

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -OCTOBER 7, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:00 p.m. Councilmember Jensen led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Boller, Daysog, Jensen, Pryor, and Mayor Ezzy Ashcraft – 5.

Absent: None.

AGENDA CHANGES

(25-547) Councilmember Jensen stated that she would like the referral considered after the first agenda item.

Mayor Ezzy Ashcraft suggested the change be revisited once Council completes the first agenda item.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(25-548) Proclamation Declaring October 2025 as Filipino-American History Month.

Councilmember Daysog read the proclamation.

ORAL COMMUNICATIONS, NON-AGENDA

(25-549) Gordon Williams, Alameda, discussed the proposed Gibbons Drive closure; discussed previous workshops; expressed support for keeping Gibbons Drive open and implementing calming measures.

(25-550) William Morrison, Fernside Homeowner Association, stated while attempting to make Alameda more bike-friendly, the Island is becoming more automobile averse; roadway diets and bollards have made it more difficult to drive; suggested contacting City staff be made more accessible.

(25-551) Rita Lark, Alameda, discussed safety violations, mail violations, and break-ins since moving to Esperanza Living Complex, owned by the Alameda Housing Authority.

(25-552) Gabriel Duncan, Alameda Native History Project, submitted information; discussed an upcoming lecture and invited Council to an Indigenous People's Day session on October 13; discussed shellmounds in Alameda.

CONSENT CALENDAR

Discussed the Police command and control vehicle [paragraph no. 25-560]; stated such

vehicles clearly fall under Assembly Bill (AB) 481; Council is being asked to vote prematurely on the purchase of the vehicle, without going through the full AB481 process: Jennifer Rakowski, Alameda.

Mayor Ezzy Ashcraft requested the Police Chief address the comments.

The Police Chief stated the vehicle being proposed for purchase is not a command and control vehicle, but rather a crisis negotiation vehicle; a command and control vehicle provides on-site mobile emergency operations, centered to coordinate multi-agency responses to large incidents; the vehicle being proposed simply facilitates communication between trained negotiators and individuals who are suffering from a crisis during a barricaded subject type of situation; crisis negotiation vehicles are smaller in size; the proposed vehicle does not fit under AB481.

Mayor Ezzy Ashcraft inquired whether the vehicle being proposed for purchase is a repurposed ambulance, to which the Police Chief responded in the affirmative.

Councilmember Jensen inquired whether other cities have similar crisis negotiation vehicles, to which the Police Chief responded in the affirmative.

Councilmember Jensen inquired whether a repurposed vehicle is currently being used, to which the Police Chief responded in the affirmative.

Councilmember Jensen inquired whether such vehicles in other cities are classified and reported as command and control vehicles.

The Police Chief responded that he is unsure; stated when he previously worked for the Oakland Police Department (OPD), command and control vehicles were similar to those displayed; the Alameda Police Department (APD) is not proposing the purchase of a large vehicle, similar to the City of Fremont displayed.

Councilmember Jensen inquired whether OPD has crisis negotiation vehicles.

The Police Chief responded in the affirmative; stated OPD used a repurposed vehicle; he is unsure whether OPD has crisis negotiation vehicles now; when he worked at OPD, AB481 was not in effect.

Vice Mayor Pryor moved approval of the Consent Calendar.

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

(*25-553) Minutes of the Special and Regular City Council Meetings Held on September 2, 2025. Approved.

(*25-554) Ratified bills in the amount of \$7,677,413.76.

(*25-555) Recommendation to Authorize City Manager to Execute a Two-Year Agreement with Power Engineering Construction to Perform Maintenance Work on the Wharf at Grand Marina in an Amount Not-to-Exceed \$176,262. Accepted.

(*25-556) Recommendation to Authorize the City Manager to Execute an Agreement with Thompson General Construction Doing Business As Rubicon Builders to Perform Upgrades to the Exterior Security of Alameda Point Building 17, Located at 700 W. Essex Drive, in an Amount Not-to-Exceed \$198,450, Including Contingency. Accepted.

(*25-557) Recommendation to Authorize the City Manager to Purchase Two TTR-15P Hose Reel Turntable Trailers on a Sole Source Basis for Phase 1 of the Alameda Emergency Response Water Supply System in an Amount Not-to-Exceed \$387,335. Accepted.

(*25-558) Recommendation to Accept the Annual Report on the City of Alameda's Settlements for the Period of July 1, 2024 through June 30, 2025, including 1) General Liability Claims 2) Litigation Settlements and 3) Workers' Compensation Settlements and Related Closed Session Disclosure Report. Accepted.

(*25-559) Recommendation to Authorize the City Manager to Execute a Service Provider Agreement with Maurice Ramirez for Professional Photography and Videography Services for 40 Months Through June 2028, with Total Compensation Not-to-Exceed \$122,948. Accepted.

(*25-560) Recommendation to Authorize the City Manager to Purchase One Police Crisis Negotiation Command Van from National Auto Fleet Group for a Total Amount Not-to-Exceed \$242,919.60. Accepted.

(*25-561) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Tri-Signal Integration, Inc. for Fire Sprinkler, Fire Alarm and Intrusion System Monitoring, Testing, Inspecting, Repair and Maintenance on City Buildings in an Amount Not-to-Exceed \$368,731 including a 10% Contingency. Accepted.

(*25-562) Recommendation to Authorize the Purchase of One Pierce Manufacturing, Inc. Fire Rescue Vehicle from Golden State Fire Apparatus in an Amount Not-to-Exceed \$1,925,115.57 and Two Medix Vehicles, Inc. Ambulances from Republic EVS in an Amount Not-to-Exceed \$843,349.38; and

(*25-562 A) Resolution No. 16322, "Amending the Fiscal Year 2025-26 Budget by Transferring \$1,825,023 of Public Safety Development Impact Fee Fund (Fund 308) Balance to the Vehicle Replacement Fund (Fund 601) and Increasing Authorized Expenditure in the Vehicle Replacement Fund (Fund 601) Operating Budget by \$2,768,465." Adopted.

(*25-563) Resolution No. 16323, "Accepting the Work of Pulte Home Company, LLC., for Bay 37 - Phases 1, 2 and 3 (Tracts 8524, 8591, 8617). Final Environmental Impact Report (EIR) for the Alameda Landing Mixed-Use Development Project (a Supplement to the 2000 Catellus Mixed Use Development Project EIR) (State Clearinghouse #2006012091) was certified by the City Council on December 5, 2006." Adopted.

(*25-564) Resolution No. 16324, "Approving a Memorandum of Understanding (MOU) Between the International Brotherhood of Electrical Workers, Local 1245 (IBEW) and the City of Alameda for a Twenty-Four Month Term Commencing July 1, 2025 and Ending June 30, 2027." Adopted.

(*25-565) Ordinance No. 3388, "Authorizing the City Manager to Execute a Third Amendment to the Lease with the United States Navy for 3,895 Square Feet of Office Space in City Hall West at Alameda Point." Finally passed.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(25-566) Workshop to Discuss the City of Alameda's Infrastructure and Facility Needs Regarding Major Civic and Fire Facilities and Provide Feedback on the City Facilities Plan Preliminary Findings and Recommendations.

(25-567) Mayor Ezzy Ashcraft stated staff would like an additional 5 minutes for the presentation.

Councilmember Daysog moved approval of allowing 5 more minutes.

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

The Communications and Legislative Affairs Director and Charles Dellinger, RRM Design Group, gave a Power Point presentation.

Mayor Ezzy Ashcraft inquired what contamination control refers to in the context of a Fire Station.

The Deputy Fire Chief responded when returning from calls, there is currently no barrier between the clean-up space and the living space.

Mr. Dellinger stated modern Fire Station designs separate the hot zone, which is where Firefighters clean up after returning from a call to not bring in carcinogens into the living

space.

Mayor Ezzy Ashcraft inquired whether the newest Fire Station in the City has separation, to which the Deputy Fire Chief responded in the negative.

Councilmember Daysog inquired about the cross-streets for the proposed Animal Shelter.

The City Manager responded staff's next step is to look at locations more closely; stated staff would like to be careful not to impact spaces that have revenue or sales potential; some potential locations being looked at are near Fire Station 5, Building 5, and Building 62, amongst others.

Councilmember Daysog stated Site 2 is difficult to delineate; if one argument for the current Animal Shelter is that it is close to new uses, the same argument could be made at Site 2, as there are just as many residential areas not too far; the location of Site 2 seems to be near W. Hornet Avenue and Viking Street.

Mr. Dellinger responded Site 2 is the Viking yard, which is currently a Recreation and Parks location.

Councilmember Daysog encouraged staff to keep in mind that Site 1 is farther away.

Vice Mayor Pryor inquired about the site analysis for the Recreation and Parks corporation yard, which seems to be losing square footage.

Mr. Dellinger responded Recreation and Parks is currently located in the old pool building, which is being used for outdoor storage; stated Recreation and Parks have a bigger building than needed.

Councilmember Jensen stated three of the facilities are proximal to each other on the Northern waterfront; inquired whether any geologic environmental issues are contributing to the deterioration of the buildings or the need to move them.

Mr. Dellinger responded an analysis was not performed, however, at Fleet Services, there is some cracking of the Concrete Masonry Unit (CMU) and in the slab, which he assumes has to do with differential settlement because of the water.

Councilmember Jensen inquired whether there were any immediate health and safety issues at the facilities that are not up to Code.

Mr. Dellinger responded there are no immediate issues, however, there are some accessibility compliance issues.

Councilmember Jensen requested clarification about the accessibility issues; inquired if issues include restrooms and ramps.

Mr. Dellinger responded the buildings were built way before accessibility compliance and there have been many changes since.

In response to Councilmember Jensen's inquiry regarding relocation of Fire Administration, the Fire Chief stated staff is looking to consolidate administrative services, which is spread out over five different locations throughout the City in order to improve customer service, collaboration, coordination and functionality; stated one option is to lease commercial space, which is becoming common for other fire departments; another option is to built a new Fire Administration building when Station 5 is built.

The City Manager stated another option is a combination of both; depending on how long it would take to build Station 5, space could be leased in the meantime.

Councilmember Jensen inquired whether doing so could be an option, to which the Fire Chief responded in the affirmative; stated the Administration site can be incorporated once it is rebuilt.

Mayor Ezzy Ashcraft stated she is glad to hear about the option to lease a space.

Councilmember Jensen inquired whether the lot between the Fleet and Service Centers is owned by the City; whether the lot could be part of the new Maintenance Service Center.

Mr. Dellinger responded the lot is not owned by the City; stated the proposal is not to keep the Fleet Service Center building; stated the lot will most likely become employee parking, which frees up the employee parking area to be used for Maintenance Service Center uses; similarly, the Animal Shelter proposal is not to keep the building, but rather the land.

Councilmember Jensen inquired whether the facility would become part of Alameda Municipal Power (AMP), to which the City Manager responded staff has discussed using it as employee parking.

Councilmember Jensen inquired about the area where vehicles are serviced.

Mr. Dellinger responded the building is beyond its useful life; stated it was built in 1969, has structural deficiencies and is not worth trying to modify; there are settlement issues in the slab; since it is separated from the Maintenance Service Center, the best use would be something like employee parking; many employees currently park on the street.

The City Manager added the building would come down.

Stated Friends of the Alameda Animal Shelter is willing to help with this important

project; major infrastructure is needed; expressed support: Adrien Abuyen, FAAS.

Expressed concern about the City's evacuation plans; inquired when the Emergency Operations Center (EOC) will provide evacuation plans: Jim Strehlow, Alameda.

Councilmember Daysog requested clarification about the term statistically valid in reference to surveys; stated it presupposes a certain number of respondents need to be surveyed.

The Communications and Legislative Affairs Director responded when doing this type of polling in the past, there have been between 400 and 600 respondents, which is typically enough and typically leads to a 5% margin of error, which staff tries to meet or lower.

Councilmember Daysog inquired whether 600 or more are needed for 95% confidence level, to which the Communications and Legislative Affairs Director responded in the affirmative.

Councilmember Daysog stated ranking all of the activities could become tricky; if the margin of error is 5%, it is not possible to distinguish the two statistically; inquired how staff will approach receiving input and ranking, for example, Fire and Fleet Services; inquired whether it will be done separately.

The Communications and Legislative Affairs Director responded it will be done separately; stated the questions will be asked in a couple of different ways, in order to see how people respond to different types of questions; after the first poll, staff will continue to do outreach, collect data, and repeat the process; staff would like to ensure they understand the priorities of Alamedans and gather the most information possible.

Councilmember Daysog inquired whether it will be a telephone or internet survey.

The Communications and Legislative Affairs Director responded both telephone and internet surveys will be conducted; stated surveyors conduct both in order to put together a statistically valid representative sample of Alamedan voters; surveyors will continue to poll until the threshold has been reached.

Councilmember Daysog stated if one is going to track the validity of findings from a particular age group, one will have to reach out to whatever that confidence level will be for that age group.

The Communications and Legislative Affairs Director stated staff would like to be able to have the same level of confidence in different age groups and neighborhoods, amongst other groups.

Councilmember Daysog stated in that case, staff will have to aim for more than 600 respondents.

The Communications and Legislative Affairs Director responded it depends; stated the surveyors will build the polls out based on the exact sample they are attempting to find; FM3 Consultants have been doing polling for the City for over 12 years and have done a great job.

Mayor Ezzy Ashcraft discussed the polling done for the campaign to build a new library over twenty years ago; stated the total poll consisted of about 400 voters; in order to reach that number, one must conduct a lot of outreach and work with a good polling organization; she has confidence in whatever the result would be; 400 to 600 is a very decent number.

The Communications and Legislative Affairs Director responded residents will also receive the poll via email and receive a postcard in the mail with a code they can use to take a poll online; stated in addition to the statistically valid sample, staff will conduct informal polling and compare it to the sample.

Councilmember Boller stated at the last workshop, Council and staff discussed different ways of obtaining community input and getting creative, especially with changes in technology; it is important for residents to educate themselves on the different infrastructure needs and why it is so important for the City to do its job so well; staff is very talented; facilities should match the same level of excellence; there are hard choices to make; having Alamedans weigh in is important.

Vice Mayor Pryor stated facilities are clearly in great need; the gap in Firefighters' responsiveness requires immediate attention, which you cannot put a price tag on; contamination issues at Firehouses are important to address; regarding civic facilities, staff works very hard and she would like to take down barriers so people may do their jobs well; it is important to think about future generations and make hard decisions starting today.

Councilmember Jensen inquired how the upgrades outlined for Fire Station 4 and the new Fire Station would impact the EOC.

The Fire Chief responded there would be no direct impact to the EOC; stated the positive impact that would come for Station 4 would be ensuring seismic resiliency of the facility so crews may respond out of the building, in addition to health, wellness, and decontamination; the proposed station, Station 5, would place coverage where there is currently none; it will also reduce response times and get an effective Firefighting force in alignment with national standards.

Councilmember Jensen stated improving and bringing Fire Stations up to Code can only have a positive impact.

Mayor Ezzy Ashcraft stated there is a cost to deferred maintenance; there is a long list of delays that cannot be delayed any further; the City will need to do more with less; not

everything on the list will be finished; she will look to various Departments for grant opportunities and supplemental funding; FAAS volunteers are committed and raise a lot of money; inquired what percentage of funds needed can the City expect FAAS to contribute; inquired whether the Training Center is in an appropriate location, as nearby residents have complained over the years.

The Fire Chief responded a community meeting was conducted with nearby residents; stated a system is set up; when live fire training begins, notifications will be sent out in advance, including door hangars for every resident; there is an email list for people to opt into to receive information; signs are put up several days before burnings are conducted; residents can email and call with concerns on the day of the training; a new Training Center will have gas fed props, which will reduce the need to conduct a lot of the training, but will not completely eliminate it.

Mayor Ezzy Ashcraft inquired about sharing a training facility with other fire departments.

The Fire Chief responded the Alameda Fire Department (AFD) already collaborates with other stations; stated different stations have different specialties; other stations also use the Alameda training facilities; hopefully, the new site will have a marine based focus.

Mayor Ezzy Ashcraft stated the Animal Shelter was given an F rating; the facility has seen better days; with new housing now in the neighborhood, it is hard on the neighbors to listen to upset animals.

Councilmember Daysog emphasized the importance of statistically valid surveys and phone surveys, in particular; stated the survey is incredibly important in order to be able to prioritize what residents are willing to pay for.

Mayor Ezzy Ashcraft stated the City has conducted a number of surveys and uses high quality contractors; the entire community and Council should have confidence.

AGENDA CHANGES

(25-568) Mayor Ezzy Ashcraft stated that she would call the referral next.

COUNCIL REFERRALS

(25-569) Consider Resolution No. 16325, "Supporting the Polluters Pay Climate Action Superfund Act of 2025." Adopted.

Councilmember Jensen gave a brief presentation.

The Community and Legislative Affairs Director made brief comments.

Mayor Ezzy Ashcraft inquired about the deadline for Governor Newsom to sign all the

bills on his desk; inquired whether this bill will be on his desk.

The Community and Legislative Affairs Director responded this bill will not be going to the Governor's desk; stated the deadline passed in September.

Mayor Ezzy Ashcraft inquired whether it is possible for the bill to be amended from how it is written currently when the bill returns in January, to which the Community and Legislative Affairs Director responded in the affirmative; stated the author of the bill can make amendments at any time.

Mayor Ezzy Ashcraft inquired whether there was any opposition for the bill, to which the Community and Legislative Affairs Director responded in the affirmative; stated there was opposition from labor unions, several construction trades, and the fossil fuel industry; there was a perceived notion that the bill would increase prices of gasoline for business, however, that is not the case.

Mayor Ezzy Ashcraft inquired how people wanting to address correspondence to the opponents of the bill would go about finding out who to contact.

The Community and Legislative Affairs Director responded people can watch the video and jot names down; stated if folks do not want to watch the video, there is a summary on the website; she is also able to assist, if needed.

Councilmember Jensen inquired about the impact of writing a letter in support versus passing a resolution.

The Community and Legislative Affairs Director responded they are similarly received; stated when the City supports a bill by sending a letter, it is submitted through a portal; if a resolution is passed, it would be submitted through the same portal.

Councilmember Jensen inquired whether Council votes in public session to support a letter when one is written in support or opposition of a bill.

The Community and Legislative Affairs Director responded Council takes a vote if it is outside of the Legislative Agenda; stated a bill, such as the Polluter's Pay Act, is carefully reviewed by staff to ensure the legislation is something Council would endorse; if something does not align with the Legislative Agenda, staff would come before Council to ask for an endorsement.

Councilmember Jensen inquired whether this specific legislation has come before Council for discussion, to which the Community and Legislative Affairs Director responded in the negative.

Mayor Ezzy Ashcraft stated the bill was part of the Legislative Agenda.

The Community and Legislative Affairs Director responded the tenants of the legislation

are included in the Legislative Agenda, which is why staff was able to send the letter of support.

Mayor Ezzy Ashcraft stated as Mayor she does not sign anything that has not previously been approved.

Councilmember Jensen stated that she was not implying that, but rather was inquiring about the specific bill.

Mayor Ezzy Ashcraft stated that she recently signed a plastic pollutions bill which Council had supported, however, with the amendments made, Council is no longer in support of it; inquired about the impact a group of students would have if they were to write a letter to legislators and opponents of a bill.

The Community and Legislative Affairs Director responded supporters and opponents of a bill generally do not consist of individuals, but rather cities, large companies, and environmental organizations; stated individuals can lobby elected officials, Assembly members, and Senators; they may also reach out to opponents to let them know it is not acceptable, they want a different future and are taking a stand.

Mayor Ezzy Ashcraft stated they may also attend a hearing.

Expressed support for the resolution; stated the resolution can help rebuild and recover damages caused by the actions of big companies: Sophia Lau, Alameda.

Expressed support for the resolution; stated it is unfair for communities to have to clean up the mess of polluters, who should clean up after themselves; urged Council to support the resolution: Carmen Warming, Alameda High School Student.

Expressed support for the resolution; stated the bill will hold polluters accountable for damaging the environment: Sody Finlaw, Youth Power Climate Action.

Stated the bill has been floating around the legislature for about a year, which shows the power fossil fuel companies have within the government; similar resolutions have been passed in other cities in California: Neel Bolusu, Youth Power Climate Action.

Urged Council to pass the resolution; stated helping the bill get passed will be a big step in fighting against climate change: Hannah Nelson, Youth Power Climate Action.

Expressed support for the bill; stated the bill will target big oil companies who play a major factor in climate change: Long Sim, Youth Power Climate Action.

Discussed the Paradise wildfires and the air quality during the event; urged Council to pass the resolution: Amelia Lam, Alameda High School Student.

Stated the impacts of climate change are being felt globally and will continue to worsen;

corporations should be held accountable for damage by passing the bill; urged Council to pass the resolution: Kiersten Gee, Alameda High School Student.

Urged Council to pass the resolution: Jason Wu, Alameda High School Student.

Submitted information; stated the bill will only affect major fossil fuel companies, who have cost the State billions in environmental damage; the bill will put a small fee on companies' profits; the bill will not hurt gas prices or harm the economy: Roan Byrne-Sarno, Alameda Science and Technology Institute Student.

Stated while the resolution is an incredible step, if passed, more work will be needed to pass the bill; urged Council to speak to Supervisor Lena Tam, Assemblymember Mia Bonta, and State Senator Jesse Arreguin and ask for help in passing the bill; expressed support for the resolution and the bill: Harper Nelson, Youth Power Climate Action.

Stated today's federal leadership supports no climate change initial new actions and has cut Environmental Protection Agency (EPA) programs and most alternative energy initiatives; it is up to the people to fight for climate change; Alameda is uniquely at risk for climate devastation due to its location and high-risk geo-design: Judith McKenna Shea, Alameda.

Encouraged folks to think about future generations, who need to make polluters pay: Shalom Bruhn, Third Act – Make Polluters Pay.

Discussed restorative justice; stated Council must decide what restorative justice will be: Jane Kramer, Alameda.

Expressed support for the resolution; expressed appreciation for the City's support of AB684; stated raising awareness and supporting Youth Climate Action is important: Ruth Abbe, Community Action for a Sustainable Alameda (CASA).

Vice Mayor Pryor stated it is important for people to clean up their mess; she was glad to see students attend the meeting tonight and advocate for themselves.

Councilmember Boller expressed appreciation to the youth who attended the meeting for looking out for their community and the planet; stated restorative justice is important; if passed, it will be a legal fight worth taking.

Councilmember Daysog stated as an Island, Alameda is uniquely affected by climate change with rising sea levels affecting beaches, waterfronts, and ground water; thanked the youth for voicing concerns; stated that he will contact Supervisor Lena Tam to support this matter; it is important to support the referral as a statement to support the youth of Alameda.

Mayor Ezzy Ashcraft expressed support; stated the current bill is most likely not the one that will return in January, as the legislature has changed; encouraged the youth to stay

engaged with the bill and write letters to the shareholders of the large corporations who are in opposition; urged the youth to register to vote as soon as they are able and vote in every election.

Councilmember Jensen thanked Youth Power Climate Action; stated this group of youths have several other projects in the works, such as supporting induction ovens, eliminating refrigerants in large grocery stores, and have continued to advocate for themselves and others; students across the Island are working together on this topic.

Councilmember Jensen moved adoption of the resolution.

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

Mayor Ezzy Ashcraft called a recess at 9:08 p.m. and reconvened the meeting at 9:21 p.m.

(25-570) Summary Title: Take Action to Adopt the California Building, Fire and Other Related Codes and Make Local Additions and Amendments

Introduction of Ordinance Amending the Alameda Municipal Code to Adopt the New 2025 California Building Standards Codes and Local Amendments Implementing the Alameda 2040 General Plan by Repealing Ordinance No. 3338 and Adding: (1) Article I (Uniform Codes Relating to Building, Housing and Technical Codes) to Chapter XIII (Building and Housing), to Adopt Chapter 1, Division II Scope and Administration of the California Building Code, 2025 Edition as the Alameda Administrative Code, the 2025 California Building Code Volumes 1 and 2 as Amended, the 2025 California Residential Building Code as Amended, the 2025 Edition of the California Historical Building Code, the 2025 Edition of the California Electrical Code, the 2025 Edition of the California Plumbing Code as Amended, the 2025 Edition of the California Mechanical Code, the 1997 Uniform Housing Code, the 2024 Edition of the International Property Maintenance Code as Amended and the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; and Adopting (2) the 2025 Edition of the California Fire Code, including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, I, K, L, N and P with Necessary Additions and Amendments to Section 15-1 of Chapter XV (Fire Prevention) due to Local Climatic, Geological, or Topographical Conditions; and Adopting (3) the 2025 Edition of the California Green Buildings Standards Code and the 2025 Edition of the California Energy Code with Necessary Additions and Amendments to Section 13-10 of Chapter XIII (Building and Housing) due to Local Climatic, Geological, or Topographical Conditions. Introduced.

The Building Official gave a Power Point presentation.

Councilmember Jensen inquired about the significance of adopting the International

Property Maintenance Code for the first time.

The Building Official responded in essence, the Property Maintenance Code is a set of regulations that gives Officers the ability to quickly find a section of the Code to utilize during enforcement.

Expressed support, specifically around advancing electrification readiness in homes:
Ruth Abbe, CASA.

Vice Mayor Pryor moved approval of the staff recommendation [introduction of the ordinance].

Councilmember Jensen seconded the motion, which carried by unanimous voice vote - 5.

(25-571) Summary Title: Take Actions to Form Community Facilities District No. 25-1 (West Midway Facilities), Annex Community Facilities District No. 17-1 (Alameda Point Public Services District), and Levy Special Taxes

Public Hearing Regarding City of Alameda Community Facilities District No. 25-1 (West Midway Facilities): Resolution No. 16326, "Forming City of Alameda Community Facilities District No. 25-1 (West Midway Facilities) and Future Annexation Area, Authorizing the Levy of a Special Tax Therein to Finance Public Facilities in and for Such Community Facilities District." Adopted;

(25-571A) Resolution No. 16327, "Determining Necessity to Incur Bonded Indebtedness for the City of Alameda Community Facilities District No. 25-1 (West Midway Facilities)." Adopted;

(25-571B) Resolution No. 16328, "Calling Special Election Regarding the City of Alameda Community Facilities District No. 25-1 (West Midway Facilities)." Adopted;

(25-571C) Resolution No. 16329, "Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien Regarding City of Alameda Community Facilities District No. 25-1 (West Midway Facilities)." Adopted;

(25-571D) Introduction of Ordinance Levying Special Taxes Within the City of Alameda Community Facilities District No. 25-1 (West Midway Facilities). Introduced; and

(25-571E) Public Hearing Regarding Annexation of Territory to City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District):

(25-571F) Resolution No. 16330, "Annexing Territory to Community Facilities District No. 17-1 (Alameda Point Public Services District), Authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors. Adopted; and

(25-571G) Resolution No. 16331, "Declaring Results of Special Annexation Election for Community Facilities District No. 17-1 (Alameda Point Public Services District),

Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien.” Adopted.

The Senior Engineer gave a Power Point presentation.

Mayor Ezzy Ashcraft called for protests and opened the Public Hearings.

Expressed support for the development and the establishment of CFD 25-1; expressed concern about the calculation of the facility costs, which discourages building housing and makes future occupants pay for the cost of existing occupants; discussed Sheetz v. County of El Dorado, parks and open space in backbone infrastructure, and development impacts: Mitch Ball, Alameda.

The City Manager stated what is being presented are not development impact fees, but rather a CFD to fund public infrastructure; the infrastructure in the area is 70 years old; this would be a wholesale replacement with all new infrastructure, such as sewers, water, electrical, and streets; once constructed, the streets will become City streets and be integrated into the pavement management program.

Mayor Ezzy Ashcraft inquired whether the model has been followed previously in other City developments.

The City Manager responded this is the first CFD to pay for infrastructure at Alameda Point; stated the model follows Alameda Marina.

Mayor Ezzy Ashcraft closed the public hearing.

In response to Councilmember Jensen’s inquiry regarding the uniqueness of the CFD, the City Manager stated CFDs are a common tool for large-scale redevelopments or new developments used throughout California to help finance infrastructure; stated it does not burden existing residents in any way.

Councilmember Jensen inquired about other locations where this tool was utilized.

The City Manager responded other locations include Alameda Marina and Alameda Landing.

The City Attorney stated using CFDs to finance development is not only common, but it also assists in ensuring existing developments do not pay for new developments where there is no infrastructure available.

The City Clerk announced Council could consider the first three CFD 25-1 resolutions: forming the CFD, determining necessity for bonded indebtedness and calling the election.

Councilmember Daysog moved adoption of the resolutions.

Councilmember Boller seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk announced the ballot is 100% in favor; stated the City Council can consider the CFD 25-1 final resolution declaring results of the election and introduction of the ordinance.

Vice Mayor Pryor moved adoption of the resolution and introduction of the ordinance.

Councilmember Jensen seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk announced the City Council could consider CFD 17-1 resolution annexing territory and authorizing levy of a special tax.

Councilmember Daysog moved adoption of the resolution.

Councilmember Jensen seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk announced the ballot is 100% in favor; stated the City Council could consider the resolution declaring the results.

Councilmember Boller moved adoption of the resolution.

Vice Mayor Pryor seconded the motion, which carried by unanimous voice vote - 5.

CITY MANAGER COMMUNICATIONS

(25-572) The City Manager provided a 30-day notice that the City will be initiating bargaining with part-time library staff on salaries, benefits, and terms of employment, following their request to join the Alameda City Employees Association (ACEA); stated current Memorandums of Understanding expiring June 30, 2027 between the City and ACEA can be found on the City's Human Resources webpage; negotiations will begin in November 2025; discussed a preliminary application to redevelop Harbor Bay Landing at 867 Island Drive; stated a developer submitted a preliminary application to redevelop the Harbor Bay Landing shopping center into 305 residential units; it is not a formal application and the developer is not seeking Council approval at this time; no City action will take place until a formal application is submitted; the City's approved Housing Element includes adding mixed-use housing at Harbor Bay Landing, but specifically requires the project include at least 90,000 square feet of commercial space, including a minimum 20,000 square foot grocery store; City staff will meet with the developer to reinforce that the current proposal does not meet the City's existing zoning requirements; announced International Walk and Roll to School Day on October 8; announced Pride in the Park at Chochenyo Park on October 11; stated in recognition of United Against Hate Week, the Social Service Human Relations Board (SSHRB) is

hosting a free film screening of the movie *Bias* in the Council Chambers on October 23.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL COMMUNICATIONS

(25-573) Mayor's Nominations for Appointment to the Commission on Persons with Disabilities, Golf Commission, Historical Advisory Board, Public Art Commission, and Social Service Human Relations Board. Not heard.

(25-574) Councilmember Daysog announced that he attended the Lead Abatement Program informational meeting on behalf of Councilmember Jensen, the Town Hall meeting regarding Fernside/Gibbons/High Street, and the Filipino Island Fest on October 4.

(25-575) Councilmember Boller announced that he attended the Back-to-School Barbecue on September 18 for the Alameda Education Foundation, a Legacy Home Tour of the Bronze Coast homes on September 21 presented by the Alameda Architectural Preservation Society, the Alameda Economic Forecast and Business Expo at the U.S.S. Hornet on September 25, the grand opening of the Estuary on Linnet Corner on September 25, the Fernside/Gibbons/High Street Community Open House on September 25, and the Filipino Island Fest on October 4.

(25-576) Vice Mayor Pryor announced that she attended the Linnet Corner Open House on September 25; acknowledged the hard work of City staff in every department; stated that she attended the Fernside/Gibbons/High Street Community Open House on September 25, the City's Community Outreach for Resiliency to Climate Change Action Plan on September 27, and the Filipino Island Fest on October 4.

(25-577) Councilmember Jensen announced that she attended the Back-to-School Barbecue on September 18 for the Alameda Education Foundation, the Filipino Island Fest on October 4, and the Sister City Cruise on the Cabernet Sauvignon with the City Attorney and Community and Legislative Affairs Director; commended the Assistant City Manager and staff for the presentation to residents on or near Thompson Avenue regarding the Street Vendor Ordinance on September 25; discussed the two year anniversary of the war in Gaza.

(25-578) Mayor Ezzy Ashcraft stated that she attended the Asian House Services Benefit Gala in Oakland on September 20, spoke at the ribbon cutting for It's Electric, the first curbside electric charger in the City on September 22, attended the Alameda Economic Forecast and Business Expo at the U.S.S. Hornet on September 25, attended a celebration of life for Chris Peoples, a long-time AC Transit Board Member, on September 26, rode in the Family Fun Ride Around Alameda on September 27, attended the Sea Level Rise Planning Fair later that same day, attended the listening

session for the residents of Thompson Avenue regarding the Street Vendor Ordinance, attended the final follow-up session for the Mayor's Institute of Pedestrian Safety on October 2, spoke at Oakmont Senior Living later that day, and attended the Belgian East Bay Development Alliance Business Forum at Almanac Brewery on October 6 alongside the City Manager and Base Reuse and Economic Development Director; on October 8, she, the Vice Mayor, and Assistant City Manager will be heading to Long Beach for the League of California Cities Annual Conference.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 10:07 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -OCTOBER 7, 2025- -5:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:00 p.m.

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Boller arrived at 5:02 p.m.]

Absent: None.

Consent Calendar

Councilmember Daysog moved approval of the Consent Calendar.

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

(*25-542) Recommendation to Approve Jennifer Ott, City Manager; Abigail Thorne-Lyman, Base Reuse and Economic Development Director; Alesia Strauch, Base Reuse Manager; Len Aslanian, Assistant City Attorney; and Ted J. Anderson, Cushman and Wakefield, as Real Property Negotiators for 1501 Viking Street (Building 166), and 1399 Ferry Point (Pier 1) Alameda, CA. Accepted.

(*25-543) Resolution No. 16321A, “Declaring Five Project Sites of City-Owned Property at Alameda Point Including Building 525, Building 166, Building 12, the Southern Enterprise District Property, a Block Bounded by Saratoga Street, West Essex Drive, Todd Street, and West Midway Avenue as well as the Western Portion of a Block Bounded by Saratoga Street, West Midway Avenue, Pan Am Way, and West Ranger Avenue to be Exempt Surplus Land Under the Surplus Land Act.” Adopted.

The meeting was adjourned to Closed Session to consider:

(25-544) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8) Property: 1501 Viking Street (Building 166), and 1399 Ferry Point (Pier 1) Alameda, CA; City Negotiators: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Alesia Strauch, Assistant City Attorney Len Aslanian, and Cushman and Wakefield Managing Director Ted J. Anderson; Negotiating Parties: City of Alameda, Power Engineering Construction; Under Negotiation: Price and terms

(25-545) Conference with Labor Negotiators (Government Code Section 54957.6); City Negotiators: Jennifer Ott, City Manager, Noelle White, Human Resources Director, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Deputy City Attorney; Employee Organizations: International Association of Firefighters, Local 689 (IAFF) and

Alameda Fire Chiefs Association (AFCA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment

(25-546) Conference with Legal Counsel – Existing Litigation; (Pursuant to Government Code § 54956.9); Case Name: County of Santa Clara, et. al. v. Kristi Noem, et. al.; Court: United States District Court for the Northern District of California; Case Number: 25-8330

(25-546A) Conference with Legal Counsel – Existing Litigation; (Pursuant to Government Code § 54956.9); Case Name: City of Fresno, et al., v. Scott Turner, et. al.; Court: United States District Court for the Northern District of California; Case Number: 25-CV07070-RS

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Real Property, staff provided information, and the City Council provided direction, which carried by unanimous voice vote – 5; regarding Labor, staff provided information, and the City Council provided direction, which carried by unanimous voice vote – 5; and regarding Existing Litigation matters, staff provided information and Council provided direction by unanimous voice vote – 5.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:01 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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