [paragraph no. 19-238] were not addressed; and the SCI Consulting Group agreement [paragraph no. 19-230], Landscape and Lighting District 84-2 resolution [paragraph no. 19-232], Webster Street BIA [paragraph no. 19-236] and Code Enforcement ordinance [paragraph no. 19-237] were removed from the Consent Calendar for discussion.

Vice Mayor Knox White moved approval of the remainder of the Consent Calendar.

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

(*19-223) Minutes of the Special Meeting Held on March 16, 2019; and the Special and Regular City Council Meetings Held on March 19, 2019. Approved.

(*19-224) Ratified bills in the amount of \$3,187,863.91.

(*19-225) Recommendation to Set June 18, 2019 for a Public Hearing to Consider Collection of Delinquent Business License Taxes and Delinquent Integrated Waste

Management Accounts Via the Property Tax Bills. Accepted.

(19-226) Recommendation to Approve the Legislative Agenda for the City of Alameda. Not heard.

(*19-227) Recommendation to Accept the Work of Ranger Pipeline Inc. for Cyclic 14 Easement Sewer Rehabilitation Project, No. P.W. 10-17-44. Accepted.

(*19-228) Recommendation to Accept the Work of Ranger Pipeline Inc. for Cyclic Sewer Rehabilitation Project, Phase 14, No. P.W. 05-17-27. Accepted.

(*19-229) Recommendation to Accept the Work of MCK Services, Inc. for Repair and Resurfacing of Certain Streets, Phase 37, No. P.W. 01-18-01. Accepted.

(19-230) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with SCI Consulting Group for a Comprehensive Stormwater Fee Study, Community Survey, and Balloting, Extending the Agreement for Seven Months in an Amount not to Exceed \$94,009 for a Total Expenditure Under the Agreement, as Awarded, of \$166,513.

The Public Works Director gave a brief presentation.

Councilmember Oddie expressed concern over the proposed election being inequitable because it excludes anyone who is not a property owner; stated the fee assessed would ultimately be passed onto tenants; all Alamedans should take part in the election.

The Public Works Director stated having a general election would raise the threshold from 50% plus one to two-thirds; noted the survey would seek input from people who are not property owners.

Vice Mayor Knox White stated there is a timeline to come back to Council; inquired whether Council could decide how to do the balloting when the matter returns.

The Public Works Director stated the timeline to come back in July allows the proposed balloting to be done by the end of the year; a voter election would have to be held November 2019, March 2020 or November 2020; the Council could decide how to move forward at the second meeting in July; other options could be included if Council desires.

Vice Mayor Knox White inquired what constitutes a statistically valid sample, to which the Public Works Director responded 2,000 to 3,000 responses will be statistically significant and equivalent to polling results.

Vice Mayor Knox White noted 2,000 to 3,000 responses might not be demographically representative; stated he expects the survey to provide information regarding responses from renters versus homeowners.

The Public Works Director stated the mailing to property owners will be statistically valid; as much input from as many people as possible is being solicited in other communications and he cannot guarantee the scientific validity.

Councilmember Daysog inquired whether one objective of the survey would be the nature of the stormwater fee; discussed the hospital parcel tax; further inquired whether the survey would address the fee being scaled for different size parcels.

The Public Works Director responded in the negative; stated the survey would attempt to figure out the tolerance for the fee adjustments.

Councilmember Oddie noted the staff report indicates approving the contract amendment means staff will proceed with the timeline and an election that disenfranchises over half of the City's voters; inquired whether there is flexibility and whether the decision in July would still require the same contract amount.

The City Manager stated that he would recommend the motion direct staff to come back in July and provide options.

Councilmember Oddie discussed the right to vote; stated renters should have a say.

Councilmember Oddie moved approval of the staff recommendation with the suggestion by the City Manager to have a decision point in July.

The Interim City Attorney stated due to the various election timelines, the matter may need to return to Council before July; a number of issues need to be addressed.

The Public Works Director stated ballot language would have to be delivered to the County by early August to have a November election.

Mayor Ezzy Ashcraft expressed concern that renters might vote against the tax for fear of it increasing their rents; stated the City has to protect its infrastructure and prepare for sea level rise; she would not be excited about calling a special election; expressed support for the City Manager's suggestion.

Vice Mayor Knox White inquired whether there is public comment, to which the City Clerk responded a speaker slip was submitted after the motion was made.

Expressed support for the study and for going forward with the property assessment and a property owner vote; expressed concern over the consequences of the matter not passing and a two-third vote being required at a general election, which would require a huge campaign effort: Ruth Abbe, Community Action for a Sustainable Alameda.

Vice Mayor Knox White clarified the motion is the staff recommendation with the City Manager's addendum; seconded the motion.

Under discussion, Mayor Ezzy Ashcraft requested the additional part of the motion be repeated.

The City Clerk stated the motion direction is to present options as outlined by the City Manager when the matter returns in July.

Councilmember Oddie noted the motion also allows the matter to return sooner than July.

Councilmember Vella stated information is being sought from the public in two different ways; property owners are being asked if they would support the assessment; questioned spending funds on a scientific poll to get the general public's view; expressed concern over the cost; stated the information can be obtained from going to community groups and putting out a poll; she wants to see what property owners and the general public have to say; fee increases have been voted down in Alameda; the City has to figure out how to fund the work; streets flood; the City has a major stormwater issue; expressed support of the motion with the amendments and having a plethora of options return; stated the options need to include how the City will fund the work.

Mayor Ezzy Ashcraft noted the City is under a consent decree over sewage leaking into the Bay and has to do required repairs.

Councilmember Daysog stated that he prefers to see the fee adjusted to take into account intensity of uses.

Councilmember Oddie stated that he does not think anyone is arguing against the need for the fee; he thinks excluding the renter population a basic civil rights issue; civil rights should not be thrown away because something is easier or cheaper.

Mayor Ezzy Ashcraft stated the vote tonight is going forward with the study and gathering information to return to Council in July or before.

Vice Mayor Knox White requested the online survey data show who took the survey; stated online surveys tend to target a specific demographic and will not necessarily be representative of the City; for community meetings, the list of organizations should be provided when the matter returns and should be representative of the community, not just the same groups regularly engaged.

Mayor Ezzy Ashcraft inquired how the Vice Mayor would propose to compel more people or different people to respond.

Vice Mayor Knox White responded the City conducts statistically significant studies every two years; stated the survey should not claim the community supports something if the survey is not completed by an appropriate sample; the study has to be careful and

thoughtful in pursuing input from the full community or money must be spent to get the desired responses.

Councilmember Daysog stated the question needs to be answered whether the polling should include the renter population or homeowners.

Vice Mayor Knox White stated the motion does not say what needs to be done.

Mayor Ezzy Ashcraft inquired whether the Public Works Director has sufficient information.

Councilmember Vella stated that she did not read anything about a poll; she thought the City would be conducting a survey, which is different; inquired whether the poll would be specific to property owners.

The Public Works Director responded in the affirmative; stated the scientifically valid poll would be in writing by mail for property owners; Council might want to do both and test out similar questions in a telephone poll with a segment of responders that are renters.

In response to Councilmember Vella's inquiry regarding costs, the Public Works Director stated a telephone poll could be done by July for about \$30,000.

In response to Mayor Ezzy Ashcraft's inquiry, the Public Works Director stated it would be difficult to separate property owners from the sample; there would be cross over; a telephone poll would have broad representation of all Alamedans.

Mayor Ezzy Ashcraft stated the Council may want to hear from all Alamedans; having a general election would raise the threshold for passage; inquired whether Council wants to wait and discuss the issue once the results come back.

Councilmember Oddie stated the results would inform Council; the poll indicating 80% of the people like it would guide the decision; Council is being asked to foreclose a path without the data.

Councilmember Daysog stated the Council needs to hammer out the nature of the election earlier rather than later; residents might have a different take depending on who would get to vote.

Councilmember Vella stated the motion does not include polling; the motion would need to be amended to have a mail or phone poll; the question is whether the fee should be based on intensity or a flat fee; questions will dictate the response; feedback is needed before Council can decide what to pursue.

In response to Mayor Ezzy Ashcraft's inquiry regarding the type of fee, the Public Works Director stated there has to be a nexus to the services provided and the property; any approach would probably end up at impervious service units, which depends on the

pavement versus plants covering the property for anything larger than single family properties; for single family homes, a flat fee would be created by coming up with an average across all single family properties.

The Interim City Attorney stated the percentage needed to pass the fee might differ depending on what is considered.

Vice Mayor Knox White stated the motion captures what the Council wants; community feedback will be gathered; Council has clarified what information it wants when it comes back; the thresholds and costs of different types of elections would also come back; Council might decide to request more statistically significant surveying when it comes back for Council to decide the type of election.

Mayor Ezzy Ashcraft inquired whether the Public Works Director has sufficient information, to which the Public Works Director responded in the affirmative; inquired whether the fee study would move forward along with other things happening in addition to the study.

Vice Mayor Knox White and Mayor Ezzy Ashcraft responded in the affirmative.

Councilmember Oddie stated a decision should be made with all of the relevant information.

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

(*19-231) Resolution No. 15518, “Approving the Pavement Management Project to be Funded through the State’s Road Maintenance and Rehabilitation Account for Fiscal Year 2019-20.” Adopted.

(*19-232) Resolution No. 15519, “Initiating Proceedings for a Proposed Increase in Assessments and Ordering the Preparation of an Assessment Engineer’s Report for Island City Landscaping and Lighting District 84-2, Zone 4 (Park Street).” Adopted; and

(*19-232 A) Resolution No. 15520, “Preliminarily Approving the Engineer’s Report and Declaring Intention to Order Levy and Collection of Assessments and Providing for Assessment Ballot Proceeding and Notice of Public Hearing on June 4, 2019 Regarding a Possible Assessment Increase, Island City Landscaping and Lighting Maintenance District 84-2, Zone 4 (Park Street).” Adopted.

(*19-233) Resolution No. 15521, “Preliminarily Approving the Annual Report Declaring the City’s Intention to Order the Levy and Collection of Assessments and Providing for Notice of Public Hearing on June 4, 2019 Regarding the Assessment Increase - Maintenance Assessment District 01-01 (Marina Cove).” Adopted.

(19-234) Resolution No. 15522, “Preliminarily Approving the Annual Report, Declaring the City’s Intention to Order the Levy and Collection of Assessments and Providing for

Notice of Public Hearing on June 4, 2019 Regarding Possible Assessment Increases - Island City Landscaping and Lighting District 84-2 (Various Locations throughout the City).” Adopted.

In response to Councilmember Vella’s inquiry, the Interim City Attorney stated having property within a zone would not reach the 25% threshold; he recommends Councilmembers recuse themselves on the particular item.

Councilmember Vella inquired whether Councilmembers could recuse themselves from a particular zone and vote on the other zones not within 500 feet, to which the Interim City Attorney responded in the affirmative.

Councilmembers Vella and Daysog indicated that they are impacted by Zone 8.

Councilmember Oddie stated the issue has come up in the past; he thought the issue was going to be set up to keep from not having enough three Councilmembers to vote; doing so in the future would be appreciated.

Mayor Ezzy Ashcraft inquired whether there is a motion to approve Zones 1 through 7.

Vice Mayor Knox White moved [adoption of the resolution for Zones 1 through 7].

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

Mayor Ezzy Ashcraft inquired whether there is a motion to approve the same resolution as it pertains to Zone 8.

Vice Mayor Knox White moved [adoption of the resolution for Zone 8].

Councilmember Oddie seconded the motion, which carried by unanimous voice vote- 3. [Absent: Councilmembers Daysog and Vella – 2.]

(*19-235) Recommendation to Approve the Park Street Business Improvement Area (BIA) Annual Assessment Report; Approved; and

(*19-235A) Resolution No. 15523, “Intention to Levy an Annual Assessment on the Park Street BIA for Fiscal Year 2019-20, to Change the BIA Boundaries to include Park Street Landing, and to Set a Public Hearing for May 7, 2019.” Adopted.

(19-236) Recommendation to Approve the Webster Street Business Improvement Area (BIA) Annual Assessment Report; Approved; and

(19-236 A) Resolution No. 15524, “Intention to Levy an Annual Assessment on the Webster Street BIA for Fiscal Year (FY) 2019-20, and to Set a Public Hearing for May 7, 2019 to Levy an Annual Assessment on the Webster Street BIA.” Adopted.

Councilmembers Daysog and Vella recused themselves and left the dais.

Vice Mayor Knox White moved approval of the staff recommendation [including adoption of resolution].

Councilmember Oddie seconded the motion, which carried by unanimous voice vote – 3. [Absent: Councilmembers Daysog and Vella – 2.]

(19-237) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Various Provisions, Including: (1) Section 2-17 of Chapter II (Administration); (2) Section 1-7 of Chapter I (General); (3) Section 2-44.1 of Chapter II; (4) Section 1-5 (Penalty Provisions; Enforcement) of Chapter I (General); (5) Section 30-23 (Certificate of Occupancy) of Chapter XXX (Development Regulations); and (6) Other Related Amendments Concerning Code Enforcement. Introduced.

The Building Official gave a brief presentation.

Councilmember Daysog inquired whether a certificate of occupancy would be required if the same type of business goes into a location.

The Building Official responded the policy is not changing; stated a certificate of occupancy has always been required; the new tenant would need to follow the same rules as the old tenant; the Municipal Code change clarifies the current practice.

Councilmember Daysog expressed support for clarifying the language.

Councilmember Daysog moved approval of the staff recommendation [introduction of the ordinance].

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

(19-238) SUMMARY: Consider Final Passage of Four Cannabis Related Ordinances as Follows: Two Ordinances (A and B) Repeal the Existing Cannabis Regulations; and Two Ordinances (C and D) Adopt the Same Regulations

(A) Final Passage of Ordinance Repeal in Its Entirety Ordinance No. 3227 Concerning Cannabis Regulations in Alameda Municipal Code Article XVI (Cannabis Businesses) of Chapter VI (Businesses, Occupations and Industries) that, Among Other Things, Establishes the Number of Retail Cannabis Dispensaries to be Open to the Public (including Delivery), Disperses Their Operations, Creates a Buffer Zone from Sensitive Uses, and Permits the Sale of Non-Medicinal Cannabis;

(19-238 A) Final Passage of Ordinance “Repeal in Its Entirety Ordinance No. 3228 Concerning Land Use Requirements in the Zoning Ordinance of Alameda Municipal Code Section 30-10 (Cannabis) that, Among Other Things, Permits Retail Cannabis Dispensaries in Certain Zoning Districts Subject to a Conditional Use Permit and Permits the Sale of Non-Medicinal Cannabis in Certain Zoning Districts;

(19-238 B) Final Passage of Ordinance Concerning Cannabis Regulations in Alameda Municipal Code Article XVI (Cannabis Businesses) of Chapter VI (Businesses, Occupations and Industries) that, Among Other Things, Establishes the Number of Retail Cannabis Dispensaries to be Open to the Public (including Delivery), Disperses Their Operations, Creates a Buffer Zone from Sensitive Uses, and Permits the Sale of Non-Medicinal Cannabis; and

(19-238 C) Final Passage of Ordinance Concerning Land Use Requirements in the Zoning Ordinance of Alameda Municipal Code Section 30-10 (Cannabis) that, Among Other Things, Permits Retail Cannabis Dispensaries in Certain Zoning Districts Subject to a Conditional Use Permit and Permits the Sale of Non-Medicinal Cannabis in Certain Zoning Districts. Not heard.

(*19-239) Ordinance No. 3235, "Amending the Alameda Municipal Code by Eliminating Section 6-58.200, the Sunset Clause (December 31, 2019), from Ordinance No. 3148 (City of Alameda Rent Review, Rent Stabilization, and Limitations on Evictions Ordinance)." Finally passed.

(*19-240) Recommendation to Authorize the City Manager to Execute Second Amendment to the Agreement with Susan Mayer to Extend the Term by Five Months, for Financial Services in Connection with Completing the Implementation of the Cost Allocation Plan and Indirect Cost Rate Proposal (ICRP). Accepted.

REGULAR AGENDA ITEMS

(19-241) Presentation by the Alameda Unified School District (AUSD) on AUSD's Mental Health Needs Assessment.

The Economic Development Manager gave a brief presentation.

Vice Mayor Knox White left the dais at 8:29 p.m. and returned at 8:31 p.m.

Kristen Zazo, AUSD, gave a Power Point presentation.

Councilmember Oddie inquired whether focus groups involved Lesbian, Gay, Bisexual, Transgender and Questioning (LGBTQ) students, to which Ms. Zazo responded in the affirmative; noted LGBTQ students are more at risk of suicide than other groups.

Vice Mayor Knox White inquired how the District is working with County Public Health Department.

Ms. Zazo responded most of the County Mental Health Department support is for special education; the Districts pays the County \$1.2 million for 92 students; the budget continues to increase; discussed the billing; stated the District is looking for a different

approach since the budget increase cannot be sustained.

Vice Mayor Knox White inquired whether the School District and the City could approach the County to find a way to work differently, to which Ms. Zazo responded in the affirmative; stated County Mental Health can get other grants; mental illness needs to be treated across the County; services need to be shared in a better way.

Councilmember Vella inquired how Alameda compares to other communities.

Ms. Zazo responded most other districts have not done an intense needs assessment; stated California Healthy Kids surveys have shown an increase; anecdotally, everyone is seeing an increase in suicidal ideation; new legislation requires every school district to have a plan for suicide prevention, which includes improved tracking.

In response to Councilmember Vella's inquiry about students on waitlists and referrals, Ms. Zazo outlined the District using Alameda Family Services to cross services; stated a non-Medical student on a waitlist could be helped by Alameda Family Services.

Councilmember Vella inquired how long is the waitlist.

Ms. Zazo responded there is a need for stigma reduction; stated Alameda Family Service will see a student who needs immediate support; discussed insurance; noted families worry getting help will be linked to college admission.

In response to Councilmember Vella's inquiry regarding cultural sensitivity, Ms. Zazo outlined the three year professional development cycle for teachers.

Mayor Ezzy Ashcraft discussed the Alameda Collaborative for Children, Youth and Families; stated it is important to de-stigmatize seeking help for mental health issues; that she would like to suggest Council direct staff to work with the Collaborative and help with the awareness campaign; there are ways the City can pitch in; outlined the next steps being taken to develop the awareness campaign.

Councilmember Vella stated that she supports the recommendation; discussed getting information out through Recreation and Parks, including the guide.

Councilmember Daysog discussed the student survey responses; stated that he is very supportive of the City doing whatever it can to help to lower the numbers.

Councilmember Oddie stated he would be open to hearing any opportunities if there are ways the City can be helpful, including any legal ways it could help with funding.

Vice Mayor Knox White stated the more the City can engage the County in developing messaging, the better; every school district should not develop its own campaign.

Ms. Zazo noted that she would be doing a training for Recreation and Parks staff.

Mayor Ezzy Ashcraft called a recess at 9:02 p.m. and reconvened the meeting at 9:11 p.m.

(19-242) Public Hearing to Consider Endorsing: 1) an Annual Report on the Status of the General Plan and Housing Element, and 2) an Annual Report on the Status of the Transportation Choices Plan and Associated Work Program Priorities.

The Planning, Building and Transportation Director gave a Power Point presentation.

Discussed climate change and needed policy changes: Denyse Trepanier, Bike Walk Alameda.

Discussed various plans and encouraged Council to provide leadership: Ruth Abbe, CASA.

Discussed traffic and the importance of providing safe modes of transportation: Heather Little, Alameda.

Discussed needed changes: Pat Potter, Alameda.

Urged Council to keep the City moving forward with meaningful transportation changes: Lucy Gigli, Bike Walk Alameda.

Councilmember Vella stated the City needs to stop acting like a Homeowner Association engaging in vigorous design review; people need to select from options; the process needs to be streamlined and more affordable to allow construction to occur; time needs to be spent creating options; Council should discuss how many units will be available for purchase versus rental property; not allowing the middle class to buy in Alameda is a problem; the City declared and should continue to focus on vision zero; discussed and encouraged daylighting at intersections, road repairs and bike share; expressed support for crossings; stated the bicycle/pedestrian crossing needs to happen on the West End and would not be solved by a gondola; shuttle bus expansion should connect to areas like the McKay Avenue site.

Vice Mayor Knox White stated the City is not reaching its affordable goals under the Housing Element; not enough market rate housing is being built; the viability of Accessory Dwelling Units (ADUs) should be increased; only 38 have been proposed and 20 are moving forward; suggested changes to the law be considered; stated land use has one of the top impacts on climate, which needs to be addressed in the General Plan and Housing Element; the transit goals are very oriented toward Alameda Point, not Fruitvale, BART or downtown Oakland, which are the City's problem areas; there is a development plan for Alameda Point; transportation planning should focus on having people not drive to BART; the plan needs a robust protected bike lane network; the City

should do quick and effective projects, like daylighting; change is needed now; discussed and encouraged bike parking and establishment of policies; requested the Broadway-Jackson project come to Council for discussion; discussed having a lifeline bridge, funding, ferry parking and ridership, and prioritizing climate.

Councilmember Daysog expressed support for a comprehensive, visionary General Plan update, including the Transportation Element; outlined the reasons the comprehensive update is needed; discussed State regulations and inconsistency with bike lanes; suggested formation of a committee and involving groups; noted the update will cost a lot of money; suggested another workshop be held on the issue; expressed support for the priorities in the Transportation Choices Plan (TCP); noted projects are included in the Plan since the focus was on implementation; expressed support for the gondola; discussed the General Plan Parks and Open Space chapter; gave an example of a potential policy; reiterated the need for a comprehensive General Plan update and robust public engagement process.

Councilmember Oddie noted only 50 to 60 of the 3,000 units that have been entitled have been built; expressed frustration; stated there is not enough supply; the review process should not take forever; the City is running out of horizontal space and needs to think vertically; discussed State regulations being done because cities are not providing housing; expressed support for streamlining approvals and permits; discussed intersection visibility, and the Central Avenue bike lane; stated things need to get done; discussed ferry funding; stated the extra crossing needs to be done faster.

Mayor Ezzy Ashcraft discussed the CASA Compact and State housing legislation, including ADUs; suggested Alameda staff review the San Mateo County housing website; discussed the CASA Compact addressing the jobs/housing balance and having more incentives than penalties; outlined available State housing funds; stated that staff should look into a bike share replacement; suggested raising the topic of bus passes for the vulnerable population with AC Transit; stated streets should be as pedestrian and bicycle friendly as possible; Central Avenue needs to move forward; safety should be the first priority; questioned whether the shuttle duplicates AC Transit services; suggested more public outreach on transit; stated more electric vehicle charging stations are needed across the City; the gondola is worth exploring; requested staff to repair the flashing pedestrian signal on Otis Drive.

(19-243) Public Hearing to Consider Resolution No. 15525, "Amending Master Fee Resolution No. 12191 to Add New and to Revise Existing Planning, Building and Public Works Fees." Adopted.

The Planning, Building and Transportation Director, the Building Official and City Engineer gave a brief presentation.

Vice Mayor Knox White inquired about potential impacts on homeowners.

The Building Office provided a handout with examples and outlined the impacts.

In response to Vice Mayor Knox White's inquiry regarding Design Review, the Planning, Building and Transportation Director stated the time and materials payment is essentially a deposit.

Vice Mayor Knox White inquired about smaller projects, to which the Building Official responded the hourly rate went up, but the amount of time remained the same.

Vice Mayor Knox White noted the increase is about 25%.

Councilmember Daysog stated that he has the same concerns about impacts on smaller scale projects; the Planning fees seem to impact larger projects and the Building fees seem to impact smaller projects; he would like fees with a 78% cost recovery not to be adjusted.

The Planning, Building and Transportation Director stated the most money comes from small projects; stated the Department operates without using General Fund money; discussed the reserves; stated not charging 100% cost recovery would eat away reserves.

Mayor Ezzy Ashcraft stated that she would not support the proposal; the fees have been streamlined; the charges are reasonable; homeowners can finance improvements; property in the area has appreciated greatly.

(19-244) Mayor Ezzy Ashcraft stated a motion is needed to consider the two items after 11:00 p.m.: Councilmember Daysog's referral [paragraph no. 19-245] and the Emma Hood Swim Center [paragraph no. 19-246].

Councilmember Vella inquired whether the referral could be continued to another meeting.

Councilmember Daysog stated the referral was continued from two meetings ago.

In response to Councilmember Vella, Councilmember Daysog stated the referral could be heard at the beginning of the next meeting.

Vice Mayor Knox White suggested moving it to the special meeting on April 22nd.

Mayor Ezzy Ashcraft noted the meeting would not be broadcast.

Councilmember Daysog moved approval of considering both items.

Councilmember Oddie seconded the motion.

Under discussion, the Council discussed timing.

Mayor Ezzy Ashcraft suggested the motion be amended to have the meeting end at 11:30 p.m.

Councilmembers Daysog and Oddie agreed to amend the motion.

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

Councilmember Vella noted that she opposed the motion for medical reasons.

Councilmember Oddie moved adoption of the resolution.

Vice Mayor Knox White seconded the motion.

Under discussion, Councilmember Vella stated that her concern is costs are being added to repairs if the fees are too high; renters have expressed concern over requesting repairs; expressed support cost recovery and streamlining; stated a lot is being done in one fee cycle; inquired how fees will impact ADU's and how the City will enforce compliance; noted historic preservation fees are going up substantially.

The Planning, Building and Transportation Director stated fees should be set to cover costs; Council could direct staff to streamline the processes and move projects from Design Review permits to Design Review exemptions; there should be full cost recovery without requiring certain permits and public hearings.

In response to Councilmember Vella's inquiry regarding the timeline, the Planning, Building and Transportation Director stated Municipal Code changes would be required; staff has been getting better and can speed up the process.

Mayor Ezzy Ashcraft stated if the City does not make changes, the State might do so in the near future.

Councilmember Vella stated the process changes need to come with the fee increase for at least projects with the greatest impact.

The Planning, Building and Transportation Director noted staff has already been discussing prioritizing projects related to the Climate Action Plan.

On the call for the question, the motion which carried by the following voice vote: Ayes: Councilmembers Knox White, Oddie and Mayor Ezzy Ashcraft – 3. Noes: Councilmembers Daysog and Vella – 2.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

(19-245) Consider Raising the Rate of the Hotel Tax (Transient Occupancy Tax).
(Councilmember Daysog)

Councilmember Daysog gave a Power Point presentation.

Mayor Ezzy Ashcraft noted the issue has been discussed as part of creating an AirBnB ordinance.

Vice Mayor Knox White stated that he supports discussing the TOT tax at some point; discussed referrals being on a long list and not being addressed; stated an infrastructure bond and other measures are going to be discussed; the TOT should be discussed; one should not be jumped to the top of the queue.

Mayor Ezzy Ashcraft stated Vice Mayor Knox White seems to want the TOT folded into a discussion of ballot measures.

Councilmember Vella stated the City should wait until some of the new hotels are built; she would rather focus on infrastructure; storm drains were discussed tonight; the City is focused on other things; she is saying no for right now; the referral should not go on a list; polling should be very specific and strategic to the few measures that have already been put forward by staff and discussed by Council.

Mayor Ezzy Ashcraft stated the TOT would probably be easier to pass since residents will not have to pay the tax; that she has concerns about the money not going to the General Fund.

Councilmember Oddie stated Council will discuss revenue measures at some point and the TOT needs to be included; it was proposed four years ago and maybe should have been done already; expressed concern about dedicating the use of the funds, which changes the threshold to pass; stated the TOT is a quick and easy way to generate revenue.

Councilmember Daysog stated that he looks forward to further conversations on the TOT; 1% would generate \$160,000 and 2% would generate roughly \$250,000, which would be good money to go towards a visitor serving campaign; he is fine with having the TOT discussed as part of a more robust discussion of revenue measures.

COUNCIL COMMUNICATIONS

(19-246) Status of the Emma Hood Swim Center at Alameda High School.

Vice Mayor Knox White and the Interim Assistant City Manager gave a brief presentation.

Vice Mayor Knox White requested Council input on pro-rating the funding paid based on use.

Mayor Ezzy Ashcraft noted the timing is fast; the committee meets every week; a staff report will return on the May 7th Council meeting.

Vice Mayor Knox White stated the second question is location; the two preferred locations are: 1) rebuilding at the Emma Hood site, which could accommodate a facility similar to El Cerrito, and 2) Thompson Field, which would require relocating the football field and would add a couple of years to the process.

Councilmember Vella stated that she is fine with the cost sharing, which is within the parameters of what was anticipated; she thought Council talked about having a more robust discussion of the sites.

Mayor Ezzy Ashcraft inquired whether the staff report could include all the sites that were reviewed, to which Vice Mayor Knox White and the Recreation and Parks Director responded in the affirmative.

Councilmember Vella requested the information reviewed by the subcommittee be attached to the staff report; inquired whether the proposed facilities are indoor or outdoor, which can be answered later, and if access would be limited during school if the facility is at the High School.

The Recreation and Parks Director responded the Alameda High School Principal is on the subcommittee; daytime use [during school hours] is only a problem at Encinal High School because of the pool location; the City was not interested in daytime use with Alameda High School pool in the current state.

Councilmember Vella inquired whether there would be a separate public entrance, to which the Recreation and Parks Director responded in the affirmative.

Councilmember Vella inquired whether the agreement would allow daytime use, to which the Recreation and Parks Director responded in the affirmative; noted to footprint would be expanded into the tennis court area.

Councilmember Daysog stated the site should be the Emma Hood facility; the tennis courts east of the pool have extra space and the pool could expand without sacrificing the tennis courts; tennis courts to the south also have unusually long depth so southward expansion could also be done.

Mayor Ezzy Ashcraft inquired about the cost sharing, to which Councilmember Daysog responded that he is fine with the cost sharing.

Councilmember Oddie stated that he agrees with the cost sharing; the City has to help the School District; picking a site is hard without a staff report; he would be more inclined to stay at the current site.

Vice Mayor Knox White inquired whether Councilmember Vella is interested in other sites, to which Councilmember Vella responded in the negative; stated that she would like to know what is being considered; the question will be raised by the public.

Vice Mayor Knox White stated the staff report will recommend a site; a report will also go to the School Board; a plan has to be approved within two meetings.

Mayor Ezzy Ashcraft noted that she is on board with Emma Hood.

Councilmember Vella stated attaching the information to the staff report ensures it reaches the public.

CITY MANAGER COMMUNICATIONS

(19-247) The City Manager made an announcement regarding the Earth Day Festival, Alameda's Seabin project was nominated for the webby awards, and Pizza with a Purpose to support Special Olympic athletes.

COUNCIL COMMUNICATIONS

(19-248) Councilmember Oddie requested the meeting be adjourned in memory of former San Leandro Mayor Tony Santos.

(19-249) Councilmember Daysog made an announcement regarding a Recreation and Parks Department workshop at Longfellow Park.

(19-250) Mayor Ezzy Ashcraft made a brief announcement about Measure A passing at the April 9th special election; stated that she signed on to the Countywide effort: the Bay Area Stands United Against Hate at Alameda County Conference of Mayors; announced she attended a Coast Guard meeting and received appreciation for the City's response during the government shutdown.

ADJOURNMENT

(19-251) There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 11:29 p.m. in memory of Tony Santos.

Respectfully submitted,

Lara Weisiger

City Clerk

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