

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -JULY 20, 2021- -4:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 4:01 p.m.

Roll Call – Present: Councilmembers Daysog, Herrera Spencer, Knox White, Vella and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Vella arrived at 5:13 p.m. The meeting was held via Zoom.]

Absent: None.

Consent Calendar

Councilmember Knox White moved approval of the Consent Calendar.

Councilmember Daysog seconded, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Absent; and Mayor Ezzy Ashcraft: Aye. Ayes: 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*21-469) Recommendation to Approve Eric Levitt, City Manager, Lisa Maxwell, Community Development Director, and Lois Butler, Development Services Division Manager, as Real Property Negotiators for the Marina Village Inn located at 1151 Pacific Marina, Alameda, CA. Accepted.

Public Comment on Closed Session Items Read Into the Record:

Discussed increased crime near Marina Village; stated people with boats docked in the area are not happy about the City purchasing the Marina Village Inn: Marilyn Amorino, Alameda.

The meeting was adjourned to Closed Session to consider:

(21-470) Conference with Legal Counsel – Existing Litigation (Pursuant to Government Code Section 54956.9); Case Name: Le v. City of Alameda; Court: Superior Court of California County of Alameda; Case Numbers: RG20082184

(21-471) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: Marina Village Inn, 1151 Pacific Marina, Alameda, CA; City Negotiators: Eric Levitt, City Manager, Lisa Maxwell, Community Development Director, and Lois Butler, Economic Development Division Manager and Community Services Manager; Negotiating Parties: City of Alameda and Shailendra (Sam) Devdhara, Sole Member/Manager of Core Hotels, LLC; Under Negotiation: Price and Terms

(21-472) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: Alameda Theatre, Located at 2317 Central Avenue,

Special Meeting
Alameda City Council
July 20, 2021

Alameda, CA; City Negotiators: Eric Levitt, City Manager, Lisa Maxwell, Community Development Director, and Nanette Mocanu, Assistant Community Development Director; Negotiating Parties: City of Alameda and Alameda Entertainment Associates, L.P.; Under Negotiation: Price and Terms

(21-473) Public Employee Performance Evaluation (Pursuant to Government Code Section 54957); Positions Evaluated: City Manager – Eric Levitt

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding the Existing Litigation, the accident which forms the basis of this litigation took place on May 2, 2020, at approximately 4:37 PM on the 1800 block of Poggi Street; plaintiff Nikita Le rode his bicycle over a defective drainage grate; the front bike tire went into the grate slats, causing the bike to pitch plaintiff forward over the handlebars where plaintiff landed on his face, sustaining significant injuries, especially to his face and teeth; in order to avoid the expense and uncertainty of litigation, the City Council authorized the City Attorney to settle this matter in an amount not to exceed \$255,000 by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Absent; and Mayor Ezzy Ashcraft: Aye; Ayes: 4; Absent: 1; regarding Alameda Theatre, staff provided information and Council provided direction by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Absent; and Mayor Ezzy Ashcraft: Aye; Ayes: 4; Absent: 1; regarding Marina Village Inn, staff provided information and Council provided direction with no vote taken; regarding Performance Evaluation, Council conducted the evaluation and conducted a vote by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: Absent; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye; Ayes: 3; Noes: 1; Absent: 1.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:10 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- -JULY 20, 2021- -6:58 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:25 p.m. Councilmember Daysog led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Knox White, Vella, and Mayor Ezzy Ashcraft – 5. [Note: The meeting was conducted via Zoom]

Absent: None.

AGENDA ITEM

(21-474) Resolution No. 15796, “Reappointing Lynn Jones as a Member of the Historical Advisory Board.” Adopted;

(21-474 A) Resolution No. 15797, “Reappointing Norman Sanchez as a Member of the Historical Advisory Board.” Adopted;

(21-474 B) Resolution No. 15798, “Reappointing Xiomara Cisneros Lynn Jones as a Member of the Planning Board.” Adopted;

(21-474 C) Resolution No. 15799, “Reappointing Alan Teague as a Member of the Planning Board.” Adopted; and

(21- 474 D) Resolution No. 15800, “Appointing Christina McKenna as a Member of the Public Utilities Board.” Adopted.

Stated the Open Government Commission’s (OGC) discussed an equity and diversity survey to review City Boards and Commissions diversity; urged new candidates be appointed every four years to ensure maximum representation and inclusivity: Carmen Reid, Alameda.

Councilmember Knox White moved adoption of the resolutions.

Vice Mayor Vella seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

The City Clerk administered the Oath of Office to Mr. Sanchez, Ms. Cisneros, Mr. Teague and Ms. McKenna, who each made brief comments.

(21-475) Mayor’s Nominations for Appointment to the Housing Authority Board of Commissioners and Public Art Commission (PAC).

Mayor Ezzy Ashcraft nominated Robert Ferguson, Jennifer Hoffecker and Peter Platzgummer for appointment to the PAC.

(21-476) Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference.

Councilmember Knox White moved approval of selecting Mayor Ezzy Ashcraft as the delegate and Vice Mayor Vella as the alternate.

Councilmember Daysog seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(21-477) Councilmember Daysog announced the names of eight Troop 73 Eagle Scouts: Henry Banchieri, Brendan Cook, Johanthan Hildreth, Andrew and Eric Jarecki, Zachary Quayle, Tibor Thompson, and Vander von Stroheim.

(21-478) Councilmember Herrera Spencer announced the upcoming Relay for Life at Leydecker Park; stated there is an Airport Noise forum cellular phone application to report loud noise from airplanes: flyquietoak.com; discussed a community piano outside Nob Hill.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE CONTINUED JULY 6, 2021 CITY COUNCIL MEETING
TUESDAY- -JULY 20, 2021- -6:59 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:48 p.m.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Knox White, Vella, and Mayor Ezzy Ashcraft – 5. [Note: The meeting was conducted via Zoom]

Absent: None.

CONTINUED CONSENT CALENDAR ITEM

(21-479) Resolution No. 15801, “Amending Resolution Nos. 15728 and 15739 Amending the 2021 Regular City Council Meeting Dates.” Adopted.

The City Clerk gave a brief presentation.

Councilmember Herrera Spencer stated that she was not on Council when the meeting dates changed; noted correspondence has been received on the matter; stated that she is not available for the proposed September 22nd meeting date; proposed keeping the September 1st meeting date and reverting to the September 21st date; stated the proposal appears to accommodate different requests.

Mayor Ezzy Ashcraft expressed concern about changing the meeting dates due to religious holidays.

Councilmember Knox White expressed support for the September 1st and 22nd meeting dates; stated the League of California Cities has programming the evening of September 22nd until 7:00 p.m.; noted the Regular City Council meeting starts at 7:00 p.m.; Council can make a good faith determination that a large portion of the City has conflicts due to meaningful cultural events; residents have requested Council honor the conflicts; he does not support moving the meeting dates back; September 21st is the first night of Sukkot and September 7th is the first night of Rosh Hashanah; expressed support for September 1st and September 22nd and for moving away from September 15th, which is the most problematic date proposed.

Councilmember Herrera Spencer expressed support for Councilmember Knox White’s proposed dates.

Mayor Ezzy Ashcraft stated there are many ways to participate in a Council meeting; there are also ways to have comments incorporated into the record; members of the public do not vote on matters; many events are held in the evening; noted the current meeting is being held on Eid Al Adha, which is a Muslim holy day; expressed support for consideration of cultural observations; stated that she would prefer concerns about conflict be considered by the Social Services Human Relations Board (SSHRB).

Councilmember Knox White stated missing Eid Al Adha was a mistake; he reviewed the inter-faith calendar for the year in order to avoid major conflicts; he will not support moving the dates back and creating harm; outlined an argument provided by City of Dublin related to flying a rainbow flag for Pride Month; stated Council can address the matter with the meetings identified as having a conflict within the community and send the matter to SSHRB for policy development; Council can do the right thing by a large portion of the community, allowing full engagement in the process.

Mayor Ezzy Ashcraft stated the analogy of flying the rainbow flag is not applicable; inquired whether additional dates have been proposed to be moved for cultural holidays.

Councilmember Knox White responded had he known Eid Al Adha was in conflict, he would have proposed the meeting date be moved; stated he has not requested any other dates be moved; the two meeting dates in September happen to be prominent.

Vice Mayor Vella inquired the original meeting dates, to which the City Clerk responded the meeting dates were adopted in December 2020 and modified in January 2021 to be the first and third Wednesday in September; the meeting dates went from September 7th and 21st to September 1st and 15th.

Vice Mayor Vella expressed concern about taking a stance in terms of policy; stated should a policy be developed and should apply to all Boards and Commissions, not just Council; expressed concern about flip-flopping on the confirmed dates due to substantial business coming before Council; stated that she has a conflict on September 1st; the original proposal created a scheduling conflict with an important high holiday; she wants to find a way to accommodate all community members; scheduling conflicts will be created; it is problematic to throw dates out at the current meeting in hopes for a date that works for all.

Councilmember Daysog stated most residents have the expectation of City Hall working on the first and third Tuesday's of the month; expressed support for meeting dates to remain the first and third Tuesday; stated that he suspects groups of people understand the importance of City Hall being as religious-neutral as possible; Council has previously gone through a variety of religious-based matters; he respects religious holidays; the business of the people must continue in a practical and religious-neutral manner.

Vice Mayor Vella inquired whether the proposed dates from Councilmember Daysog are part of a motion.

Councilmember Daysog moved approval of the Council meeting dates being the first and third Tuesday of September.

Vice Mayor Vella seconded the motion.

Under discussion, Mayor Ezzy Ashcraft inquired whether the motion includes direction to staff to have the matter brought before SSHRB in the future; stated that she agrees with Vice Mayor Vella that the consideration is not solely for Council meetings but for all Boards and Commissions.

Councilmember Daysog stated that he has no preference for or against bringing the matter to SSHRB in the future; he is fine with the proposal should the majority of Council desire.

Vice Mayor Vella made a friendly amendment to the motion to direct the SSHRB to look into the matter; stated any recommendation from SSHRB should be brought back to Council.

Councilmember Daysog accepted the friendly amendment.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: No; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 3. Noes: 2.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 8:01 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -JULY 20, 2021- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 8:01 p.m.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Knox White, Vella, and Mayor Ezzy Ashcraft – 5. [Note: The meeting was conducted via Zoom]

Absent: None.

AGENDA CHANGES

(21-480) The City Clerk announced the Dreyfuss lease [paragraph no. 21-507] would not be heard.

Councilmember Herrera Spencer stated that she would like the legal notices referral [paragraph no. 21-500] moved as far up in the agenda as possible; time is of the essence.

Mayor Ezzy Ashcraft stated a motion is needed to move the matter.

Councilmember Herrera Spencer moved approval of moving the legal notices referral as high up in the agenda as possible.

Mayor Ezzy Ashcraft inquired whether Councilmember Herrera Spencer is proposing moving the matter above the Regular Agenda items, to which Councilmember Herrera Spencer responded in the affirmative.

Mayor Ezzy Ashcraft expressed concern about moving the matter above the Regular Agenda items.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Knox White stated moving time sensitive matters has occurred in the past.

Mayor Ezzy Ashcraft stated the item can move to the end of the Regular Agenda.

Councilmember Herrera Spencer stated the matter should be heard before or after the Consent Calendar.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: No; and Mayor Ezzy Ashcraft: No. Ayes: 3. Noes: 2.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

CONSENT CALENDAR

Councilmember Herrera Spencer recorded a no vote on the Resolution Continuing the Emergency Declaration [paragraph no. 21-498].

Councilmember Herrera Spencer moved approval of the Consent Calendar.

Councilmember Knox White seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*21-481) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission Meeting and the Regular City Council Meeting Held on June 15, 2021. Approved.

(*21-482) Ratified bills in the amount of \$8,591,408.64.

(*21-483) Recommendation to Authorize the City Manager to Execute Two Contract Amendments Totaling \$300,000 as follows: 1) Second Amendment with Kaiser Permanente Medical Center, Substantially in the Form of Exhibit 3, for Three Years in an Amount Not to Exceed \$260,000 for City of Alameda Occupational Medical Services; and 2) Second Amendment with Preferred Alliance, Inc., for Three Years in an Amount Not to Exceed \$40,000 for Drug Testing Services in Conjunction with Services Provided by Kaiser Permanente Medical Center. Accepted.

(*21-484) Recommendation to Authorize the City Manager to Execute the Easement Amendments for the Pathway Located Between 3227 and 3329 Fernside Boulevard and the Pathway Located Between 3267 and 3301 Fernside Boulevard, Substantially in the Form of Exhibits 1 and 2. Accepted.

(*21-485) Recommendation to Approve an Updated Slate of Recreation and Parks Department Community Events. Accepted.

(*21-486) Recommendation to Authorize the City Manager to Execute an Animal Shelter Operator Agreement with the Friends of the Alameda Animal Shelter (FAAS) for an Amount Not to Exceed \$997,818 in Fiscal Year 2021-22; with an Escalator for the Second Year, and an Allowance for Up To Four Two-Year Extensions, for a Total of Up

To 10 Years. Accepted.

(*21-487) Recommendation to Authorize the City Manager to Execute Four, Five-Year Agreements in the Amount of \$150,000 Each per Fiscal Year to Bellecci & Associates, BKF Engineers, Kier + Wright, and Sandis for On-Call Land Surveyor Services for a Total Cumulative Amount Not to Exceed \$750,000 For Each Agreement. Accepted.

(*21-488) Recommendation to Authorize the City Manager to Execute a First Amendment to Agreement with Schaaf & Wheeler for the Preparation of Engineering Documents for the Upgrade of the City of Alameda Sewer Pump Stations, Phase 5, to Extend the Term of the Agreement for Two Additional Years without Amending the Agreement Amount. Accepted.

(*21-489) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Omega Pest Control for Pest Control Services at City of Alameda Facilities for a Total Five Year Amount Not to Exceed \$145,572. Accepted.

(*21-490) Recommendation to Authorize the City Manager to Execute a First Amendment to Agreement with Precision Emprise, LLC, dba Precision Concrete Cutting to Increase Compensation by \$175,000 for Sidewalk Trip Hazard Removal for a Total Aggregate Compensation Not to Exceed \$995,000. Accepted.

(*21-491) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with Civicorps Schools for Three Years, in an Amount Not to Exceed \$33,600 Per Year, for a Total Five Year Amount Not to Exceed \$168,000, for Shoreline Trash Removal Services. Accepted.

(*21-492) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Clean Water Fund for Targeted Zero Waste Technical Assistance for Commercial Food Vendors in an Amount Not to Exceed \$289,000. Accepted.

(*21-493) Recommendation to Authorize the City Manager to Execute a Third Amendment to the Agreement with SCS Engineers for Targeted Zero Waste Technical Assistance for Commercial Businesses and Multi-Family Accounts in an Amount Not to Exceed \$1,334,978. Accepted.

(*21-494) Recommendation to Authorize the City Manager to Award a Contract to G & G Builders, Inc. for Godfrey Park Recreation Building Renovations, No. P.W. 02-21-08, in an Amount Not to Exceed \$420,077. Accepted.

(*21-495) Recommendation to Authorize the City Manager to Execute a First Amendment to the Homeless Emergency Aid Program Grant, Increasing the Amount by \$104,576 for a Total Amount of \$861,100. Accepted.

(*21-496) Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Operation Dignity to Provide Mobile Outreach Services for Alameda's

Homeless Population in an Amount Not to Exceed \$149,717 for Fiscal Year 2021-22. Accepted; and

(*21-496 A) Resolution No. 15802, “Amending the General Fund Budget to Appropriate an Additional \$27,317 for Operation Dignity to Provide Mobile Outreach Services.” Adopted.

(*21-497) Recommendation to Authorize the City Manager to Approve the Purchase of Multiple Network Switches and Wi-Fi Access Points from SHI International Corp, a Reseller of the Cisco Network Switches and Meraki Access Points, to be Located at Various City Owned Buildings in the Amount of \$220,334. Accepted; and

(21-497A) Resolution No. 15803, “Amending the Fiscal Year 2021-22 Budget by Increasing Appropriations for the Information Technology Internal Service Fund (606) by \$220,334.” Adopted.

(*21-498) Resolution No. 15804, “Continuing the Declaration of the Existence of a Local Emergency in Response to the COVID-19 Pandemic, Consistent with Government Code Section 8630(c).” Adopted.

Note: Councilmember Herrera Spencer recorded a no vote, so the item carried by the following vote: Ayes: Councilmembers Daysog, Knox White, Vella and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Herrera Spencer – 1.

(*21-499) Ordinance No. 3302, “Approving a Third Amendment to the Greenway Golf Lease Agreement for Operation of the Corica Park Golf Complex.” Finally passed.

COUNCIL REFERRAL

(21-500) Consider Reviewing the Decision to Award the Contract for Legal Notices to the Alameda Journal, including a Possible Re-Vote to Terminate the Contract and Discuss Ways to Tide Over the Alameda Sun. (Councilmember Daysog)

Councilmember Daysog gave a brief presentation.

Mayor Ezzy Ashcraft stated that she received emails from angry residents; one of the eligible uses of American Rescue Plan Act (ARPA) funds is assistance for small local business, which could include the Alameda Sun; direction to staff could include exploring allocating ARPA funds to help sustain the small local business.

Councilmember Daysog stated the Referral was written to contemplate a scenario where Council could make a decision other than revoting and includes: “discussing alternative ways to tide over the Alameda Sun;” the key thing is to have staff come back with both: the legal implications of a revote or pursuing tiding over the small business that is a source of information for all businesses and consumers.

Councilmember Herrera Spencer moved approval of staff returning at the next meeting,

if possible, to allow Council to vote to have the contract go to the Alameda Sun and also explore the designation of ARPA funds to the small business.

Mayor Ezzy Ashcraft inquired whether the motion is for both reassigning the contract and giving the funds.

Councilmember Herrera Spencer responded Council would vote on how to handle it when the matter returns; staff should research both.

In response to Mayor Ezzy Ashcraft's inquiry, the City Attorney stated for a Council Referral, the decision is to ask staff to bring back an analysis and not make a final decision.

The City Clerk concurred.

The City Attorney stated Council should provide direction about what should be reviewed and staff would return with a matter to vote on at the next meeting.

Mayor Ezzy Ashcraft inquired whether the City Clerk and City Attorney have sufficient direction, to which the City Clerk and City Attorney responded in the affirmative.

Vice Mayor Vella requested that the direction look at the price differentials and whether there is a way to lower the amount due to lower circulation.

Mayor Ezzy Ashcraft stated keeping the contract with the Journal would be more prudent due to the greater circulation; she would like to review what can be done to backfill the revenue loss with ARPA funds.

In response to Mayor Ezzy Ashcraft's inquiry, the City Attorney stated a vote is needed.

The City Clerk restated the motion.

Mayor Ezzy Ashcraft inquired whether an option would be to keep the contract with the Journal and use ARPA funds, to which the City Clerk responded all of the analysis would return.

Councilmember Knox White stated that he does not want to waste staff's time if Councilmember Daysog is not going to reconsider awarding the contract.

Councilmember Daysog stated that he would do so; he wants to accommodate Mayor Ezzy Ashcraft and does not know what the City Attorney will say in his legal analysis.

Councilmember Knox White seconded the motion.

Under discussion, Mayor Ezzy Ashcraft stated Council would not need to revisit the matter if it decides to allocate funds to the Sun as part of the ARPA discussion.

Councilmember Herrera Spencer stated that she is interested in having the contract awarded to the Alameda Sun regardless of the ARPA funds; she wants both issues to come back.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Ayes; Knox White: Aye; Vella: No; and Mayor Ezzy Ashcraft: No. Ayes: 3. Noes: 2.

REGULAR AGENDA ITEMS

(21-501) Recommendation to Provide Direction on Constructing or Installing Temporary Shelters, Transitional Housing, and/or Permanent Supportive Housing in the City of Alameda; and Provide Direction on the Type of Homeless Housing Project to Pursue.

The Community Development Director gave a brief presentation.

Councilmember Daysog inquired how the Heating, Ventilation and Air Conditioning (HVAC) system works for the pallet construction; stated Alameda Point can be cold at night.

The Economic Development Manager responded the pallet option has heating and air conditioning as part of each unit; the systems will need to be connected to utilities.

Councilmember Herrera Spencer requested clarification on the funding sources for each project; inquired the reason staff did not bring back a bigger discussion about funding sources and working with the Alameda Housing Authority (AHA).

The Community Development Director responded the funding sources require further investigation; stated ARPA funding information has not yet been determined; Council may choose to allocate funding during the ARPA discussion [paragraph no. 21-503]; Project Home Key is developing; applications will not be able to be submitted until fall; staff estimates potential eligibility of \$10 million for a larger project; the rules related to the fund have not yet been finalized; staff will explore all funding options and return to Council for a discussion of options; staff will be working with AHA on a potential agreement for affordable housing vouchers.

Councilmember Knox White requested clarification on location choices; inquired what details create a successful location; noted Alameda Point does not have many transit-related options.

The Community Development Director responded a variety of elements and items need to be considered with respect to each site; stated access to services, such as grocery and other local amenities, are important; transit line access is considered; staff will need to have a robust conversation with the community and neighbors to ensure a comfortable relationship exists between various uses; outlined the bottle parcel; stated

staff has considered overall costs, long-term operating costs and utilities; staff will include pros and cons of each site when presenting to Council; staff considers equity in site placement.

Expressed support over the spending plan; stated the proposals are clear; questioned the role played by the City within the larger regional approach to homelessness; expressed concern about the hotel acquisition and operations; stated hotel operation is costly and will not be reduced causing General Fund money to be spent: Nancy Shemick, Alameda.

Expressed support over the proposals; stated the Marina Village Inn transformation is most viable; the proposal is a logical use; urged Council approve the necessary expenditures to convert the Marina Village Inn to a permanent facility; expressed support for the facilities including a resiliency center where both residents and members of the Alameda public have access to counseling and access to resources, including financial assistance, behavior and physical health services, transportation, legal, nutrition and food access, and shower and laundry facilities; urged Council to provide space for community gardens at proposed locations; outlined the possibility of losing a home; urged Council take the step toward eliminating homelessness in the community: Cheri Johansen, Alameda Progressives.

Stated there are many well-considered options for the community; expressed support for the Marina Village Inn project; stated Project Room Key is a short-term project; she hopes the City will leverage Project Home Key and take an existing building, which is connected to plumbing, to allow for temporary, transitional housing; the need to end homelessness is both urgent and long-term; urged Council to use funds to invest in something durable; Marina Village Inn is close to grocery stores and transit: Grover Wehman-Brown, Alameda.

Expressed support for comments made by speaker Wehman-Brown; stated it will be valuable to use the Marina Village Inn site: Marilyn Rothman, Alameda.

Urged Council support the Marina Village Inn project site; expressed support for comments provided by previous speakers: Austin Tam, Alameda.

Expressed support for the matter; stated that she looks forward to the City making more of an effort to assist vulnerable neighbors; all proposed sites are a step in the right direction; Marina Village Inn will be the best way to get people into shelter expediently; an investment must be made in safety for all: Jenice Anderson, Alameda.

Outlined her experience working with Project Home Key; stated that she welcomes a positive opportunity for housing the homeless in Alameda in the future; urged consideration of auxiliary issues within the reuse options proposed; expressed concern over fire hazards, safety and security: Lauren Eisele, Alameda.

Stated the best individual project is the Marina Village Inn; the project will be the fastest

way to get the most units online; the location will provide opportunities and access to transit; there can never be enough new housing; housing is desperately needed; expressed concern about the lack of restrooms in the pallet shelters; stated having an in-unit bathroom provides human dignity and privacy: Josh Geyer, Renewed Hope.

Expressed support for the matter; stated long-term unhoused residents of Alameda deserve to have a safe and secure place to live; urged Council to consider thinking about the Marina Village Inn and modular or pre-fabricated options; stated the projects are all eligible under Project Home Key; existing facilities can have many inherent problems; pre-fabricated units can be put together off-site and brought to appropriate locations: Marguerite Bachand, Operation Dignity.

Expressed support for the comments of previous speakers; stated the motel purchase is a good idea; the City needs to take permanent housing seriously; many of the unhoused are people who previously had homes; rising rents have forced many out of their homes; transitional housing works for those who have been homeless long-term; transitional housing projects always mean there is an attempt at getting long-term housing; permanent housing is a challenge; the motel is the best option; the City needs to focus on creating permanent housing for people in need: Laura Thomas, Renewed Hope.

Expressed support for the purchase of the Marina Village Inn; stated the location is smart; stabilizing people earlier in their crisis is far more effective; discussed her experience with housing insecurity as a senior living on a fixed-income; stated that she appreciates the plan for a mental health center at the Alameda Hospital; there is a need for a resiliency hub located in central Alameda; noted many renters do not learn about relevant resources early enough; people are being displaced without receiving aid; urged Council to consider land trust purchases of rental complexes: Catherine Pauling, Alameda Renters Coalition.

Expressed support for the Marina Village Inn project: Zac Bowling, Alameda.

Stated the Marina Village Inn is not new; the cost of retrofitting the space does not make sense; modular housing is the best solution; homeless individuals need social help and rehabilitation; she opposes the Marina Village Inn project; the waterfront should be used for the public, shared by all Alamedans: Rosalinda Fortuna, Alameda.

Expressed support for comments provided by speaker Fortuna; stated the Marina Village Inn project costs will be too high; urged Council to consider modular housing: Kristin Van Gompel, Alameda.

Councilmember Daysog stated there is a rare opportunity to provide something fantastic in the Marina Village Inn project; Council is trying to serve families, particularly single-women families with children, above all; the Marina Village Inn's proximity to the west of Shoreline Park, east of Wind River Park, and the south to Jean Sweeney Park provides an environment conducive to families transitioning out of a place of crisis; the project will

cost more; however, the facility will be better than a modular house in the long run; Council should not miss the opportunity to do something bold; the environment is conducive in allowing families to make a recovery; another element which make the location ideal is the proximity to the job-rich Marina Village business park; Council should encourage staff to figure out ways to work with businesses in Marina Village to get families into jobs; outlined businesses in Marina Village; stated the area is in close proximity to transit; outlined the nearby free Alameda shuttle and Alameda County (AC) Transit bus system; stated the wealth of natural and social amenities makes the Marina Village Inn an ideal place to have the facility; Council will have to perform due diligence related to costs; expressed support for the Marina Village Inn project; stated much of the community has helped families in need; outlined a previous Alameda shelter for homeless women; stated the project should be in a place that will help transition people out of crisis.

Mayor Ezzy Ashcraft stated that she and Councilmember Daysog see eye-to-eye; there is a serious shortage of appropriate housing for families; outlined modular housing in San Jose; stated transitional family housing is needed in Alameda; the Marina Village Inn project can provide many opportunities; costs for rehabilitation are needed; questioned the value of providing children and families a good, safe, and healthy place to grow up; outlined comments of Marina Village residents and Project Room Key; stated that she applauds the neighbors, City and County staff, and members of Building Futures who worked to ensure an environment respectful of everyone; outlined a Town Hall organized by Supervisor Wilma Chan; stated the response has been heartwarming; the City will need to provide communication; the project should be pursued; multiple funding sources will be coming down the pike; the City should seize the opportunity and make a difference in people's lives; she is partial to the housing model presented by Delphi due in part to the company being at Alameda Point; she is not a fan of the argument that pallet homes should have community bathrooms; the community bathroom model is a disfavored model for health reasons and lead to unnecessary conflicts; the project is about human dignity; the San Jose project resulted in people being pleased and excited to live at the site; there are better places to socialize instead of a restroom; the projects would have laundry facilities and access to services, such as counseling; the City can provide more than one option; the Marina Village Inn is an attractive option; expressed support for the bottle parcel near the College of Alameda; stated the project is about equity; all projects should not be placed at Alameda Point; she is excited to see the upcoming funding opportunities.

Vice Mayor Vella stated there is a significant need for housing; the need will not away any time soon; she is interested in finding opportunities for permanent affordable and permanent transitional housing; units do not need to be transitional simply due to someone transitioning their housing status; she seconds the comments by Councilmember Daysog and Mayor Ezzy Ashcraft; housing discussions need to lead with the value of empathy and ensuring human dignity is addressed; she does not like the palette recommendation; expressed support for pursuing the Marina Village Inn project; stated the project is a huge opportunity; the discussion is a "yes, and..." conversation; the Marina Village Inn project should be pursued; Council needs to find a

number of opportunities for transitional housing; the Marina Village Inn project will not be enough; opportunities for permanent affordable housing or permanent transitional housing should be sought; she looks forward to the staff report related to project administration; a number of different options exist; there is a difference between permanent affordable housing and providing services needed to operate temporary or transitional housing sites; expressed support for a more fleshed out recommendation; stated that she likes the idea of modular home options; however, the option has limitations.

Mayor Ezzy Ashcraft noted there are currently at least 57 children within Alameda Unified School District (AUSD) which come from homeless families.

Councilmember Herrera Spencer discussed funding reports from Alameda Housing Authority (AHA); stated AHA could purchase 18 very-low and low income homes for very-low and low income families; AHA could bid competitively on a land disposition purchase from AUSD to house 30 affordable family housing apartments; AHA could use \$8 million to expedite the first two phases of federal funding for the North Housing Development; AHA could buy existing units and restrict the units to at least 80% of the area-median income; AHA could generate nearly 30 units of deeply rent-restricted apartments for \$10 million; it is important for City staff to work with AHA to see the viable options; expressed concern about a disregard of costs in the Marina Village Inn project; stated the focus has to be on the limited amount of funds; she prefers permanent housing versus temporary housing; she does not think it is appropriate not to have bathrooms inside housing units; some of the proposed sites have brought revenue to the City over the years; the last five years of revenues, such as the Transit Occupancy Tax (TOT), should be provided to show any potential revenue losses; she would like to see an estimate for upgrades to the facilities; the total costs must be reviewed; Council must keep options open and broad at this time; expressed concern about the 55 year covenant; stated that she would like the language to be specific; discussed the 55 year covenant ownership potential; stated the covenant could lead to something that is not long-term affordable housing; it is important to draft the documents to include City or AHA ownership; expressed concern about the units becoming market-rate over time; stated that she would like the details to be vetted; she would like to look at other uses for funding; Universal Basic Income (UBI) has been discussed; expressed concern about Council narrowing options; stated that she would like to look at support services and locations; the bottle parcel is near the College of Alameda, which is a benefit for proximity to services; it is important to look at site amenities; public transportation at Alameda Point is not always accessible, causing the location not to be as viable.

Mayor Ezzy Ashcraft stated staff has reached out to AHA and are awaiting proposals; nothing is stopping the AHA from using their funding to purchase buildings to address housing needs.

Councilmember Knox White stated that he would like to double down in thinking about other sites; noted the Carnegie Library has been vacant for 20 years; housing and

homelessness are two of the largest Council priorities; ; expressed support for the Carnegie Library being considered as a project site; stated a use for the building still has not been found; he agrees that the City needs to go big; he would like to ensure early public engagement for the Marina Village Inn project; the project is causing stress for inhabitants of the area; many people understand any project location will raise concerns and would like to hear that the City is considering concerns and working to address the concerns; expressed support for hearing the needs identified by the County to ensure the City is moving forward with services and housing for the folks with the greatest need; Council needs to consider the City's spectrum of services and housing options; expressed support for options which include both transitional and permanent projects, such as Marina Village Inn.

Councilmember Daysog stated that he does not support a disregard of cost; noted any updates to Marina Village Inn will likely be expensive; Council will need to analyze the costs and data brought forth by staff in order to determine whether the project makes sense.

Mayor Ezzy Ashcraft stated San Jose City staff indicated that a lot of outreach to neighbors occurred; there is a combination of security and constant outreach and communication; much of the ground work was laid with the Marina Village Inn being a Project Room Key hotel; expressed support for building upon the existing ground work; inquired whether staff has sufficient direction provided from Council.

Councilmember Herrera Spencer stated that she would be interested in looking at the Carnegie Library as a viable housing site.

The Community Development Director responded staff would be better assessing the Group Delphi option for transitional housing for the short-term; stated staff can conduct further financial analysis around the Marina Village Inn, bottle parcel and any other sites which lend themselves to something comparable; by the fall, staff will need to know what to apply for through the County; staff needs to be cognizant of timing.

Mayor Ezzy Ashcraft stated Council is ready for staff to bring the matter back as soon as possible.

Mayor Ezzy Ashcraft called a recess at 9:24 p.m. and reconvened the meeting at 9:40 p.m.

(21-502) Recommendation to Receive Direction from City Council Regarding Uses for a Potential Homeless Housing, Assistance and Prevention Grant Award.

The Economic Development and Community Services Manager gave a brief presentation.

In response to Councilmember Herrera Spencer's inquiries, the Economic Development and Community Services Manager stated staff has tried to create a stop gap measure for shelter; the City needs a way to put people in shelter temporarily; the cost is roughly \$100 per night to have people in shelter temporarily; the cost allows staff to get some of the most vulnerable people off of the street and into temporary shelter; staff is working with a mental health provider; an agreement for services related to moderate to extreme mental health services can be created; flexible funding amounts are based on providing temporary shelter and mental health services.

Councilmember Herrera Spencer inquired the name of the provider for mental health services, to which the Economic Development and Community Services Manager responded staff is proposing Operation Dignity.

Mayor Ezzy Ashcraft inquired whether there is the ability to provide 24 hours a day 7 days a week (24/7) on-call services and whether Operation Dignity provides outreach services and during which hours.

The Economic Development and Community Services Manager responded in the affirmative; stated services are currently Monday through Friday.

Mayor Ezzy Ashcraft inquired whether the services hours could be extended through weekends and evenings.

The Economic Development and Community Services Manager responded staff can look into the recommendation instead of the mental health portion; noted Operation Dignity does not currently provide any of mental health services for the City.

Mayor Ezzy Ashcraft inquired whether the City currently provides mental health services to the homeless population.

The Economic Development and Community Services Manager responded in the negative; stated the City currently provides case management.

Mayor Ezzy Ashcraft stated that she can see the need for a program to begin with services provided Monday through Friday; expressed support for the program hours being expanded if successful.

Councilmember Knox White moved approval of the staff recommendation.

Councilmember Daysog seconded the motion.

Under discussion, Mayor Ezzy Ashcraft expressed support for the staff recommendation; outlined the funding and financial impact portion of the staff report; stated that she would like to see some of the money go towards getting shelters; she thinks more than \$14,000 in flexible funds is a good thing; expressed concern about increasing the flexible funding to \$100,000.

The Economic Development and Community Services Manager stated the funding could span over a couple of years; flexible funds would extend over a longer period of time.

Mayor Ezzy Ashcraft inquired the proposed time period.

The Economic Development and Community Services Manager responded the current funding will likely last one to one and a half years; stated if Council extends the funding, the program will last approximately two years.

Councilmember Herrera Spencer stated that she is unsure whether Alameda Family Services (AFS) providing mental health services has been reviewed; noted AFS offers substantial counseling; inquired whether AFS would be eligible to help with the mental health services recommendation.

The Economic Development and Community Services Manager responded staff can create a Request for Proposals (RFP); stated the City does not have to work with the proposed entity; AFS is interested in providing services, but not of the type proposed.

Councilmember Herrera Spencer stated AFS has the capability to perform 24/7 service; inquired whether the allocation of funds is the best use; stated that she is unsure since she does not know the basis of the formula used; expressed support for flexible funds; inquired whether the City can reallocate any funds received based on costs and needs.

The Economic Development and Community Services Manager responded in the affirmative; stated the proposed cost for services would be \$1,250 per week based on a full weekly schedule, including weekends.

Councilmember Herrera Spencer inquired the length of the term, to which the Economic Development and Community Services Manager responded the term would span one year.

Councilmember Herrera Spencer expressed support for some flexibility and for keeping people in their homes.

Vice Mayor Vella stated the unhoused population has grown; there is a significant need for members of the day shelter; many people do not have a place to go at night; the recommendation is a good opportunity; the proposal will likely be substantially insufficient to serve the need; expressed support for the staff recommendation; stated the matter is maximizing the space at the day center, while still addressing needs with dignity; she is prepared to support the proposal; she would like to remain cognizant of staff time; staff is working on a number of different issues; she does not support having staff go back and perform work multiple times; existing providers are currently operating in the space; Council needs to honor the work being done; an RFP would further delay the process of providing needed services.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(21-503) Recommendation to Assign a Portion of the \$28.68 Million of Funding from the Federal Government through the American Rescue Plan Act (ARPA) of 2021 to Assist with Recovery from the Impacts of the COVID-19 Pandemic.

The Assistant City Manager gave a Power Point presentation.

Councilmember Knox White inquired whether the current budget includes \$8 million in revenue loss or whether the recommendation is new funding not considered in the current budget, to which the Assistant City Manager responded the recommendation is new funding not considered in the current budget; stated staff will bring the matter back as part of a mid-year or mid-cycle update depending on when Council directions and actions occur.

Stated groups have met to discuss how to use ARPA funds; Transform Alameda believes the City has a once in a generation opportunity to use ARPA funds to establish comprehensive, integrated public services for a safe, healthy, and thriving community; ARPA was created in response to the public health and economic crisis which has impacted the poor and marginalized populations; the goal of ARPA is to lift up members of the community in ways which support and sustain well-being; urged the City to use ARPA funds directly to address the community's inter-connected needs and struggles, specifically around housing, mental health, economic security and climate vulnerability; expressed support for the Marina Village Inn project; urged the City to consider looking into funding a community land trust in order to preserve housing; expressed support for a mental health clinic, a resiliency hub and a UBI which fits Alameda's specific needs; Josh Geyer, Transform Alameda.

Stated Renewed Hope stands in full support of the priorities submitted in a letter; expressed support for the priorities provided by speaker Geyer; stated the notion of community resilience is going to be important in the years to come; cities and towns everywhere are going to be called more and more in order to help residents survive natural disaster and social upheaval; the loss of workers in the previous year has made the City less resilient; the City's survival will depend on making sure everyone helps one another; the proposals speak to values held by Renewed Hope; when there is movement towards caring for the entire community, a safe and secure community will emerge; Laura Thomas, Renewed Hope.

Expressed support for the matter; stated that she would like to ensure the City comes up with a community criteria that reflects social justice and equity values; expressed support for measuring funds using a scoring mechanism; stated the funds are a once in a lifetime opportunity where every penny received needs to be spent to the best possible use for the most effect; expressed support for discussing different housing

options related to cost effectiveness and for looking at the social and equity impacts, not costs: Nancy Shemick, Alameda.

Mayor Ezzy Ashcraft requested clarification on the strictness of ARPA reporting requirements.

The Assistant City Manager stated the reporting requirements are frequent; staff must update the federal government on the use of funds on a quarterly basis; the federal government has stressed the importance of adhering to the eligible project list and ensuring accountability for dollars spent; the funds are meant to be an investment in the community; the City must ensure good care is being taken of the public dollar; the overall intent is for local government to do their very best to be transparent with the community and invest in a way that is consistent with the interim final rule from the United States (US) Department of Treasury.

The Finance Director displayed a calendar for reporting dates; stated August 31st is the first due date for an interim report; there are many strict requirements; by October 31st, staff will need to complete a second and third quarter report.

Councilmember Knox White expressed support for coming back with concepts; stated that he is supportive of the housing proposal; he is open to considering some form of hybrid which includes business assistance; business assistance does not include grants; the one-time funds are meant for rebuilding the resilience of the business areas; expressed support for permanent draws to business districts in order to strengthen the local economy; stated that he will only consider the matter be placed into revenue loss, if the City has flexibility to use funding on desired projects; expressed concern for back-filling the budget; stated that he appreciates the one-time only costs; the housing proposal is the most impactful; he agrees that the funding is a one-time opportunity and should be used to have ongoing and strong future outcomes; expressed concern about squandering funds.

Councilmember Herrera Spencer expressed concern about dedicating funding to purchase the Marina Village Inn; stated that she would like to spread the funding to impact as many people as possible; expressed support for prioritizing internet and Smart City wireless hot spots; stated the digital gap now has an opportunity to be closed; some people cannot access the current meeting being held via Zoom; people without internet access have been left out of society for one and a half years; outlined Exhibit 5 of the staff report; stated the health services recommendation is important; people impacted by COVID need help; expressed support for assistance to households; stated services which cover low-income is a good use of the funding; expressed concern about dedicating four-fifths of the funding towards a project that will impact approximately 50 people versus a program which can help thousands of people.

Councilmember Daysog stated that he would have supported some of the funding going towards Jean Sweeney Park; he accepts staff's analysis of the park being ineligible; he supports one of the categories being housing and Marina Village Inn; \$20 million of the

\$28 million is likely not the correct amount to allocate; the analysis of the sale will drive the funding amounts; \$20 million is too high for the project; dedicating so much of the ARPA funds toward one project is not going to fly; ; the project's proximity to amenities makes the Marina Village Inn an asset; Council should not miss the opportunity; expressed concern about groundwater; stated groundwater is something that cuts across the City; expressed support for taking advantage of the storm water system.

Vice Mayor Vella expressed support for spending ARPA funding as needed based off assessments for the Marina Village Inn; stated the project is a good use of funds; equity is about helping those who need the most; there will be times when significant amounts of resources will be used in order to have an impact on those who need help; Council can do something positive with the project; Council has addressed issues related to budget shortages; further cuts should not be made to services; expressed support for ensuring the budget is being taken care of; expressed concern about additional budget cuts; stated that she would like to find a way to maximize the use of ARPA funds for housing needs; questioned other ways to maximize and assist with housing needs; stated matters are being discussed at the State level, including UBI; there will be multiple layers of assistance coming to families and those in need; Council can make the greatest impact using ARPA funds for housing.

Mayor Ezzy Ashcraft stated Council should think big; ARPA funds have been described as a once in a lifetime opportunity; outlined the staff report; stated that she agrees with using ARPA funds to purchase the Marina Village Inn; however, not using \$20 million; different funding sources will be incorporated; in addition to federal funding, there will be money coming in from the State and County which can be used towards operating costs; outlined a meeting with Alameda Justice Alliance, Transform Alameda and Alameda Renters Coalition; expressed support for a Alameda Hospital program similar to the White Bird Clinic, which provides mental health and substance abuse programs and acts as a respite day center for those needing to get off the street; participants do not need to be admitted or stay overnight; the City Manager is working with similarly sized neighboring cities to find funding mechanisms; there is exciting potential for the City to provide the program and alternative services; the program will help Alameda Hospital, residents and business centers; there is a pot of money for pilot programs, such as UBI; funding will be directed towards youth exiting the foster care system; outlined the foster care exit process; stated UBI can provide assistance; funding can also be used for pregnant mothers within specific income categories; she supports investments being made for youths; outlined a Mayor's Conference discussion of a Stockton's UBI pilot program; stated that she is intrigued by the idea of a community land trust; the City of Oakland has provided a community land trust along with other cities; the opportunity arises when distressed or foreclosed property is able to be purchased by the City and used for affordable housing; she is interested in a community resiliency hub and would like to receive further information; inquired whether staff has enough direction from Council.

The City Manager stated sufficient direction has been provided; however, a specific motion would be helpful.

The Assistant City Manager stated that he has heard from four Councilmembers to focus on housing and the Marina Village Inn project; staff needs to work on the schedule and analysis of true costs; public health came up in a number of different contexts; staff can provide additional options related to public health and the investment in a mental health clinic or other local support for public health; business assistance did not come up more than once; it would be great to hear Council direction related to the General Fund and revenue loss; ARPA funding would come back and become part of a broader ability to fund different priorities; the funding is flexible in some ways; staff can continue to refine the process; the deadline to fully program the funds is the end of 2024; the funding can be looked at in future budget cycles.

Mayor Ezzy Ashcraft expressed support for the approach of a broader spending ability; stated ARPA is wonderful; however, the City is limited to the regulations put forth by the federal government; if the money goes into the General Fund, the City has much more flexibility for other projects.

Councilmember Knox White stated that he is supportive of the funding being placed in the General Fund; he would like to ensure the City has some kind of spending guidelines; expressed concern about a grab bag approach; the flexibility in spending should go towards meeting goals; Council is still honing versus selecting projects; the Assistant City Manager has outlined the matter well; the goals should be: housing, mental health and public health related programs which cannot be reimbursable under the program.

Vice Mayor Vella stated Council can outline the revenue loss portion; expressed concern about impacts to services relative to priorities and revenue loss; businesses are also included in impacts to loss of services; Council has done a number of things for the business districts, including outreach and services; Council has provided many grants with City funds; the City can leverage funds to provide over-arching services that meet a number of different needs.

Councilmember Herrera Spencer stated that she has not heard additional support for the Smart City Master Plan and hotspots; inquired whether there are other planned funding options.

Mayor Ezzy Ashcraft stated that she supports the Smart City Master Plan and hotspots; requested clarification about the categories.

The Assistant City Manager stated the focus in the staff report focused on four categories based on input from Council in May; staff attempted to focus where Council desires to place funding; there is a possibility of adding to the program as it progresses; the current planning stage of the Smart City Master Plan has funding; however, funding for build-out has not yet been identified; if other funding sources become available for housing and Marina Village Inn, staff can reallocate excess funding on a rolling basis; staff would prefer to have ample time to properly address projects.

Councilmember Herrera Spencer stated there have been multiple proposals and categories; noted one of the proposals listed wireless hotspots at \$50,000; inquired whether the matter is a stand-alone item.

The Assistant City Manager responded in the affirmative; stated the project is one of the lower hanging fruit; however, it will be impactful.

Councilmember Herrera Spencer stated the hotspots are important; requested clarification about \$18,700 for the service wireless lending hotspot.

The Assistant City Manager stated the program would be delivered by the Library; the City would have 30 hotspot devices; a household can be powered by one hotspot device at no cost; the process is similar to checking out a book; the program will fund the service.

Councilmember Herrera Spencer requested clarification about the locations of the wireless hotspots.

The Assistant City Manager stated the projects are part of the Library program; the broadband system would allow the City to create a network across the City and create a hard-wired internet system allowing an increase to internet speeds across the community; wireless hotspots can be adapted to the broadband system; there is a lending program through the Library, both hardwired and wireless infrastructure comes with the overall broadband program; all items are tied to the Smart City project whether through a lending system or physical improvements and infrastructure; the project is part of a broader effort to improve connectivity across the community.

Councilmember Herrera Spencer inquired whether the broadband item is listed under the \$6 million Master Plan.

The Assistant City Manager responded in the affirmative; stated the broadband Smart City program includes a fiber network across the City and WiFi within the business districts; the system will be both in and above ground to improve connectivity across the community.

Councilmember Herrera Spencer inquired whether the \$50,000 and the \$18,700 could be used without the broadband Smart City program, to which the Assistant City Manager responded in the affirmative.

Councilmember Herrera Spencer expressed support for consideration of the \$68,700 to help people with internet access; stated that her preference is for the \$6 million Smart City Master Plan.

Mayor Ezzy Ashcraft expressed support for Councilmember Herrera Spencer's recommendation; noted there are two tranches in order to help prioritize immediate

needs.

(21-504) Mayor Ezzy Ashcraft stated a motion is needed to consider remaining items; suggested hearing the Police Policies [paragraph no. 21-505], Public Art Ordinance [paragraph no. 21-508] and Sunshine Ordinance Amendments [paragraph no. 21-509] with ending by 12:00 a.m.

Councilmember Knox White moved approval of the Mayor's suggestion.

Vice Mayor Vella seconded the motion, carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: No; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

The City Manager recommended staff bring back a program which contains a combination of Options 1 and 2; stated Council's focus is on housing; Option 1 has a focus on matters such as broadband and infrastructure; the revenue loss can be used towards the housing portion; staff can narrow the broadband portion to include some of the elements discussed by Council.

Councilmember Knox White stated that he is supportive of the wireless hotspots; expressed concern about the broadband project being placed ahead of the Smart City Master Plan; stated that he would like to know more about the project as opposed to putting in broadband with the hopes of connecting street traffic lights; the broadband option is not what he has in mind for a big and impactful project.

Councilmember Herrera Spencer inquired whether it is possible to obtain more information from staff related to the percentage of the population that does not have internet access; stated that she feels the matter is important and the need is great.

Mayor Ezzy Ashcraft stated that she would prefer Council pursue the matter in the manner recommended by the City Manager; she is mindful of Councilmember Knox White's concerns about getting too far from the Smart City Master Plan; there are other ways to fund the project, including a possible upcoming infrastructure bill.

Councilmember Knox White stated that he has been part of weekly meetings over the summer with AUSD; the numbers are not huge; the matter is not going to be solved by infrastructure-specific projects; there are needs for one household connections from people as opposed to giant backbones of infrastructure; the matter has not moved forward due to AUSD handing out hotspots to families in need; the hotspot proposal builds on the AUSD program; as the City moves through the Smart City Master Plan, the City can plug in what is learned.

Councilmember Herrera Spencer stated seniors are also in need; noted many are not participating in the virtual meetings; questioned whether Mastick Senior Center can help

Council figure out how to help seniors connect with the community.

Councilmember Knox White moved approval of supporting the City Manager's recommendation to have staff return with a combination of Options 1 and 2 containing a housing focus, some revenue loss for flexibility and wireless hotspots with the potential for broadband support as discussed.

Mayor Ezzy Ashcraft inquired whether the public and mental health are folded in, to which Councilmember Knox White responded in the affirmative.

Councilmember Daysog seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(21-505) Recommendation to Authorize the Chief of Police to Update the Existing Alameda Police Department Policy Manual to be Current with Existing Best Practices and Statutory Requirements.

The Police Chief gave a presentation.

(21-506) Councilmember Herrera Spencer moved approval of giving the Police Chief an additional three minutes.

Councilmember Daysog seconded the motion, carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

The Police Chief completed the presentation.

Councilmember Herrera Spencer moved approval of accepting the Police Chief's recommendation to update the policies.

Councilmember Knox White seconded the motion.

Under discussion, Councilmember Knox White stated the changes all make sense; the matter can return to Council on the Consent Calendar in the future.

Councilmember Herrera Spencer stated that she can add the comments made by Councilmember Knox White as a friendly amendment to her motion.

Councilmember Knox White stated that he is happy to let staff decide when matters can be placed on the Consent Calendar.

Councilmember Herrera Spencer expressed support for the matter returning on the

Consent Calendar.

Mayor Ezzy Ashcraft outlined Alameda Police Department having a table at the Alameda Job Fair; noted that she was pleased to hear both the City Manager and Police Chief were present.

Councilmember Herrera Spencer outlined a “Coffee with a Cop” event at Starbucks Coffee.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(21-507) Introduction of Ordinance Authorizing the City Manager to Execute a Second Amendment to the Lease with Dreyfuss Capital Partners, a California Limited Liability Company to Extend the Term for Five Years for Building 29, Located at 1701 Monarch Street, at Alameda Point. Not heard.

(21-508) Introduction of Ordinance Amending the Alameda Municipal Code by Amending Chapter 30 (Zoning Ordinance) to Modify Public Art Requirements, as Recommended by the Planning Board. Introduced.

The Development Manager gave a Power Point presentation.

In response to Mayor Ezzy Ashcraft’s inquiry, the Development Manager stated deaccession is the removal of public art from the City’s public art collection.

Mayor Ezzy Ashcraft inquired whether the City has performed deaccession.

The Development Manager responded in the negative; stated deaccession is generally performed in a variety of ways; the process is lengthy and governed by State and federal law.

Councilmember Knox White stated that he is prepared to support staff’s recommendation; he supports being able to move forward without Council approval under the City Manager’s approved spending limit; however, he would like to propose requiring Council notification in the event a Call for Review is needed; Council receives calls related to negative community impacts; it is a bad look for Council to respond to calls by indicating unawareness; Calls for Review add balance.

The City Attorney stated the proposed recommendation from Councilmember Knox White can be implemented in two ways: 1) Council direction to staff or 2) amending the ordinance; inquired whether Councilmember Knox White has a preference on how to proceed.

Councilmember Knox White responded that he would like to move forward with a first

reading of the ordinance, including the minor adjustment; stated including the direction is clearer than hoping the direction is remembered.

Mayor Ezzy Ashcraft inquired whether the proposed change will still constitute a first reading.

The City Attorney responded in the affirmative; stated the language should be captured properly; recommended modified language be included under Subsection f. of 30-98.10; the section discusses City Manager expenditures; staff can add language to reflect the Council be notified of any City Manager expenditure approvals.

Councilmember Knox White inquired whether the expenditure is made as soon as it is approved by the City Manager; noted that his interest is future Councilmembers have the ability to Call for Review any potentially offensive installations prior to expenditure and installation; inquired whether there is a section prior to City Manager approval where the language can be placed or whether a waiting period of five to 10 days post-approval can be added.

The City Manager responded that he has included a similar structure for matters other than public art; stated that he can inform Council 10 days prior to approving the purchase; the notice will state the City Manager intends to approve a purchase; if Council wishes to appeal the approval, an appeal can be provided within the 10 day time period; if an appeal be received within the ten day period, the expenditure will not be approved and the matter will be brought to Council.

Councilmember Knox White expressed support for the City Manager recommendation.

The Economic Development Manager inquired whether Council would like to be informed of any minor changes or expenditures.

Mayor Ezzy Ashcraft requested clarification about Councilmember Knox White's proposal; inquired whether the goal is to have Council be informed of art installations and be apprised of any concerns raised by neighbors.

Councilmember Knox White responded the matter might become too complicated to compile a list of things to review; stated Council should be alerted of approved artwork; the proposal is rooted in the artwork; he does not need to see minor changes.

The City Manager stated that he understands the concern in relation to the impact of the artwork itself.

Councilmember Knox White expressed support for language to limit change orders.

Mayor Ezzy Ashcraft questioned the Council process if a member of the community indicates displeasure with an art approval.

Councilmember Knox White stated the art will not be installed; the proposed process occurs prior to payment; outlined the process for Public Art Commission (PAC) and Council approvals; stated Council would not see the proposals that fall within the City Manager authorization threshold; he is proposing Council be allowed to see the artwork and have a review period; expressed support for a Call for Review process; stated the process will likely not be used often; however, it might be helpful if installation of a problematic piece is proposed.

Councilmember Daysog expressed concern about the proposal appearing to be a new process; stated that he is not opposed to the proposal, but the matter causes concern; inquired whether Council can gain a sense of the amount of projects that cost under \$75,000.

The Development Manager responded the public art fund has expended one \$100,000 grant and the remainder fell below the \$75,000 threshold; the remainder includes two to three public art grants and roughly 16 smaller grants.

Councilmember Daysog noted many of the funding approvals fall below the approval threshold; stated that he dislikes giving up Council prerogative.

Mayor Ezzy Ashcraft question whether or not public art funds are always spent on a physical art installation; noted performance art can be funded; questioned whether non-physical art approvals will be presented to Council.

Councilmember Knox White expressed support for the proposal to include expenditures for newly approved pieces of art; stated that he does not want to review nominal funding increase requests; all art projects, including non-physical art pieces, would be included; he does not expect the process to be used often; the proposal allows Council an opportunity to raise a hand and indicate a potential problem; the form of the art does not change the proposed review.

Councilmember Daysog inquired whether any harm has occurred in the process; questioned the source for the proposal.

The Economic Development Manager responded staff has returned to Council for change orders and small grant projects; stated certain project funding cannot progress without Council approval; outlined a \$1,500 change order causing delay; stated Council review can take roughly six weeks; changes orders and small grants tend to cause the most delays.

Councilmember Daysog stated the need for change orders is understood; new art should remain a Council prerogative.

The City Manager recommended Council change the ordinance to include City Manager approval of purchased under \$75,000 or 10% for change orders; original art and small grants must be considered by Council.

Councilmember Herrera Spencer expressed concern about Council not having an ability to review proposed projects; noted the recommendation provided by the City Manager addresses the concerns.

Councilmember Daysog stated staff may return in one or two years if issues with change orders and small grants persists; expressed support for the recommendation provided by the City Manager.

Mayor Ezzy Ashcraft stated that she would not bring change orders to Council; the City has a competent PAC; she has faith in staff; expressed concern about being in the weeds and causing project delays; stated art can be subjective; questioned the standards to be held and applied by Council; expressed support for staff's recommendation; stated the City Manager's proposed recommendation is reasonable.

Vice Mayor Vella expressed support for the City Manager's recommended modification; expressed concern about the number of matters run by Council; stated there are many items for Council to deal with; she understands the concern posed by Councilmember Knox White related to outlier scenarios; the proposed change relates to an issue that has not necessarily arisen and that would be a rarity; expressed concern about the process being misused.

Councilmember Knox White stated everything currently comes to Council; noted staff has proposed to have nothing come to Council.

Mayor Ezzy Ashcraft stated that she is comfortable with the staff recommendation.

The Economic Development Manager stated all public art matters can be appealed through the City Council; a 10 day period after approval can occur for appeals sent to City Council.

Councilmember Daysog stated that he feels like Santa Claus when art projects are approved; he is helping bequeath an item which will be an artistic benefit; expressed concern about giving up Council approval; expressed concern for appeal processes.

The City Attorney stated the proposed language to include in the ordinance will read: "The Alameda City Council shall authorize expenditures from the Alameda public art fund consistent with the purpose of this article, except that the City Manager shall be authorized to approve change orders within the City Manager spending authority. All requisitions and purchases shall be authorized consistent with approval authorizations in the City of Alameda purchasing policy. The City Manager shall notify the Council of any expenditure approved by the City Manager on any change order. Any two Councilmembers may call the City Manager's decision for review within 10 days of the City Manager's notification. If no Call for Review is timely perfected, the City Manager's decision shall become final and effective."

Mayor Ezzy Ashcraft expressed support for the language.

Councilmember Daysog stated the proposed language includes change orders; inquired whether Council still has authority over everything else, to which the City Attorney responded in the affirmative.

Councilmember Daysog moved introduction of the ordinance with the amended language.

Councilmember Herrera Spencer seconded the motion.

Under discussion, Vice Mayor Vella stated that she understood the proposal was to include a Call for Review; inquired whether the Call for Review is for one provision.

The City Manager responded his recommended change remains consistent with the terms provided by the City Attorney.

Mayor Ezzy Ashcraft inquired whether the ordinance is being amended to add the proposed language.

The City Attorney responded in the affirmative; stated the language will be added in Subsection f. of Section 30-98.10.

Mayor Ezzy Ashcraft requested clarification that the motion is to remove change orders from Council approval.

The City Attorney stated the motion changes the original paragraph completely; noted the language shall read: "The Alameda City Council shall authorize expenditures from the Alameda public art fund consistent with the purpose of this article, except that the City Manager shall be authorized to approve change orders within the City Manager spending authority. All requisitions and purchases shall be authorized consistent with approval authorizations in the City of Alameda purchasing policy. The City Manager shall notify the Council of any expenditure approved by the City Manager on any change order. Any two Councilmembers may call the City Manager's decision for review within 10 days of the City Manager's notification. If no Call for Review is timely perfected, the City Manager's decision shall become final and effective."

Councilmember Knox White stated that he is unsure whether to support the proposed language; the proposed language is the opposite of what he would like; expressed support for Council being notified of art projects, but not change orders; inquired whether the City Attorney can provide alternate language; stated the notification from the City Manager is for any art approvals under the City Manager's spending authority; change orders are not to be included in the language; noted change orders do not need to come to Council.

The City Attorney stated the language does not allow the City Manager to approve any

artwork; questioned whether Councilmember Knox White supports the City Manager being able to approve artwork.

Councilmember Knox White responded in the affirmative; stated the approval would include a heads up for Council to make a Call for Review within 10 days.

The City Attorney recommended the following language: "The Alameda City Council shall authorize expenditures from the public art fund consistent with the purpose of this article, except that the City Manager shall be authorized to approve expenditures within the City Manager spending authority. All requisitions and purchases shall be authorized consistent with approval authorizations in the City of Alameda purchasing policy. The City Manager shall notify the Council of any expenditure approved by the City Manager, for any new artwork or project. Any two Councilmembers may call the City Manager's decision for review within ten days of the City Manager's notification. If no Call for Review is timely perfected, the City Manager's decision shall become final and effective."

In response to Mayor Ezzy Ashcraft's inquiry, the City Attorney stated the timing is 10 days after the City Manager's notification.

Councilmember Knox White made a substitute motion approving introduction of the ordinance with the proposed amended language.

Vice Mayor Vella seconded the substitute motion.

Councilmember Daysog stated that he dislikes giving up Council prerogative in approving public art.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Daysog: No; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. Noes: 1.

(21-509) Introduction of Ordinance Amending the Alameda Municipal Code, Including Article VIII (Sunshine Ordinance) of Chapter II (Administration) to Clarify Enforcement Provisions and Provide for Other Updates and Enhancements to the Sunshine Ordinance.

Councilmember Knox White moved approval of continuing the matter to September 7, 2021 at 6:59 p.m.

Vice Mayor Vella seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Herrera Spencer: Aye; Knox White: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

CITY MANAGER COMMUNICATIONS

Not heard.

ORAL COMMUNICATIONS, NON-AGENDA

Not heard.

COUNCIL REFERRALS

(21-510) Consider Adoption of Resolution Supporting the Goal of Reaching 100% Zero Emission Vehicle Sales in California by 2030. (Mayor Ezzy Ashcraft) Not heard.

(21-511) Considering Having an Introduction and Update from the New Police Chief regarding Strategies to Address Crimes. (Councilmember Herrera Spencer) Not heard.

(21-512) Considering Directing Staff to Provide an Update on License Plate Readers. (Councilmember Herrera Spencer) Not heard.

(21-513) Consider Directing Staff to Publicly Share Information on Parking Recreational Vehicles. (Councilmember Herrera Spencer) Not heard.

(21-514) Consider Directing Staff to Address Representation for Below Market Rate Homeowners on Homeowner Association (HOA) Boards and with Property Management. (Councilmember Herrera Spencer) Not heard.

COUNCIL COMMUNICATIONS

Not heard.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 11:57 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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