

# Alameda Sun



Locally Owned, Community Oriented

Vol. 15 No. 49  
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All the doings of Island safety & law personnel



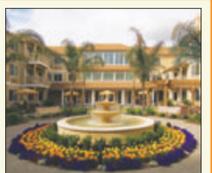
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**Alameda Sun Almanac**

Date	Rise	Set
Today	06:39	19:39
Sept. 2	06:40	19:38
Sept. 3	06:41	19:36
Sept. 4	06:42	19:35
Sept. 5	06:43	19:33
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This aerial view of the East End shows six pocket parks with public access to the estuary and San Leandro Bay. The three East Side parks are not part of the current discussion.

## Parks Could Close

Waterfront's future in Council's hands

**Dennis Evanosky**

When C. C. Adams and Mark T. Cole planned Waterside Terrace on Alameda's East End in 1912, they provided access to the water for all residents with three small semicircular parks east of Fernside Boulevard. The city approved the subdivision map with these parks — one near High Street, a second just across Fernside Boulevard from Monte Vista and a third across Fernside from Fairview.

Over time as homeowners have encroached on the parks, the semicircular spaces have all disappeared — leaving those who should be able to enjoy the parks scarcely room to even turn around. Property owners have completely taken over the park near High Street with signs on a closed gate that warn residents who should have legal access to the shoreline that there is no public access. The city has

neglected the park across from Monte Vista. The park across from Fairview has a next-door neighbor whose property resembles a junkyard. The mess extends into the estuary with abandoned boats complementing the flotsam and jetsam just offshore.

Next Tuesday, Sept. 6, the City Council will meet in closed session to consider a proposal from city staff to allow private property owners to purchase public property along the Oakland Estuary. This property includes the three waterfront parks that Adams and Cole created more than 100 years ago. The move would lead to the public losing access to the estuary shoreline east of Fernside Boulevard between High Street and Garfield Avenue.

The property owners who fenced off the public shoreline near High Street and the owners



This detail from the 1912 Waterside Terrace map shows the intended semicircular design of the development's pocket parks.

of the properties at Monte Vista and Fairview would win; the public would lose. Because this is a real-estate matter, the City Charter allows the Council to consider the matter behind closed doors without the owners of these parks — the public — able to listen or comment. The City Council is taking advantage of that privilege.

In a recent letter to the City Council, Planning Board President John Knox White and Vice-President Kristopher Koffer asked the councilmembers to "vote to ensure that public access to the water (remains), including the future ability to provide fishing and boating docks off Alameda's pocket parks." They urged the City Council to "enforce the code, remove the fences and serve the property owners with documents that show that they have, in fact, taken public parks as their private property."

In their letter, Knox White and Köster reminded the City Council that the Planning Board made a unanimous recommendation to the councilmembers that they vote to "to ensure access to the water and estuary for years and generations to come."

Alameda Sun readers who would like to add their voices to this effort can email or call Mayor Trish Spencer at [tspencer@alamedaca.gov](mailto:tspencer@alamedaca.gov), 747-4701; Vice Mayor Frank Matarrese at [fmatarrese@alamedaca.gov](mailto:fmatarrese@alamedaca.gov), 747-4722; and Councilmembers Marilyn Ezzy Ashcraft at [mezzyashcraft@alamedaca.gov](mailto:mezzyashcraft@alamedaca.gov), 747-4726; and Jim Oddie at [joddie@alamedaca.gov](mailto:joddie@alamedaca.gov), 747-4728.

## SEC Cites City Disclosure

Alameda among 71 entities on list

**Ekene Ikeme**

The city of Alameda was one of 71 cities or public organizations cited by the Securities and Exchange Commission (SEC) for failure to disclose to investors all information regarding municipal bond transactions.

The SEC's findings were revealed in the Municipalities Continuing Disclosure Cooperation (MCDC) initiative report released Wednesday, Aug. 24. The initiative is a voluntary self-reporting program targeting material misstatements and omissions in municipal-bond offerings.

"The diversity among the 71 entities in these actions demonstrates that continuing disclosure failures were a widespread and pervasive problem in the municipal bond market," said Andrew Ceresney, director of the SEC Enforcement Division. "The MCDC initiative has brought attention to this important issue and resulted in increased compliance by municipal issuers and underwriters."

The SEC said Alameda agreed to submit annual financial information to the appropriate parties within certain timeframes and submit timely notices of certain specified events pertaining to the municipal securities being offered. The city also agreed to "submit notices in the event it was unable to provide the contractually required annual reports." The SEC said that the city failed to comply with these commitments on two occasions.

The SEC said that Alameda made a false statement when the city stated in a new proposal that it "has never failed to comply in all material respects with any previous continuing disclosure undertakings to provide annual reports or notices of material events."

The SEC discovered the city filed late audited financial reports in connection with other continuing disclosure undertakings and failed to timely file the required notices of late filings, according to reports. The SEC also claims the city filed late audited financial

reports in two instances in 2013.

The initiative allowed the self-reporters to be punished with favorable settlement terms. The parties involved were not forced to admit fault in the findings, but agreed to cease and desist from future violations.

Violators also agreed to establish policies to prohibit disclosure violations, comply with existing continuing disclosure undertakings and cooperate with any subsequent SEC investigations.

Continuing disclosure provides municipal bond investors with important information, including annual financial reports, on an ongoing basis.

The SEC's 2012 Municipal Market Reports identified issuers' failure to comply with their continuing disclosure obligations as a challenge for investors seeking information about their municipal bond holdings.

Alameda was the only city or public entity cited from the state of California. Colleges (Ohio State University), state entities (Colorado Department of Transportation), school districts (Unified School District No 418 in McPherson County in Kansas), and states (Hawaii) were among the organizations cited. The violations committed by the 71 municipal bond issuers took place between 2011 and 2014.

"The city's annual financial reports have been completed in a timely manner, audited by an independent third party pursuant to state law and publically posted since 2005," said City Manager Jill Keimach. "The city participated in a SEC program to audit its filing compliance, and through this program instances were identified where these filings were delayed."

Keimach said that the SEC has issued an order acknowledging the city's self-reporting, as well as its agreement to correct the delayed filings and establish protocols to ensure this will not occur again.

Dennis Evanosky contributed to this story.

## Parking Shortage Dogs Main Ferry Terminal

**Richard Bangert**

Ferry riders driving to the Main Street Ferry Terminal began using an extra parking lot in May. The city-owned O Club parking lot across the street from the terminal provides 121 spaces under a temporary license agreement with the Water Emergency Transportation Authority (WETA). Despite the added parking spaces, the street shoulders and unpaved lot west of the nearby dog park continue to absorb overflow.

"Ridership has grown 29 percent since May, the month we opened the lot," said Kevin Connolly, WETA's manager of planning and development. "Given that the street and dirt lot were basically full at that time, it makes sense that the O Club has absorbed the additional riders."

A ferry access study conducted by WETA in 2014 led to the O Club interim parking solution. The option of converting the nearby dog park to ferry parking was put on hold until the dog park could be moved a mile away to the planned Estuary Park.

Dog owners interviewed this past weekend at the Main Street dog park don't see why the area they use for exercising their dogs should be blocking expansion of ferry parking. "I believe that it would be a better use of taxpayer money by relocating this dog park and turning it into a parking structure," said Jennifer Keene, who lives near the Bay Farm Bridge. Keene drives across the Island because this park is less crowded than Alameda's other dog park.

"I really like the idea of moving this dog park to Estuary Park because it has a lot more trees, and it's a better area for the dogs," said Madison Walzberg, a resident of Coast Guard Housing. "It doesn't take much to make a dog park. If they just fence it in, it would be a great solution for anyone with dogs," said Walzberg.

Construction work on the first phase of Estuary Park on Mosley Avenue, featuring sports fields, began in August. Phase 2 of park construction, featuring an open meadow, picnic area and dog park, has yet to be funded. This four-acre section near the Alameda Landing residential area, which is already fenced in on three sides, could serve as an interim dog park by adding fencing to the remaining

500 feet along the street, according to Walzberg.

The demand for added ferry service at the Main Street Terminal prompted WETA to add five additional weekday departures last year. The enhanced service was set to expire this fall, but WETA will be extending the enhanced service through the end of 2017, thanks to a grant from the Metropolitan Transportation Commission.

**"Service enhancement would coincide with the delivery of two new vessels for central bay service, the Cetus and the Hydrus in early 2017."**

— WETA Executive Director Nina Rannells

In her report to the WETA board of directors in August, Executive Director Nina Rannells said, "The service enhancement would coincide with the delivery of two new ves-

sels for central bay service, the Cetus and the Hydrus in early 2017." Both vessels will have capacity for 399 passengers and up to 50 bicycles. "The new vessels represent a significant improvement over today's operations, where average capacity in the morning is 324 seats and bikes are sometimes limited to 30 spaces," said Rannells.

Combined monthly ridership for the Oakland and Alameda Main Street terminals increased by 18,234 passengers from July 2015 to July 2016, an increase of 15.69 percent. The system-wide increase for the same period was 7.78 percent.

"All the parking spots get full very early, and you have to fight for a spot," said Keene. "They park all the way down the road past the nursery, and that's kind of a hazard, especially early in the morning or late in the evening trying to cross the street." Keene said that she would gladly pay to "park in a legit parking structure."

Dog owner Jeff Anderer, who lives in Marina Village, says he uses both dog parks but does not use the ferry. "I come to this dog park on the warmer days for the sea breeze," said Anderer. "Strictly speaking as a dog owner and not as a ferry user, I do think the parking is more important."

Asked about costs for expanded parking, Connolly said, "That's something we will be studying in the coming year or two as part of a comprehensive look at Main Street and its capital needs."

The City Council will be discussing the goals and objectives of a \$400,000 citywide transit and transportation plan at its next meeting on Tuesday, Sept. 6.

Richard Bangert posts stories and photos on his blog *Alameda Point Environmental Report*.



Richard Bangert

Overflow parking for the Main Street Ferry Terminal has been encroaching on the adjoining dog park. Dog owners and ferry riders agree, something should be done to increase available parking at the terminal.

## News in Brief

**Sun Staff Reports**

**Benches Will Support Jean Sweeney Park**

The Jean Sweeney Open Space Park Fund is managing the Jean Sweeney Park bench donation project for the Alameda Recreation & Parks Department. Two bench styles are available to choose from. Donors can add a commemorative plaque to donated benches.

Information about the bench project is available at [http://sweeneyopenspacepark.org/misc/project\\_benches.html](http://sweeneyopenspacepark.org/misc/project_benches.html). Prospective donors can download application forms from the website. Each bench donation is tax deductible as a donation to the park.

"The Jean Sweeney Open Space Park Fund would like to thank the Alameda Community Fund (ACF) for starting the bench project with the donation of two benches, one of each style," said Jim Sweeney. ACF is a local fund that benefits

other Alameda charity organizations by providing grants toward their community projects.

Construction on the portion of the Cross Alameda Bike Trail that will pass through the park is scheduled to start this fall. Construction of the east end of the park at Sherman Street, "the community gathering area" is scheduled to start next year. Benches donated now will be placed along the bike trail in the park and in the gathering area.

**Sobriety Checkpoint to be Conducted Tomorrow**

The Alameda Police Department (APD) will conduct a sobriety checkpoint tomorrow evening, Sept. 2, in conjunction with the 2016 campaign for "Avoid the 21." APD is one of 21 agencies throughout Alameda County drivers can avoid simply by driving sober.

"APD is committed to provid-

ing its citizens the finest in law enforcement services, emphasizing a community-oriented approach," APD stated in the press release that announced the Sept. 2 checkpoint.

**Blue, Brews, Barbecue Slated on Webster Street**

The nonprofit West End Arts & Entertainment District will host the second annual Blues, Brews & BBQ street fair from noon to 6 p.m. Sunday, Sept. 18, on Webster Street.

The event features live music, a beer garden with an assortment of craft beers and barbecue, along with an array of arts and crafts from Bay Area artists.

The district is a non-profit that provides Alameda students with arts enrichment programs taught by Alameda artists. Sandra Russell and Hiro Cooper started "Blues Brews & BBQ" in 2015.

Several high-energy blues musicians are scheduled to perform.