

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -DECEMBER 2, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:40 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

(25-685) Mayor Ezzy Ashcraft suggested the Social Service Human Relations Board appointment [paragraph no. 25-701] be considered before the Continued Item Section.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

None.

ORAL COMMUNICATIONS, NON-AGENDA

(25-686) William Morrison, Alameda, discussed transportation issues related to the current efforts to construct the Clement Avenue/Tilden Way Improvement Project and possible changes to a railroad track; encouraged Council to discuss the possibility of using Pearl Street instead of Versailles Avenue related to the upcoming Transportation Commission meeting to address neighborhood greenways; encouraged Council to involve residents more in discussions.

(25-687) Randy Rentschler, Alameda, expressed appreciation to the City Manager for her many years of service to the City of Alameda.

(25-688) Jim Strehlow, Alameda, expressed his unhappiness with how the Council and Transportation Commission handled neighborhood calming measures in the Gibbons Drive area; encouraged folks to visit the area during the holidays and admire the seasonal décor.

CONSENT CALENDAR

The City Clerk made announcements about the Interim City Manager salary [paragraph no. 25-696], the City Attorney and City Manager salary ratifications [paragraph no. 25-697] and the Hearing [paragraph no. 25-700].

Councilmember Jensen inquired whether the Interim City Manager could introduce himself.

The Interim City Manager made brief comments.

Thanked the City for the many years of partnership; announced the Church has added an additional month of running the shelter; stated starting in April, a case worker and laundry program were added to the services provided: John Brennen, Christ Episcopal Church.

Councilmember Daysog stated that he would recuse himself from the Agreement for Janitorial

Services [paragraph no. 25-695].

Councilmember Daysog moved approval of the Consent Calendar.

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

(*25-689) Minutes of the Special and Regular City Council Meetings Held on November 4, 2025. Approved.

(*25-690) Ratified bills in the amount of \$3, 007, 841. 97.

(*25-691) Recommendation to Authorize the City Manager to Execute Agreement and Documents with Alameda County to Accept \$189,150 for Partial Funding of Winter Relief Programs Through Fiscal Year 2027-28; and Authorize the City Manager to Execute an Agreement with Christ Episcopal Church to Operate the Alameda Warming Shelter in Fiscal Year 2025-26 in an Amount Not-to-Exceed \$305,282. Accepted.

(*25-692) Recommendation to Accept the Annual Review of the City of Alameda's Affordable Housing Unit Fee Requirements Consistent with Section 27-1 of the Alameda Municipal Code; Accept the Annual Affordable Housing Unit Fee Fund Activity Report; and By Motion, Find that: 1) Unit/Fee Requirements Set Forth in Local Law Remain Reasonably Related to the Impacts of Development, and 2) the Affordable Housing Units, Programs and Activities Required by Local Law Remain Needed to Support the Production of Affordable Housing in the City of Alameda. Accepted.

(*25-693) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Raimi & Associates in an Amount Not-to-Exceed \$30,000 and to Extend the Agreement Term by One Year to Provide Additional Technical Services Related to Implementation of the Climate Action and Resiliency Plan (CARP). Accepted.

(*25-694) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. Accepted.

(25-695) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Aim To Please Janitorial Services, Inc. for Cleaning and Maintenance of Park Street, Webster Street and Marina Village Zones of the 84-2 Landscape and Lighting District, in an Amount Not-to-Exceed \$1,789,424.78.

Since Councilmember Daysog recused himself, the item carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

(*25-696) Recommendation to Approve Agreement Appointing Adam W. Politzer as Interim City Manager at a Salary of \$175.06 Hourly, Commencing on December 5, 2025, and Authorize the Mayor to Sign the Agreement on Behalf of the City. Accepted.

(*25-697) Resolution No. 16345, "Adopting and Ratifying Salary Schedules for Council Appointees City Manager and City Attorney in Compliance with CalPERS Requirements." Adopted.

(*25-698) Resolution No. 16346, "Setting the 2026 Regular City Council Meeting Dates." Adopted.

(*25-699) Recommendation to Authorizing the City Manager, or Designee, to Execute All Necessary Documents to Accept \$1,140,000 Grant Funding from the Ocean Protection Council for Oakland-Alameda Adaptation Planning. Accepted;

(*25-699A) Resolution No. 16347, "Approving the Application for and/or Execution of Grant Funds from the Ocean Protection Council Under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Costal Protection Bond Act of 2006 (Proposition 84), Proposition 68, Environmental License Plate Funds, Once Through Cooling, Greenhouse Gas Reduction Fund, or General Funds." Adopted; and

(*25-699B) Resolution No. 16348, "Increasing the Fiscal Year 2025-26 Revenue and Expenditure Budgets of the Construction Improvement Fund (C71400) by \$1,140,000." Adopted.

(*25-700) Public Hearing to Consider Approving the Housing and Community Development Needs Statement for the Community Development Block Grant Annual Plan for Fiscal Year 2026-27. Accepted.

REGULAR AGENDA ITEM

(25-701) Resolution No. 16349, "Chantel Carter as a Member of the Social Service Human Relations Board." Adopted.

Vice Mayor Pryor moved adoption of the resolution.

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

The City Clerk administered the Oath of Office and Ms. Carter made brief comments.

CONTINUED AGENDA ITEMS

(25-702) Workshop to Discuss Updates to the Inclusionary Housing Ordinance. Continued from November 18, 2025.

(25-703) Mayor Ezzy Ashcraft noted staff needs 15 minutes for the presentation.

Councilmember Daysog moved approval of allowing an additional 5 minutes.

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

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

Vice Mayor Pryor inquired whether the current rental vacancy in Alameda is under 5%.

The Planning, Building and Transportation Director responded that he is unsure of the percentage; stated on the rental side, the main issue being tackled in the study is the fact that Alameda incomes are high enough where the moderate-income category is market rate.

Vice Mayor Pryor discussed the need for making the adjustment and being more inviting to developers; stated a healthy vacancy percentage is 5 to 7%.

The Planning, Building and Transportation Director responded on the moderate rental side, units are vacant.

Vice Mayor Pryor stated that she believes it is a problem; requested clarification about the income category percentages for very low-income and low-income individuals; inquired who determines the categories.

The Planning, Building and Transportation Director responded the standards are established at the federal level; stated dollar amounts are assigned in each county based on demographics and income.

Vice Mayor Pryor inquired whether Council could consider in-lieu fees for a finite period of time, to which the Planning, Building and Transportation Director responded in the affirmative; stated Council could set the policy for a duration as a pilot; development can span periods of time, which staff would like to be mindful of; staff does not wish to tinker with the ordinance every year.

Vice Mayor Pryor inquired whether Council could set an in-lieu fee for two years, for example, and afterwards the amount could be changed, to which the Planning, Building, and Transportation Director responded in the affirmative; stated in regards to in-lieu fees, staff must conduct a feasibility and a nexus study; staff could return to Council with options.

In response to Vice Mayor Pryor's inquiry regarding a clustered option, the Planning, Building, and Transportation Director stated Alameda does not currently provide developers broad opportunity to use an in-lieu fee; the clustered option allows staff to comply with State law and have alternatives to meet the inclusionary requirement of providing on-site units; Little John Commons is an example of a clustered project; a clustered option provides funding for targeted programs for a specific demographic.

Councilmember Daysog inquired whether the Planning Board or staff considered strategies to ensure there are ways to encourage integration and community, even with the cluster, to which the Planning, Building, and Transportation Director responded in the affirmative; stated the recommendation to formalize the process is so staff can incorporate specific criteria; developing the framework would be staff's next step.

Mayor Ezzy Ashcraft stated Little John Commons is senior affordable housing, which tends to be more supported than affordable housing; inquired whether the Planning Board thought of strategies to ensure affordable housing is not solely placed on the West End and Alameda Point, to which the Planning, Building, and Transportation Director responded in the affirmative; stated staff does not currently have any criteria around clustered housing and would like to develop rules, as to not create segregation.

Councilmember Jensen inquired whether the in-lieu fees for 5 to 9 units were set when the

ordinance was established, to which the Planning, Building, and Transportation Director responded in the affirmative; stated Council specifically wanted to limit the use of in-lieu fees.

Councilmember Jensen inquired how in-lieu fees become effective and go towards providing housing.

The Planning, Building, and Transportation Director responded the funds are commonly distributed to entities like the Housing Authority and, most recently, Phase 1 of the North Housing Project.

In response to Councilmember Jensen's inquiry regarding how in-lieu fees are calculated, the Planning, Building, and Transportation Director stated it is based on net square footage of a project's total residential floor area.

Councilmember Jensen inquired whether what is being considered differs from what is currently in place, to which the Planning, Building, and Transportation Director responded in the affirmative.

Stated Pacific Development has secured all necessary entitlements and building permit approvals for the second phase of the Alameda Marina Master Plan, known as the Foundry Project; medium-density projects are not feasible due to high construction costs, large impact fees, tariffs, and high operational costs, amongst other things; concurred with staff that the ordinance revision should include a series of different options for inclusionary ratios, in-lieu fees, clustered options and term links: Andrew Rosenberg, Pacific Development.

Stated the Foundry Project is unique in its location; Pacific Development is invested in Alameda and would like to build more housing, however, Council leadership is needed as ordinance revision are reviewed: Sean Murphy, Pacific Development.

Stated the City has an interest in getting units built and occupied after approval; in the market, timing matters; many housing projects are currently not financially viable in the Bay Area, due to high construction and interest rate costs; Alameda has a responsibility to do what it takes to get housing built: Andy Wang, Alameda.

Expressed support for more housing in Alameda; stated if building does not continue, there is a risk a greater imbalance between supply and demand will be created: Eric Klock, Launch Apartments.

Emphasized the importance of inclusionary housing ordinances to create housing for all incomes; stated that she would like to see a percentage of very low-income units as part of the inclusionary requirement; if in-lieu fees are adjusted, a new nexus study will likely be required: Sophia DeWitt, East Bay Housing Organizations (EBHO).

Councilmember Daysog suggested a calibrated in-lieu fee meets the concerns of building developers who may say the fees are too high and the concerns of staff, as well; expressed concern with economic segregation in regards to clustered housing; stated desegregation is at the heart of affordable housing; suggested thinking about ways to be able to integrate communities better; stated in-lieu fees are a necessary compromise; if in-lieu fees are used, the City should systematically think about how to use the fees in a way that promotes desegregated

communities and furthers fair housing.

Councilmember Boller stated having empty units is an unfortunate reality; encouraged staff to move quickly where possible; stated perhaps more immediate fixes could be made; many residents are concerned about affordable housing; getting more public participation will be a challenge for the City.

Vice Mayor Pryor expressed concern for there being empty units and homes during a housing crisis; stated that she is glad staff is looking into the issue; expressed support for the recommendation; stated the City has been responsible about creating homes and does not want economic segregation.

Mayor Ezzy Ashcraft inquired what a nexus study is and what it requires.

The Special Counsel responded a nexus study is typically conducted when Council is imposing a fee for park development or a variety of other services; stated in this case, staff would conduct a nexus study for the option of imposing a fee in-lieu of providing the on-site housing; the studies typically look at the amount of employment generated by the project.

Mayor Ezzy Ashcraft inquired whether it would be possible to offer an introductory in-lieu fee that increased over time, to which the Special Counsel responded in the affirmative; stated the in-lieu fee requirement is designed to ensure the developer is only paying for the portion of the fee that is attributable to the development; costs can always be lowered; the in-lieu fee cannot be increased above the amount set forth in the study.

Mayor Ezzy Ashcraft inquired what the City would lose if it decided to set an in-lieu fee that was less than the cost attributed to the project.

The Special Counsel responded it is common the nexus study with a feasibility study to determine the warranted appropriate percentage reduction.

The City Attorney stated the Council's conversations about setting the precise fees will be informed by the outcomes of the studies, which will provide the baseline to decide where to set fees.

Mayor Ezzy Ashcraft inquired whether it would be premature to do so at this point, to which the City Attorney responded in the affirmative.

Councilmember Jensen stated often in other cities, the -lieu fees are used to provide the opportunity to partner with a non-profit or donate land the city may own; 447 units are entitled out of 5,353 units allocated in the Regional Housing Needs Assessment (RHNA); inquired where the 447 units are located.

The Planning, Building, and Transportation Director responded more than half are Accessory Dwelling Units (ADU); stated the remainder are made up of new townhomes at Alameda Landing Phase 1, as well as Bay 37 and the Trumark Development Project on Clement Avenue and Grand Street.

In response to Councilmember Jensen's inquiry regarding projects that were supported by in-lieu fees, the Planning, Building, and Transportation Director stated McKay Wellness Center

benefited, as well as various projects at Alameda Point Collaborative and Rebuilding the Existing Supportive Housing at Alameda Point (RESHAP) project.

Councilmember Jensen inquired whether, based on zoning and General Plan changes, the RHNA anticipates having more housing, including ADU's, opportunity housing, and opportunities at shopping malls, to which the Planning, Building, and Transportation Director responded in the affirmative.

Councilmember Jensen stated housing trust and in-lieu fees must be addressed in order to have more housing; inquired whether the fees could be used for Section 8 housing, for example.

The Planning, Building, and Transportation Director responded in the affirmative; stated when considering the pros and cons of in-lieu fees and where opportunity sites are finite like in Alameda, there is concern about creating a pool of funds for non-profits and the Housing Authority to identify sites, however, market-rate developers may also be competing for the same site; State funding sources may be available for certain types of housing; consultants recommend a diversification of opportunities in order to position the City's program to be ready to leverage any opportunity that may become available.

Councilmember Jensen inquired how in-lieu fees could be used to support changes that have been made for in-fill and opportunity housing, to which the Planning, Building, and Transportation Director responded staff believes a good use of the fees would be for special needs and supportive housing; stated Council could create guidelines around the use of the funds.

Councilmember Jensen inquired whether staff anticipates the nexus study will provide more guidance, to which the Planning, Building, and Transportation Director responded in the negative; stated feasibility analysis and looking at specific case studies will do so; more discussion with non-profit providers could be had in order to determine future opportunities and help staff gauge the level of local funding that may be needed in the future.

Councilmember Jensen inquired whether there is any possibility of any in-lieu fees going into a housing trust that could be used to support small existing rental housing for moderate and/or above-moderate renters, to which the Planning, Building, and Transportation Director responded in the affirmative; stated doing so is called rehabilitation and preservation of existing affordable housing.

The Assistant City Manager stated the City has a residential rehabilitation program; it is funded by Community Development Block Grant (CDBG) funds, rather than in-lieu fees.

The City Manager stated Council can add language to the ordinance addressing what funds can be used for, as well as adopt guidelines that more specifically figure out how money is spent; it is typical to wait for enough money to be in the fund so that it can make a difference; staff can then return to Council with a notice of funding availability; Council has a lot of discretion on how the money is spent; staff recommends not putting too much detail in the ordinance.

Mayor Ezzy Ashcraft discussed the Silicone Valley Housing Trust Fund (SVHTF) and its contributions to affordable housing; stated the SVHTF recently opened an office in Oakland; urged staff to explore the possibility of working with SVHTF; requested clarification about a comment made earlier regarding Section 8 vouchers.

The Planning, Building, and Transportation Director responded Section 8 vouchers are federally funded and are not connected to local in-lieu fees; stated the housing created could, however, house a tenant who uses the vouchers.

Mayor Ezzy Ashcraft stated there is a reason why inclusionary housing programs were started; she would love for staff to work with EBHO, since the organization is very experienced in developing affordable housing; commended the work done by Pacific Development; stated perhaps there is an exception to be made to recognize that the same in-lieu fees does not need to be paid since a lot of work has already been completed; many work/live units at Launch are vacant; inquired whether the units could be converted to regular units.

The Planning, Building, and Transportation Director responded under Alameda's ordinance, units must be workspaces first.

Mayor Ezzy Ashcraft stated other factors come into play when it comes to incentivizing construction, such as tariffs and the cost of materials; it is not as though Council could decide to modify the in-lieu fee requirements and suddenly everyone would like to commence construction on the Island.

The Planning, Building, and Transportation Director responded the next workshop focuses on the inclusionary housing ordinance, which is one piece of a much larger conversation; stated when the annual report on the Housing Element is brought to Council, staff wants to have a broader conversation about what is happening as a whole and some factors that are not within the City's control, as well as looking at partnerships.

Mayor Ezzy Ashcraft stated the State has created many laws about housing, some of which conflict with each other; the City must keep the problem it is trying to solve in mind; she would like to house Alamedans first and foremost.

REGULAR AGENDA ITEMS

(25-704) Public Hearing to Consider Resolution No. 16350, "Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Fees for Calendar Year 2026." Adopted.

The Recreation and Parks Director gave a Power Point presentation.

Vice Mayor Pryor inquired whether the lifeguard fee could be waived.

The Recreation and Parks Director responded different cities handle the fee differently; stated some facilities have regular operating hours where lifeguards are provided, while other facilities charge a lifeguard fee; given the number of lap swimmers during the current early hours, the facility would not be open since it would have to be \$100 per hour for potentially five swimmers; with the new Aquatic Center, hopefully this will change by having regular hours.

Mayor Ezzy Ashcraft inquired whether there are statistics for the number of early morning swimmers, to which the Recreation and Parks Director responded in the negative.

Stated all swim teams, young and old, should be charged equally: Maria Ducey, Alameda Aquatic Masters (AAM).

Stated 52% of AAM is made up of seniors; AAM wishes to pay the same fee as the youth swim team: Anne Delp, AAM.

Stated AAM is a non-profit; over the years, the team has donated funds for numerous facility improvements and has also award two scholarships every year to deserving high school students for lifeguard and water safety instructor training: Linda Gilchrist, AAM.

Discussed the physical, psychological, and social benefits of swimming; stated there is a disparity in the increase in fees for AAM compared to other swimming programs: Barry Parker, AAM.

Stated AAM benefits the City include by providing consistent revenues and renting pool space during low demand hours; discussed the November 13 Recreation and Parks Commission meeting; expressed concern about the fee increase: Michael Grace, AAM.

Stated AAM has been critical for her health, sense of belonging and community; urged Council to reconsider the proposed pool rental fees so it remains accessible; suggested aligning with the market rate for similar facilities in the East Bay, removing the adult non-profit category, and having one category set at the youth rate: Annie Horn, AAM.

Expressed support for a consistent per-lane rental structure; expressed concern about the proposed adult resident, team rate; stated the final rate in the proposal exceeds market rate; urged Council to ensure rates for adult non-profit aquatic programs reflect regional parity and internal fairness: Drew Swartz, AAM.

Stated swimming has become an important part of his physical and mental health; the proposed fee increases will increase membership costs significantly; urged staff to work to keep the fees affordable: Allwyn Carvalho, AAM.

Stated the pool is one of Alameda's strongest inter-generational communities; AAM is where people find belonging and purpose and is integral to the community; raising fees risks cutting people out of their community; suggested a pricing structure that keeps it accessible: Amelia McDonald, AAM.

Stated AAM is not opposing fee increases; suggested a sustainable structure that aligns with the regional community and removes the adult resident team category to allowing the youth resident team rate to include all resident non-profit teams, including adult programs: Darrah Jones, AAM.

Stated the increase is very steep and would significantly impact the sustainability of the program; suggested removal of the adult resident category and apply one resident team category to all non-profit groups to achieve regional parity: Lisa Klein, AAM.

Stated the fee increase will impact the ability of AAM to continue to operate; suggested the fee increase be reconsidered; stated it is a bad time to be pricing out a group that has been around for a long time and will help the new, upcoming pools be successful: Stephanie Lapachet, AAM.

Stated the fee increases are an existential threat to the program and come at a bad time, given the maintenance issues and limited access that has affected AAM's ability to recruit and retain

members; keeping the fee structure accessible is primary to the program: Ann McCormick, AAM.

Stated there are many early morning swimmers; the proposed increase stretches affordability and would limit access to a great resource; urged Council to reject the proposal and consider applying a consistent and fair rate, similar to that of the youth rate: Jeanne Merrill, AAM.

Mayor Ezzy Ashcraft stated speakers raised excellent points; she would like to provide opportunities for people to stay healthy and rehabilitate; it is hard for her to justify charging more than a youth team, especially because it can be a stretch for some people's budget.

Councilmember Boller concurred with Mayor Ezzy Ashcraft.

Councilmember Daysog stated, with the exception of youth basketball teams, people rarely attend proposed recreation fee increase meetings; the community has done the research to supports their position; staff ensures the program is financed as robustly as possible, in a fair manner; the swimming community provided compelling information; expressed support for reevaluating and making fees uniform.

In response to Councilmember Jensen's inquiry regarding drop-in swimming fees not being increased, the Recreation and Parks Director stated staff has received feedback about keeping access for seniors who are not on private teams, such as AAM, over the past couple of years; drop-in lane rates were not increased; everyone in Alameda should learn how to swim; group and semi-group lessons should remain at a reasonable rate.

Councilmember Jensen stated the drop-in rates have youth, adult, and senior tiers, however, there are only youth and adult teams; inquired whether seniors are part of the adult team, to which the Recreation and Parks Director responded in the affirmative.

Councilmember Jensen stated the City should support seniors who swim with AAM; suggested staff look into the allocation of lifeguard fees to individual swimmers by hour and whether it could be allocated differently.

The Recreation and Parks Director stated when the entire pool, consisting of all nine lanes, is rented, two lifeguards are required for safety purposes; if only six lanes are being used, as is usually the case for AAM, only one lifeguard is required, which was staff's attempt to lower the cost.

Councilmember Jensen inquired whether it depends on the number of swimmers from each team, to which the Recreation and Parks Director responded it depends on the number of lanes rented.

Vice Mayor Pryor suggested staff look into subsidizing the lifeguard fee and/or having the rates be equal to the youth organizations.

Mayor Ezzy Ashcraft requested clarification of the term private team.

The Recreation and Parks Director responded when a group is taking public access away from the general public, staff refers to it as a private group or event; stated that he was not implying AAM was a commercial or revenue-seeking group.

Mayor Ezzy Ashcraft inquired whether AAM is displacing many non-team swimmers between 5:30 and 6:30 a.m.

The Recreation and Parks Director responded staff has been allocating AAM almost the entire pool, since it is time they requested; stated it is hard to tell who would show since programming is not being offered during that time.

Mayor Ezzy Ashcraft stated that she does not have a clear understanding of what it would mean for the budget if all teams were charged the same rate; suggested staff look into how the difference could be filled.

The Assistant City Manager stated it would be helpful if Council adopts the remainder of the Recreation and Parks fees; expressed concern with setting a precedent for all other athletic facility fee structures if all pool fees are set at the youth rate; stated staff could return with the fee.

Mayor Ezzy Ashcraft stated that she does not believe charging swimmers the same fee means they must do the same for other groups; the activity seems to have a higher percentage of senior members.

The City Manager stated the City subsidizes 50% of the aquatics program; the subsidy for the Aquatic Center may need to be revisited; over the next several years, staff will set the fees for the Aquatic Center, which will be more expensive.

Mayor Ezzy Ashcraft stated cities spend money on many things; subsidizing a swimming program must be one of the better expenditures.

Vice Mayor Pryor stated if the lifeguard fees are subsidized, the fee schedule is moot; having both is what makes it expensive.

The Recreation and Parks Director stated Council could hold out the pool rental and aquatic sections.

In response to Councilmember Boller's inquiry regarding fees effective in January, the Recreation and Parks Director responded staff would change the fees for aquatics in mid-February; stated staff has time to review the fees.

Councilmember Boller moved adoption of the amended resolution [removing the pool rental and aquatic sections].

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

Mayor Ezzy Ashcraft called a recess at 10:24 p.m. and reconvened the meeting at 10:40 p.m.

(25-705) Workshop to Discuss Alameda's Infrastructure Needs Regarding Shoreline Flood Protection, Sea Level and Groundwater Rise, and Disaster Mitigation.

The Sustainability and Resilience Manager started a Power Point presentation.

(25-706) Mayor Ezzy Ashcraft noted staff needs additional time for the presentation.

Vice Mayor Pryor moved approval of allowing an additional 8 minutes.

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

The Sustainability and Resilience Manager and Communications and Legislative Affairs Director completed the Power Point presentation.

(25-707) Mayor Ezzy Ashcraft noted a vote is needed to consider new items after 11:00 p.m.; suggested hearing the mylar balloon item [paragraph no. 25-708]; inquired whether the Referral [paragraph no. 25-711] could move to the next City Council meeting.

Councilmember Jensen stated the Referral could move.

Councilmember Jensen moved approval of hearing the mylar ballon item.

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

Mayor Ezzy Ashcraft stated Alameda is fortunate to have the Sustainability and Resilience Manager on staff; expressed appreciation for the work of the Oakland Alameda Adaptation Committee (OAAC).

Councilmember Daysog stated there seems to be pending funding of roughly \$20 million; inquired whether the funding includes creating a tidal marsh.

The Sustainability and Resilience Manager responded there is a U.S. Army Corp appropriation for \$15 million, with a \$5 million local match; stated the funding has been authorized by Congress but still has to be appropriated; staff is advocating for it to be included in the Army Corp's work plan; the levy to the west of the Main Street Ferry Terminal is the piece staff is focusing on currently.

The City Manager stated major stormwater infrastructure is included and helps stabilize some of the shoreline, which will help support other facilities; it is a big benefit to flood protection and stabilization.

Councilmember Daysog stated that he recalls there being a two-acre area at the furthest tip where the tides would be allowed to take over, similar to De-Pave Park.

The City Manager responded it will most likely be part of the regional park.

Mayor Ezzy Ashcraft inquired where the \$5 million local match would come from, to which the Sustainability and Resilience Manager responded that is to be determined.

Stated the community partners have been helping educate, inform, and engage the community about Alameda's flooding vulnerabilities and proposed adaptation measures by hosting numerous in-person and virtual meetings, walking and kayaking tours, presentations at events and fairs, and even door-to-door visits: Lauren Eisele, Community Action for a Sustainable Alameda (CASA).

Stated while the City should acquire grants and issue bonds, almost all municipal funds ultimately come from taxes; taxes discourage the economic activity being tax; suggested a new parcel tax: Mitch Ball, Alameda.

Stated the only part in Alameda risking flooring is the lower part, towards the shoreline; discussed the drainage and sewer system; encouraged Council to consider evacuation plans towards the Oakland Hills: Micipsa.

Stated the City will need to show skin in the game in order to obtain the kind of funding needed to keep the Island safe from the impacts of sea level rise; expressed support for the work the City has done: Ruth Abbe, CASA.

(25-708) Recommendation to Provide Direction on an Ordinance to Ban the Sale and Distribution of Mylar Balloons in Alameda.

The Alameda Municipal Power (AMP) General Manager gave a Power Point presentation.

Discussed an online ad he received from the Coalition for Responsible Celebration (CRC); stated the CRC is funded by the world's largest balloon manufacturers; urged Council to confirm the banning of mylar balloons, as well as consider how advertising and big money lobbying has adversely impacted the constituents: Mitch Ball, Alameda.

Urged Council not to move forward with a full ban of the sale and distribution of foil balloons; stated doing so would unintentionally harm responsible businesses who follow safety protocols; Dollar Tree does not sell balloons intended for release and ties a weight on every balloon; banning the sale in Alameda means customers will go to other cities, resulting in less tax revenue for Alameda: Roberto Estacio, Dollar Tree Stores.

Stated CASA cleans up local beaches and parks the second Saturday of every month; the mylar balloon ban is a no-brainer; suggested Council consider banning the sale of other completely disposable latex balloons and unnecessary items for celebrations, such as confetti; stated an ordinance is important and should emphasize an outreach and educational campaign: Ruth Abbe, CASA.

Stated the CRC does not support intentional balloon releases and promotes responsible use; balloon décor is central to the income of Discount City and Pop and Celebrate, amongst others; data shows demand does not decline under sales bans; encouraged Council to update the event permit rules to allow balloon décor responsible use: Maria Stockham, CRC.

Councilmember Jensen expressed support for the ordinance; stated that she would like to eliminate all balloons, as has been done in other cities in California; evidence shows balloons kill wildlife, contribute to debris in the shoreline, and never degrade; it is up to Alameda to address the problem, as it is a fiscal and environmental issue; the City does not have to wait for State law to go into effect and should take action now.

Mayor Ezzy Ashcraft stated a ban would require enforcement; inquired what enforcement would look like.

Councilmember Jensen responded people would receive a fine.

Mayor Ezzy Ashcraft inquired whether a person would be cited by a Police Officer.

Councilmember Jensen responded if someone were to release a balloon that brought the power down in Alameda, that person would then receive a fine from the Police or Public Works; stated to her understanding, the City does not require the Police to cite all fines; she sees it to be more of a Code Compliance issue.

Mayor Ezzy Ashcraft stated Code Enforcement is currently extremely busy; inquired whether additional personnel would have to be hired to conduct balloon compliance, to which Councilmember Jensen responded in the negative.

The City Manager stated if additional staff is not hired to manage the issue, staff recommends it be complaint driven at the point of sale; discussed smoking enforcement at parks; stated Police are not called to do the enforcement.

In regards to Councilmember Jensen's inquiry regarding citing bounce houses at certain parks, the Assistant City Manager responded there is no ordinance or citation enforcement mechanism for bounce houses; stated staff will be moving forward with making changes to indoor and outdoor rentals stating mylar balloons are not allowed; residents will be warned if seen with the balloons and some type of enforcement system will have to be created.

Councilmember Jensen stated there are other requirements one must agree to when renting a facility or park; the banning of mylar balloons should be added to the requirements.

Mayor Ezzy Ashcraft inquired about the citing practices for people smoking at a park.

The Assistant City Manager responded it is not the best example, since staff struggles to do so; stated Park Monitors typically let people know it is not allowed; regarding balloons, Code Enforcement would handle citations; staff recommends it be complaint driven at point of sale.

Councilmember Jensen discussed the plastic straw ban and the strong opposition, which created a ban at the place of sale and is complaint driven; stated staff provides information to restaurateurs about the City's laws and regulations; she expects the balloon ban would be similar.

Mayor Ezzy Ashcraft stated that she did not oppose the ban on plastic straws, which was done thoughtfully and collaboratively by working with local restaurants and business associations; expressed concern about an outright ban across the City at the point of sale and citing people at parties; stated the City has not sat down and worked with retailers; the helium in the balloons is the problem; she understands the danger of balloons; expressed support for the idea of adding it to the rental agreement requirements; stated that she would like to see more outreach to small businesses; the mylar balloon ban will kick into effect Statewide in 2027; suggested public education.

Councilmember Jensen inquired whether there is a willingness to trade off AMP outages and the potential for people to lose power because a handful of businesses may have to stop selling balloons; stated the balloons will continue to hit power lines and the City can do this one small thing to prevent it; it is a bigger issue than just helium.

Mayor Ezzy Ashcraft stated she that did not say the balloons are not a pollution issue; there is a balance to be had; she could support a ban on helium balloons, which hit the power lines; it will be complaint based; perhaps AMP has a way to track down whose balloon hit the power line.

Vice Mayor Pryor expressed concern about how the ban will be enforced; stated education is a great way to move forward; big businesses can easily pay a fine; fines will disproportionately affect smaller businesses; if big, commercial stores were on board for the ban, she could then support the item; expressed support for education.

Mayor Ezzy Ashcraft inquired whether it would be possible to ban businesses, other than medical and dental, from using helium to fill balloons, to which the City Attorney responded in the affirmative.

Mayor Ezzy Ashcraft stated the matter was initially presented because of power outages caused by mylar balloons, however, balloons will not reach power lines without helium.

Councilmember Daysog discussed the annual average downtime per customer trends from 2010 to 2015, mylar-induced balloon incidents from 2020 to 2025, and the mylar-induced downtime per customer as fraction of total downtime per customer from 2020 to 2025; stated small businesses will have to phase out mylar balloons in the next couple of years due to the upcoming Statewide ban; mylar balloons are nowhere near a significant reason for downtime Alameda experiences; AMP's website has a lot of data available.

Mayor Ezzy Ashcraft inquired whether Councilmember Daysog could support a ban on selling helium filled balloons in Alameda, to which Councilmember Daysog responded in the negative; stated if a referral included more data, he could consider it.

Mayor Ezzy Ashcraft inquired whether a ban on helium-filled balloons is within the Brown Act, given the noticing of this item.

The City Attorney responded that he assumes mylar balloons are filled with helium, therefore, it is properly agendized.

Councilmember Daysog stated it is a new subject matter that requires its own level of analysis separate from what is before Council tonight.

Councilmember Boller stated different levels of government deal with different issues; the upcoming State regulation will address this topic; the referral has important considerations; inquired whether an ordinance could state no person shall intentionally release any balloon, regardless of fill, into the air, no person shall use any helium filled balloon in any public area, including public streets, parks, beaches, sidewalks, or other City-owned or controlled property, and no person shall use any helium filled balloon at any City-sponsored event.

Mayor Ezzy Ashcraft stated the notion of no person using mylar balloons on any public street would require inconsistent Code Enforcement Officers patrolling for balloons; she likes the

language of no intentional releasing of balloons, but it would have to be narrowed down in order to gain her support.

The City Attorney responded Council's Brown Act agenda allows regulation of mylar balloons or helium-filled balloons; stated if Council were to expand to all balloons, it is not properly agendized.

In response to Councilmember Boller's inquiry about the legalities of certain language in the ordinance, the City Attorney responded it seems to be legally okay, however, staff would do a deeper dive.

Councilmember Boller stated the heart of the matter is for people not to use balloons; the referral will no doubt impact some businesses; if Alameda wants to focus on the environment, education is important; expressed concern that small businesses will suffer, while the person who releases the balloons faces no repercussions.

Mayor Ezzy Ashcraft stated that she would like to focus on perhaps changing City regulations for public parks since a large percentage of balloons used for celebrations happens there; she does not believe the City will be sending Code Enforcement to peoples' backyards; expressed support for an education campaign; expressed concern with giving Code Enforcement more tasks, as staff is already busy; stated that she would love to see a ban on the sale of helium balloons and a no use policy at public parks.

Councilmember Jensen stated the suggestion is a compromise that she could move forward with; she appreciates the data provided by Councilmember Daysog regarding power outages; inquired whether the cost per power outage incident was considered and if it has an impact on his considerations.

Councilmember Daysog responded new labor is not being hired, therefore, it is not an incremental cost.

Councilmember Jensen stated it is not an incremental cost, however, there is a cost to have AMP respond, which often includes overtime.

Councilmember Daysog responded the amount will still be paid, whether or not AMP responds; stated it is not an incremental new cost.

Councilmember Jensen stated it costs money to restore power.

Councilmember Daysog stated AMP indicated the money is for labor and equipment.

Councilmember Jensen moved approval of having staff return to Council with a draft ordinance to ban the sale and distribution of helium-inflated objects in Alameda and to ban the use of mylar balloons and confetti in Alameda facilities.

Mayor Ezzy Ashcraft requested clarification about the term Alameda facilities.

Councilmember Jensen responded the City has rentals that are not parks, such as the Albert H. DeWitt Officers' Club.

The City Manager stated the Albert H. DeWitt Officers' Club is managed by the Alameda Recreation and Parks Department (ARPD).

The Assistant City Manager stated the library is included as well; recommended using: any City rented facilities.

Councilmember Daysog stated other gases can be used to make balloons float.

The City Manager responded Exhibit 1 shows examples of other ordinances, such as Santa Monica and Oxnard; stated the ordinances refer to banning the sale of balloons filled with lighter than air gasses; with Council direction, staff could look at other ordinances; an ordinance does not need to be adopted in order to implement a ban on public property or facilities; if Council would like staff to fine people, an ordinance is needed.

Mayor Ezzy Ashcraft inquired whether park users are generally compliant with requirements and/or prohibitions that come with renting a space; inquired what is done if renters do not comply.

The Assistant City Manager responded there is a good process in place; stated people must sign an agreement for any rental facility; it is easy for ARPD to add the requirement to the agreement; provided examples of specific requirements in the agreement; stated for indoor facilities, there is a Facility Attendant who can keep a close on eye on what is and is not allowed and notice people who bring mylar balloons; in an outdoor picnic area, although a bit more difficult, there are Park Monitors.

Mayor Ezzy Ashcraft inquired whether renters pay a security deposit, to which the Assistant City Manager responded in the affirmative; stated a security deposit is paid for indoor facilities only, which staff could deduct from as well.

Councilmember Boller inquired whether people can currently use mylar balloons filled with helium or other lighter than air gases in City outdoor spaces.

The Assistant City Manager responded the ban has not yet been implemented; stated several years ago, staff strongly recommended no mylar balloons; this would ban them completely; she will check-in with the Recreation and Parks Director about an implementation timeline; AMP currently educates folks about the topic during graduation season, for example; AMP plans to work with the Communications and Legislative Affairs Director to do a bigger educational campaign.

Councilmember Boller inquired whether the intent of the motion is to ban the sale of the balloons in Alameda, regardless of whether the use is indoor or outdoor.

Councilmember Jensen responded the motion is to ban the sale and distribution of lighter than air inflated objects; stated balloons may still be sold, as long as they are not filled with a gas that will make them float.

Councilmember Daysog stated floating balloons, whether filled with helium or other gasses, are part of the fun of life; he understands the impacts to the electric utility, however, his analysis shows the impacts to be very minimal, relative to what causes outages.

Mayor Ezzy Ashcraft stated balloons also affect the environment; if a sea bird ingests a balloon, it will die; there must be a balance; if the City starts with a robust education campaign working with shop owners, hopefully most people will want to do the right thing.

Councilmember Boller stated the upcoming State law ban may not specify the banning of balloons filled with lighter than air gasses; inquired whether there could be an exception for businesses in Alameda to sell a balloon that is not conductive but is lighter than air.

The City Attorney responded businesses can do so under the State law; stated the maker of the motion could create a similar exception for non-conductive materials.

Councilmember Jensen stated that she is trying to work towards addressing the power outages and pollution in the environment that harms wildlife; her motion includes the sale and distribution of lighter than air inflated objects; she would like to move forward with a ban on helium and lighter than air filled objects of any kind.

Mayor Ezzy Ashcraft inquired whether the motion could include a robust education program, to which the Councilmember Jensen responded in the affirmative.

The City Manager stated that she would rather staff return to Council with a draft ordinance, as opposed to options; Council can then direct staff to conduct an educational campaign; asked Council to clarify the ban in order for staff to get the language correct.

Councilmember Boller stated before an ordinance is enacted, he would like more information about environmental issues; inquired whether the matter could return to Council with multiple options.

Vice Mayor Pryor stated that she is pro-environment but is concerned about the efficacy of enforcement.

Mayor Ezzy Ashcraft stated banning at the point of sale makes sense and is more manageable for enforcement.

Vice Mayor Pryor stated the State is already in the process of banning mylar balloons; any other type of material and gas was not agendized; expressed concern about staff time and cost; expressed support for the ban to added to rental facility agreements.

Mayor Ezzy Ashcraft inquired what could be done to narrow the language to gain a majority vote; inquired whether the language could include a ban on sale and use in City parks and facilities.

The City Manager responded education and adding it to the permit agreements for rental facilities can be done; stated if Council directed staff to do so by motion, an ordinance would not be required; if Council would like an ordinance, suggested the ordinance focus on the point of sale of either mylar balloons or lighter than air gasses and that it be complaint driven.

Mayor Ezzy Ashcraft inquired whether Councilmember Jensen would support the City Manager's suggestion.

Councilmember Jensen responded changing the regulations for parks would be great.

Mayor Ezzy Ashcraft inquired about banning the sale.

Councilmember Jensen responded her motion includes banning the sale and distribution of lighter than air objects.

The City Manager stated staff could return to Council with a draft ordinance.

Councilmember Jensen amended her motion to ban the sale and distribution of lighter than air inflated objects in Alameda, educate the community about the risks to the environment, and prohibiting the use of mylar balloons and confetti in Alameda facilities.

The City Attorney inquired about the term distribution.

Mayor Ezzy Ashcraft suggested eliminating the term distribution.

Councilmember Jensen amended the motion to remove the term distribution.

Councilmember Boller suggested a friendly amendment to the motion to include a second version of the ordinance that would exempt businesses that comply with the new State law to allow sale of lighter than air balloons.

Councilmember Jensen did not accept the amendment to the motion; stated that she would like to get something in place immediately, rather than waiting for the State law; she prefers returning in 2027 to make any amendments to the ordinance to address the State law.

Councilmember Boller stated the intent of his amendment to the motion is to say if technology is available that complies with the upcoming State law, it should be treated differently.

Mayor Ezzy Ashcraft seconded the motion, which failed by the following voice vote: Ayes: 2 - Councilmember Jensen and Mayor Ezzy Ashcraft; Noes: 3 – Councilmembers Boller, Daysog, and Pryor.

CITY MANAGER COMMUNICATIONS

(25-709) The City Manager stated it has been an honor to be the City Manager of the City of Alameda for the last three years.

ORAL COMMUNICATIONS, NON-AGENDA

(25-710) Karen Bey, Alameda, stated the City Manager has done an incredible job and commended everything she has accomplished in three years.

COUNCIL REFERRALS

(25-711) Consider Adoption of Resolution Supporting Caltrans Interstate 580 Truck Access Study and State Legislation to Enable Fair Use of East Bay Freeways, including Directing Staff to Work with Study Partners to Expand the Project Study Area to Include Impacted Parts of Alameda. Not heard.

MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND SUCCESSOR AGENCY TO THE
COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING
TUESDAY- -DECEMBER 2, 2025- -5:00 P.M.

Mayor/Chair Ezzy Ashcraft convened the meeting at 5:09 p.m.

Roll Call – Present: Councilmembers/Commissioners Daysog, Boller, Jensen, Pryor and Mayor/Chair Ezzy Ashcraft – 5. [Note: Councilmember/Commissioner Daysog arrived at 5:38 p.m. and Councilmembers/Commissioners Boller and Jensen left at 12:55 a.m.]

Absent: None.

Consent Calendar

Councilmember Jensen moved approval of the Consent Calendar.

Councilmember Boller seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*25-679CC) Recommendation to Approve Jennifer Ott, City Manager; Abigail Thorne Lyman, Director of Base Reuse and Economic Development; Dwayne Dalman, Economic Development Division Manager; Annie Cox, Administrative Management Analyst; and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for a Portion of Building 22, Located at 2501 Monarch Street at Alameda Point (Faction Brewing Company, LLC). Accepted.

The meeting was adjourned to Closed Session to consider:

(25-680CC) Public Employee Appointment/Hiring Pursuant to Government Code § 54957; Title/Description of Positions to be Filled: City Manager/Interim City Manager

(25-681CC) 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, Assistant 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

(25-682CC) Conference with Legal Counsel – Potential Litigation; Potential Initiation of Litigation Pursuant to Government Code Section 54956.9, Subsection (d)(4); Number of Cases: One (As Plaintiff - City Initiating Legal Action); Potential Defendant: Port of Oakland

(25- 683CC/25-17SACIC) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: 2317 Central Avenue (Alameda Theater), Alameda, CA; City/Successor Agency to the Community Improvement Commission (SACIC) Negotiators: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, and Assistant City Attorney Len Aslanian; Negotiating Parties: City of Alameda/SACIC, and Alameda Theater & Cineplex; Under Negotiation: Price and Terms of Lease and Loans. Not heard.

Special Joint Meeting
Alameda City Council and Successor Agency to the
Community Improvement Commission
December 2, 2025

(25-684CC) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: Bay 200, a portion of Building 22, located at 2501 Monarch Street at Alameda Point, Alameda CA 94501; City Negotiators: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, Administrative Management Analyst Annie Cox, Assistant City Attorney Len Aslanian; Negotiating Parties: City of Alameda and Faction Brewing Company, LLC; Under Negotiation: Price and terms of lease. Not heard.

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Potential Litigation, staff provided information and Council approved a Settlement Agreement, which carried by the following voice vote: Ayes: Councilmembers Boller, Jensen, Pryor, and Mayor Ezzy Ashcraft – 4, Noes: Councilmember Daysog – 1.

Mayor/Chair Ezzy Ashcraft called a recess at 7:29 p.m. and reconvened the meeting at 12:26 a.m.

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Labor, staff provided information and Council provided direction, which carried by two separate votes: Vote 1 carried by the following voice vote: Ayes: Councilmembers Boller, Jensen, Pryor, and Mayor Ezzy Ashcraft – 4, Noes: Councilmember Daysog – 1, and Vote 2 carried by unanimous voice vote – 5; regarding Public Employee Appointment/Hiring, staff provided information and Council provided direction, which carried by unanimous voice vote – 5.

Adjournment

There being no further business, Mayor/Chair Ezzy Ashcraft adjourned the meeting at 12:57 a.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, SACIC

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

COUNCIL COMMUNICATIONS

(25-712) Councilmember Daysog attended the Island Bowl Fundraiser held at the Historic Alameda Theater; attended the Veteran's Day event at the Veteran's Hall alongside Councilmember Jensen and Vice Mayor Pryor.

(25-713) Councilmember Jensen thanked the City Manager for her leadership on behalf of Alamedans everywhere.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 12:26 a.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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