

017MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -NOVEBER 19, 2024- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:07 p.m.

ROLL CALL - Present: Councilmembers Daysog, Jensen, Vella, and Mayor Ezzy Ashcraft – 4. [Note: Councilmember Vella was present via teleconference from Renaissance Dallas North Hotel, 1590 Lyndon B. Johnson Freeway, Dallas, TX, 75234.]

Absent: Councilmember Herrera Spencer – 1.

AGENDA CHANGES

None

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(24-630) Mayor Ezzy Ashcraft mentioned a proclamation recognizing the Friends of the Alameda Wildlife Reserve.

ORAL COMMUNICATIONS, NON-AGENDA

None.

CONSENT CALENDAR

The City Manager stated staff received news regarding the Caltrans letter of support [paragraph no. 24-641]; Alameda County Transportation Commission (ACTC) staff indicated they will not forward funding for the Caltrans recommendation to ACTC; she still recommends Council move forward with sending the letter of support to Caltrans and ACTC staff; staff will regroup with Caltrans and figure out possible road diets for Otis Drive; City staff has other ideas to explore.

In response to Mayor Ezzy Ashcraft’s inquiry, the City Manager stated there is a high risk of delayed project delivery; further study of alternatives for Otis Drive are not being recommended due to the delay, therefore, the funding request would not be approved; there has been overwhelming community support for the project; staff will not stop progress and will continue to push for ideas.

Mayor Ezzy Ashcraft expressed support for the staff recommendation of sending the letter; stated the letter includes a lot of information.

Councilmember Jensen requested the matter be removed from the Consent Calendar for discussion.

Councilmember Vella inquired whether the matter could be heard after the Consent

Calendar versus after Regular Items; questioned whether people have joined the meeting to comment on the matter.

The City Clerk stated speaker slips have not been submitted for the matter.

Mayor Ezzy Ashcraft expressed support for following the standard meeting process in hearing pulled Consent Calendar items after the Regular Agenda.

Expressed support for the warming shelter; stated that he welcomes Council's involvement and support: Chris Callendarillo, Episcopal Community Services, Christ Episcopal Church.

Expressed support for the comments provided from Speaker Callendarillo; stated that he wished the Warming Shelter could be open tomorrow due to weather: John Brennan, Alameda Warming Shelter.

Councilmember Jensen expressed support for the Warming Shelter [paragraph no. 24-]; stated that she appreciates staff's work with the County to get a grant for partial funding; she supports Building Futures and Christ Episcopal Church providing the necessary services to unhoused Alameda residents; discussed her personal experience with an unhoused family member in Placer County.

Mayor Ezzy Ashcraft discussed a Christ Episcopal Church a fundraising campaign; stated the generosity for the Warming Shelter is inspiring; discussed a Girl Scout troop project of a how-to manual for preparing meals for the Warming Shelter; stated the Warming Shelter service is important; there was a time when people would complain about homeless and now people ask about available services.

Councilmember Vella moved approval of the Consent Calendar.

Councilmember Jensen seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Jensen: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. [Absent: Councilmember Herera Spencer – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*24-631) Minutes of the Special and Regular City Council Meetings Held on October 15, 2024. Approved.

(*24-632) Ratified bills in the amount of \$9,303,097.48.

(*24-633) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Hunt and Sons, LLC for the Delivery of Unleaded and Diesel Fuels to City Fueling Stations for a Total Amount Not-to-Exceed \$2,800,000. Accepted.

(*24-634) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Ranger Pipelines, Inc. for Cyclic Sewer Replacement Project, Phase 21, No. P.W. 05-24-15 in an Amount Not-to-Exceed \$43,885,838.52, including Contingency. Accepted.

(*24-635) Recommendation to Authorize the City Manager to Negotiate and Execute Agreement and Documents with Alameda County to Accept \$60,000 for Partial Funding of Winter Warming Services Programs; and Authorize the City Manager to Execute an Agreement with Building Futures with Women and Children to Provide Winter Warming Services in an Amount Not-to-Exceed \$113,000; and Authorize the City Manager to Execute an Agreement with Christ Episcopal Church to Operate the Alameda Warming Shelter in an Amount Not-to-Exceed \$173,385. Accepted.

(*24-636) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Kitchell CEM, Inc., in an Amount Not-to-Exceed \$38,247, with a Total Agreement Amount Not-to-Exceed \$111,503, for Project and Construction Management Services for Base Roofing Projects. Accepted.

(*24-367) Recommendation to Ratify a Construction Agreement with Silverado Construction, Inc. for the Required Abatement and Demolition Project at Building 114 for an Amount Not-to-Exceed \$1,648,525. Accepted; and

(*24-367 A) Resolution No. 16218, "Appropriating \$2,000,000 from the Alameda Point Fund (Fund 290) Available Fund Balance to Alameda Capital Project Fund (Fund 301) Project #C75400, Alameda Point Fiscal Year 2024-25 Capital Improvement Budget." Adopted.

[The staff report for this item reflected an emergency need for demolition services. The emergency did not permit a delay which would have resulted from a competitive solicitation for bids. The action was necessary to respond to the emergency. The City Council adopted the staff recommendation contained in the staff report.]

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(24-638) Recommendation to Accept the 2024 Progress Report on The Road Home.

The Housing and Human Services Manager, Social Service Human Relations Board Members Scott Means and Michelle Buchholz and the Social Services Manager gave a Power Point presentation.

(24-639) Councilmember Jensen moved approval of allowing five more minutes for the presentation.

Vice Mayor Daysog seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Jensen: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. [Absent: Councilmember Herera Spencer – 1.]

The Housing and Human Service Manager completed the presentation.

Mayor Ezzy Ashcraft expressed support for staff and Board members; stated that she is happy to highlight the work being done.

Councilmember Jensen requested information be shared regarding the Point-in-Time-Count.

The Housing and Human Services Manager responded this year, a new process was used for the count to increase accuracy, which could be part of the reason Alameda shows an increase.

The Social Services Manager stated that she does not have the exact figures; an increase has been shown for both unsheltered and sheltered homeless; the unsheltered increase was less than the sheltered homeless percentage; the unsheltered count for 2024 was 300; data still needs to be received.

Councilmember Jensen inquired whether the emergency beds are consistently full or if there is availability.

The Housing and Human Service Manager responded the beds have been consistently full; additional beds are needed.

Councilmember Jensen inquired whether the shelter is for individuals, not families.

The Housing and Human Service Manager responded the City operates three different programs; stated there are two houses for families; other shelters in Alameda allow families.

Councilmember Jensen stated a contract was approved tonight with Building Futures with Women and Children; inquired whether the contract also allows for families.

The Social Services Manager responded the contract is regarding the Warming Shelter, which holds up to 20 individual adults; stated Building Futures will provide up to four hotel rooms for medically fragile individuals who cannot be in a congregate setting; neither contract option is for families; in-tact families are underserved.

Expressed support for the matter; stated the City is catching up; the need continues to outpace the supply; more shelters are needed; navigation is complex; anything that can be done to help make process easier will have a material impact for homeless neighbors; showers and laundry services also play an important role: John Brennan, Alameda Warming Shelter.

Mayor Ezzy Ashcraft expressed support for the report.

Councilmember Jensen stated that she appreciates the responses to her inquiries; expressed support for the report being presented to Council annually; stated it is important to know what the City is doing and what needs to be done for unhoused residents with critical statuses; discussed her correspondence with the Alameda Unified School District (AUSD) and other community providers; stated the City is seeing an unfortunate increase,

especially in seniors as well as families; Alameda can recognize the needs to determine which community partnerships should be established to meet the needs.

Mayor Ezzy Ashcraft expressed support for the Wellness Center opening.

(24-640) Recommendation to Review, Comment on, and Authorize Mayor to Sign the City's Draft Response Letter to the Port of Oakland Board of Port Commissioners on the Oakland Airport Final Environmental Impact Report.

The Planning, Building and Transportation Director gave a brief presentation.

Councilmember Jensen stated an organization called Citizens League for Airport Security and Serenity (CLASS) was established before her time on Council; requested the background of CLASS and how it partners with the City.

The Planning, Building, and Transportation Director responded CLASS was established to advocate for Harbor Bay and Bay Farm community concerns about airport traffic, noise, and impacts; residents of Harbor Bay pay a portion of their homeowners association (HOA) dues to support CLASS; CLASS, along with the City, were plaintiffs against the 2000 airport development plan to expand the airport; the parties settled with the Port of Oakland; staff has held meetings with members of CLASS and the Port to implement the terms of the previous Settlement Agreement, which includes noise and operations monitoring and reporting.

Councilmember Jensen inquired whether there is an agreement between the City of Alameda in partnership with CLASS and the Port of Oakland to provide guidelines, provisions or restrictions regarding the types of noise, number of flights, or runways that can be used.

The Planning, Building, and Transportation Director responded the federal government has sole authority and jurisdiction over air travel; stated the authority is based on a 1990s law called Airport Noise and Capacity Act (ANCA) that reflects Congress's priority that air travel is about safety; local jurisdictions, like the City of Alameda and Port of Oakland, do not have authority to regulate flight patterns, paths, numbers of flights, or runway routes; the Federal Aviation Administration (FAA) controls all mentioned aspects from the control tower with the perspective of safety; the Settlement Agreement binds agencies together in order to work in good faith and advocate for community needs with the FAA and provides a forum for the City to formally have a dialogue at the Airport Noise Forum; there are ongoing quarterly meetings and monitoring and Port reporting on airport activity as a result of the Settlement Agreement; guardrails exist for working with the Port of Oakland.

Councilmember Jensen expressed support for the response providing the background and ways to move forward with community partners and the Port of Oakland.

Mayor Ezzy Ashcraft stated the City has held meetings with the Executive Director of the Port of Oakland and the President and a Member of the Port Board; the City wants to ensure that the health and safety needs of residents are being represented; she and the City Attorney attended a press conference at the Port of Oakland to celebrate the receipt of

a \$322 million Environmental Protection Agency (EPA) grant to perform clean, green renovations at the Port of Oakland; expressed support for renovations being applied to all Port facilities; stated the discussions are ongoing; there is hope for moving forward; the City is operating on many different levels, including the proposed letter.

Vice Mayor Daysog stated staff and consultants have demonstrated substantial deficiencies in the analysis of either draft and final Environmental Impact Report (EIR) over the past few months; Council is always hopeful matters will be resolved; there is the possibility of litigation as an option; there continues to be substantial deficiencies in the analysis with substantial silence regarding key elements, such as the possibility of more take-offs over the North Field; it is important for the City to understand the details given the significant increase in flights that are anticipated over the next 14 to 15 years; it is important for the Council to do what it can to ensure that the safety and the serenity of the 94502 and 94501 zip codes are secured; expressed support for moving ahead.

Councilmember Vella expressed support for staff's work and the quick turnaround, conversations with counterparts at the Port of Oakland, and the continued engagement with the community.

Councilmember Vella moved approval of the staff recommendation.

Councilmember Jensen seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Jensen: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. [Absent: Councilmember Herera Spencer – 1.]

CONSENT CALENDAR - ITEMS REMOVED FOR DISCUSSION

(24-641) Recommendation to Authorize the Mayor to Sign a Letter of Support for Caltrans to Seek Funds to Study Safety Improvements and a Road Diet on Otis Drive as Part of Caltrans' Route 61 Capital Preventative Maintenance Project.

Councilmember Jensen requested background information; stated that she understands the letter's intent is to be response to discussions held with staff and the Mayor; Caltrans indicated it does not want to entertain anything other than the budgeted maintenance and upgrades; there was previously a discussion of safety, and pedestrian and bike improvements, including a possible road diet; ACTC may not be moving forward; expressed support for understanding why the project will not be moving forward and how the City can move forward to protect pedestrians and bicyclists on Otis Drive.

The Transportation Planning Manager responded the description of the recent timeline is accurate; stated at the August 28 Transportation Commission (TC) meeting, no one could come up with other roadway designs; staff was encouraged to rethink and bring design options to the community; a plan was to request \$700,000 from the California Transportation Commission (CTC) to fund further study, design, and community outreach; a supplemental funding request was put together and presented to CTC staff; today staff received an email indicating that the request would be considered at the December 6 meeting; staff is not recommending approval due to high risk that delivery will take longer

than anticipated and will likely lead to a lapse in project funding; currently, staff does not have any further information, but will work to obtain more information.

In response to Mayor Ezzy Ashcraft's inquiry related to delays, the Transportation Planning Manager stated Caltrans currently has a design deadline of March 2025; the plan was to request CTC funding in December; before the March deadline, Caltrans would go to the CTC to ask for an extension of the deadline; she did not learn of the funding approach until yesterday; approving extra funding could be challenging since the deadline is approaching.

The City Manager stated staff will continue to advocate with Caltrans and CTC to the extent possible; the email appeared as though the opportunity may have passed; there are still things within the City's control, such as intersections; staff has projects that are still in the early stages and will continue to find ways to make Otis Drive safer despite the setback.

The Transportation Planning Manager stated staff provided markups to the original designs; it is believed that safety would increase if the Commission is able to add the markups to the existing design.

Mayor Ezzy Ashcraft noted additional discussions will be held with Caltrans.

Councilmember Jensen inquired whether Caltrans will delay the project without CTC approval of the grant funding for the road diet; whether there is a possibility the City can advocate for delaying the project until the City can find local or CTC funds; or whether the Caltrans project will occur on a schedule that has to start in May 2025.

Mayor Ezzy Ashcraft expressed concerns over the Council discussion and the Brown Act; noted the item is a letter of support to Caltrans; inquired how much Council can delve into for the matter.

The City Attorney responded Council may have a fuller discussion on the topic if desired.

Mayor Ezzy Ashcraft expressed concern over Council requesting subject matter information that staff had not been prepared.

Councilmember Jensen noted that her inquiry is related to the project schedule.

The Transportation Planning Manager stated if the design is delivered after March, the project would need to go to CTC for an extension, regarding of the funding request.

Councilmember Vella inquired whether staff could make the statement that the City believes the work should be occurring with prioritized funding; stated that she understands the change in the timeline and the project.

Mayor Ezzy Ashcraft inquired whether Councilmember Vella is requesting information be provided beyond what is included in the letter of support.

Councilmember Vella responded the previous matter related to sending in a comment; questioned whether staff can clarify the potential for conversations with staff from the other agencies.

The City Manager responded in the affirmative; stated staff will absolutely talk with Caltrans, reach out to CTC staff, and will do their best to bring awareness and pass along the community comments, which have expressed a lot of concerns over the safety of the corridor; staff will make calls and reach out formally and informally.

Councilmember Jensen inquired whether the intention is to have the letter of support be sent.

The City Manager responded staff recommends sending the letter; stated staff will attend the CTC meeting in May to provide comments on the project and will perform a full court press of ways to advocate for the project; staff will also look at ways to perform under the City's authority.

Councilmember Jensen moved approval of sending the letter while performing any other advocacy to Caltrans to encourage and ensure safety improvements on Otis Drive when upgrades and maintenance occur.

Mayor Ezzy Ashcraft inquired whether the motion includes all direction provided by the Council, to which Councilmember Jensen responded in the affirmative.

Vice Mayor Daysog seconded the motion, which carried by the following roll call vote: Councilmembers Daysog: Aye; Jensen: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 4. [Absent: Councilmember Herrera Spencer – 1.]

CITY MANAGER COMMUNICATIONS

(24-642) The City Manager announced an upcoming atmospheric river weather event heading to the area tomorrow; stated sandbags are available to help prevent flooding and are located at the City's 24/7 self-service sandbag station on Lexington Avenue and West Ranger Avenue; discussed upcoming community workshops on draft concepts for Sea Level Rise adaptation; urged residents to shop local for the holidays; announced the Alameda Candle Company and Treats by Mrs. T will create a holiday pop-up shop at 2315 Central Avenue; stated the Winter Lights event will occur at City Hall December 7th.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(24-643) Councilmember Vella discussed the retirement celebration for Doug Biggs, from Alameda Point Collaborative (APC).

(24-644) Mayor Ezzy Ashcraft stated that she will be out of town for the Winter Lights event and Councilmember Vella will attend with her children to lead the countdown.

(24-645) Councilmember Jensen discussed APC and Doug Biggs retirement.

(24-646) Vice Mayor Daysog announced that he attended the Woodstock water shuttle reopening celebration, and the Veterans' Day celebration on the USS Hornet where Councilmember Jensen recommended the future Veterans Clinic be named after the outgoing Congressman Barbara Lee.

(24-647) Mayor Ezzy Ashcraft discussed the Veterans' Day event; stated another Veteran's event occurred simultaneously; recommended events be combined; discussed the Alameda Food Bank groundbreaking, a Fire Department badge pinning ceremony, a Port of Oakland press conference, the Veteran's Day dinner at the Elk's Lodge, and a ceremony for outgoing Congressman Barbara Lee; stated that she attended the water shuttle celebration; the shuttle has carried over 34,000 passengers in a little over three months; she attended a pop-up event on Gibbons Drive to discuss traffic ideas; announced the opening of the new Alameda Police Department annex on Challenger Drive; discussed an Estuary 1 and 2 affordable housing event, the 20th anniversary celebration at Julie's Coffee and Tea, a Girl Scout silver award event, Doug Biggs retirement and the new San Francisco Mayor-elect.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 8:13 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- -NOVEMBER 19, 2024- -5:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:02 p.m.

Roll Call – Present: Councilmembers Daysog, Jensen, Vella and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Vella arrived at 5:49 p.m. and was present via teleconference from Renaissance Dallas North Hotel, 1590 Lyndon B. Johnson Freeway, Dallas, TX, 75234]

Absent: Councilmember Herrera Spencer – 1.

Public Comment

Jon Hamilton, Citizen League for Airport Safety and Serenity (CLASS) Airport Noise Group, stated CLASS has held discussions with the airport and have turned in comments for the draft Environmental Impact Report (EIR); CLASS will be submitting comments for the Final EIR (FEIR); urged Council to approve and submit comments to ensure comments are in place if legal action takes place; expressed support for being prepared for litigation in the future and for mutual discussions for opportunities to work with the City.

Councilmember Jensen noted dates have been raised for comments; expressed support for clarifying Thursday as the date for comments to the Port of Oakland.

Mayor Ezzy Ashcraft stated there is an item on the Regular Agenda addressing the matter.

The meeting was adjourned to Closed Session to consider:

(24-626) Conference with Labor Negotiators (Government Code Section 54957.6); City Negotiators: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, Nicholas Luby, Fire Chief, and Doug McManaway, Deputy City Attorney; Employee Organizations: International Association of Firefighters (IAFF) and Alameda Fire Chiefs Association (AFCA); Under Negotiation: Salaries, Employee Benefits, and Terms of Employment

(24-627) 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 Defendants: Ecostep, Inc; tower toolroom, LLC; Amer A Abusafieh; Morales Construction; Turnkey Show Productions, Inc.; and other Doe Defendants

(24-628) 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

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Labor, staff provided information and Council provide direction by the following roll call vote: Councilmembers Daysog: Aye; Jensen: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye; Ayes: 4; [Absent: Councilmember Herrera Spencer – 1]; regarding Turnkey, staff provided information and Council provided direction by the following voice vote: Ayes – 3; [Absent: Councilmembers Herrera Spencer and Vella – 2]; and regarding the Port of Oakland, staff provided information and Council provided direction by the following roll call vote: Councilmembers Daysog: Aye; Jensen: Aye; Vella: Aye; and Mayor Ezzy Ashcraft: Aye; Ayes: 4. [Absent: Councilmember Herrera Spencer – 1.]

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:54 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR
AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC)
TUESDAY- -NOVEMBER 19, 2024- -6:59 P.M.

Mayor/Chair Ezzy Ashcraft convened the meeting at 7:05 p.m.
Councilmember/Commissioner Jensen led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers/Commissioners Daysog, Jensen, Vella and Mayor/Chair Ezzy Ashcraft – 4. [Note: Councilmember/Commissioner Vella was present via teleconference from Renaissance Dallas North Hotel, 1590 Lyndon B. Johnson Freeway, Dallas, TX, 75234]
Absent: Councilmember/Commissioner Herrera Spencer – 1.

CONSENT CALENDAR

Councilmember/Commissioner Jensen moved approval of the Consent Calendar.

Councilmember/Commissioner Vella seconded the motion, which carried by the following roll call vote: Councilmembers/Commissioners Daysog: Aye; Jensen: Aye; Vella: Aye; Mayor/Chair Ezzy Ashcraft: Ayes - 4. [Absent: Councilmember/Commissioner Herrera Spencer – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*24-016 SACIC) Minutes of the Special Joint City Council and SACIC Meeting Held on September 17, 2024. Accepted.

(*24-629CC/24-017 SACIC) Recommendation to Accept the Investment Transactions Report for the Fiscal Year Ending September 30, 2024. Accepted.

ADJOURNMENT

There being no further business, Mayor/Chair Ezzy Ashcraft adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, SACIC

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