

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -JANUARY 21, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:01 p.m. Vice Mayor Pryor led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Boller, Daysog, Jensen, Pryor, and Mayor Ezzy Ashcraft – 5.
Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

None.

ORAL COMMUNICATIONS, NON-AGENDA

None.

CONSENT CALENDAR

Stated that there are inconsistencies in CEQA compliance regarding unsafe buildings at Alameda Point; expressed concern about the City's plan to build a parking lot in historic districts: Tod Hickman.

Vice Mayor Pryor moved approval of the Consent Calendar.

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

The City Clerk administered the Oath of Office to Open Government Commission members Zac Bowling and Evan Gomez-Shwartz.

(*25-023) Minutes of the Special and Regular City Council Meetings Held on December 17, 2024. Approved.

(*25-024) Ratified bills in the amount of \$4,026,145.32.

(*25-025) Recommendation to Accept Report on the Appointment of Open Government Commission Members. Accepted

(*25-026) Recommendation to Authorize the City Manager to Execute an Agreement with Keyser Marston Associates, Inc. for Economic and Financial Consulting Services for an Initial Term of One Year for a Total Not-to-Exceed Cost of \$200,000, with the Option of Four One-Year Extensions at \$150,000 Per Year, in an Amount Not-to-Exceed \$800,000. Accepted.

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(*25-027) Recommendation to Authorize the Continued Action to Address Declaration of Unsafe Building and Notice to Vacate, Case Number X24-0470, for the City-Owned Building Located at Building 114, 2450 Saratoga Street, Alameda, California. Accepted.

(*25-028) Recommendation to Accept the Work of Gruendl Inc. dba Ray's Electric, for the Lincoln Avenue / Walnut Street Safety Improvement Project (No. P.W. 01-24-05). Accepted.

(*25-029) Recommendation to Authorize the Purchase of Six Dodge Durango Police Vehicle Upfit Packages in an Amount Not-to-Exceed \$152,735.52 from Kerr Industries. Accepted.

(*25-030) Recommendation to Ratify a Construction Agreement with McGuire and Hester, Inc. for High Priority Shoreline Rock Slope Repairs on the Bay Farm Island Dike for an Amount Not-to-Exceed \$500,000; and

(*25-031) Resolution No.16240, "Appropriating \$354,000 from the Bay Farm Island Dike Fund (Fund 286) Available Fund Balance to Alameda Capital Project Fund (Fund 301) Project #C35000, Shoreline Maintenance Fiscal Year 2024-25 Capital Improvement Budget". Accepted.

(*25-032) Resolution No. 16241, "Authorizing the City Manager to Negotiate and Execute a Five-Year Agreement with All City Management Services Inc. for School Crossing Guard Services in an Amount Not-to-Exceed \$2,345,640." Adopted.

(*25-033) Ordinance No.3379, "Amending the Encinal Terminals Master Plan and Development Agreement (Entered into by the City Council on February 1, 2022) to Modify Interim Milestones and Related / Conforming Amendments Pursuant to Alameda Municipal Code (AMC) Section 30-4 and Sections 30-91 Through 30-95. General Plan: Mixed Use. Zoning: MX, Mixed Use." Finally passed.

(*25-034) Ordinance No. 3380, "Authorizing the City Manager to Execute a Lease for a Portion of Building 169 with the Pacific Pinball Museum, a 501(C)(3) California Nonprofit Organization, Located at 1680 Viking Street, Suite 101 at Alameda Point, Alameda, California, for a Term of Thirty-Six Months." Finally passed.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(25-035) Recommendation to Endorse the Concept Designs for the Estuary Adaptation Project and the Bay Farm Island Adaptation Project and to Accept a Status Update on the Subregional Adaptation Plan.

(25-036) Mayor Ezzy Ashcraft suggested allowing 20 minutes for the presentation.

Councilmember Jensen moved approval of allowing 20 minutes.

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

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The Senior Adaptation Manager gave a Power Point presentation.

Councilmember Daysog inquired whether there has been discussion regarding nature-based solutions on the estuary starting at Pasta Pelican and the Veterans' Court area.

Jamie Phillips, Principal, CMG Landscaping Architecture, responded there is an existing seawall at the Cardinal Point location; stated Consultant Dilip Trivetti has recommended the seawall be built to the outside to make it taller; the hope is to do living sea walls similar to the pilot project at the San Francisco waterfront resilience program; regarding Veterans' Court, the Bay Farm Island Project area has a little bit more space because the area is already a park; on the estuary side in areas without buildings against the edge, the plan is make more room for habitat on the waterside and landside; the bigger subregional adaptation plan is looking longer term, which gives more time to plan for redevelopment.

Vice Mayor Pryor requested clarification on whether designs to mitigate the impact of erosion have the area remain a floodplain and just mitigate damage from floods.

Chris Guillard, CMG Landscaping Architecture, responded mitigation designs will address the current Federal Emergency Management Agency (FEMA) floodplain as well as two feet of sea level rise and two feet of freeboard; stated the idea is it will provide protection for the communities that are currently impacted by flood risk; receiving a FEMA certification to address the Doolittle area will require participation by the Port of Oakland and the City of Oakland, which is the fundamental point of the collaboration between Alameda, Oakland, the Port, and others part of the Coalition; issues and funding will be addressed jointly.

Councilmember Daysog inquired whether surrendering Veterans' Court to sea level rise would generate savings, not only economically, but also for the mitigation project.

The Senior Adaptation Manager responded the City would have to hold a discussion with the permitting agencies; stated the City is also contemplating enhancing the fringe marshes along Dolittle Drive as well as the Arrowhead Marsh area; the combined areas will be a self-mitigated project.

Stated Community Action for a Sustainable Alameda (CASA) was formed in 2008 to help the City implement its local action plan for climate protection; the organization is here in support and to help with the outreach and education to residents; CASA partners with Green Belt Alliance, the Reap Climate Center, the Confederated Villages of Lizzanne Nation and the Sogorea Te Land Trust, 9th route and Hood planning; CASA also partners with Alameda youth organizations, including Youth Power and the class of 2027 at Encinal and Alameda High Schools: Ruth Abbe, CASA.

Stated CASA has supported the project team by helping to host three workshops and four tours that have reached over 600 people; discussed CASA's local outreach efforts at farmers markets and festivals; stated CASA has created and distributed educational materials on these projects in person and via emails, social media posts and local print publications; CASA is also soliciting more input on a survey, which is available online: Jessica Barrett, CASA.

Stated the project is a great cause, but it is not exempt from CEQA; Alameda has no regulatory authority to act as the lead agency: Tod Hickman.

Councilmember Jensen stated the Oakland Alameda Adaptation Committee (OAAC) has done a tremendous job; the concept design represents a critical step in addressing the community's most pressing environmental threat; she represents the City on the Oakland Waste Management Authority Stop Waste Board, and is also a member of the Environmental Policy Committee of the California League of Cities; it is only through these types of partnerships that Alameda will be prepared to respond to sea level rise; it is terrific to see how Alameda's unique ecosystem in the San Francisco Bay is responding to the sea level rise challenge; she appreciates most of the speakers are part of the OAAC; with creative concept design through community outreach, and especially with the priority of effective partnerships, Alameda can respond; she is very happy to support this issue.

Vice Mayor Pryor stated that it is great to see so many community partners; she appreciates the thoughtfulness when discussing sea walls versus levees and likes the natural based solutions; the damage done from the recent storm was significant; the sooner the impacts of climate change are addressed, the better; stated the presentation was great.

Councilmember Boller thanked staff and speakers for the good presentations and comments; stated that he echoes both Councilmember Jensen and Vice Mayor Pryor; it is good to see good progress being made in a really important area for the environment and Alameda's sustainability.

Councilmember Daysog stated that he definitely supports staff's recommendation; Alameda, like every city across the world, but most especially those with shorelines, are uniquely challenged by global warming and sea level rise; there are some important questions, some bordering on ethical, that really need public conversation; he would like to focus on the Veterans' Court and area immediately to the left; he likes the idea of nature-based solutions, including putting in some kind of marshes; the community should be willing to engage in that kind of discussion; most places want to put seawalls everywhere; Alameda has had robust discussions about giving up certain land, like D Pave Park, where the designs are purposely inviting the water to come over and take over land; he would like discussion of a similar design for the area adjacent to Veterans' Court; 30 or 40 years down the line, does Alameda really want to contemplate spending dollars to save tennis courts; these are ethical question that need discussion right now; discussions regarding not just nature-based solutions, but surrendering certain parts where it makes sense to the incoming tides, are welcome.

Mayor Ezzy Ashcraft stated that she would like to defer to subject matter experts as to which manner of addressing sea level rise and groundwater rise is used; recommended a book: *California Against the Sea*, which talks about nature-based solutions along the California coast; stated different solutions depend on different situations, which require a lot of consideration; some cities have had more success than others; it comes down to the votes and directions that policymakers give; as a policymaker, she will always defer to the subject matter experts who have the most current level of expertise; thanked staff on the OAAC; stated it is important to work together to come up with solutions that work for everyone while making sure there are no unintended consequences; she was proud to share Alameda's Climate Action and Resiliency Plan at the US Conference of Mayors; it is important to work hard in the new administration to lobby elected officials for funding and grants; discussed a new Metro station in Alexandria,

Virginia and the Bike Bridge; stated that she would like to keep building safe infrastructure for pedestrians and bicyclists.

Councilmember Daysog stated the plan near the Veterans' Court area creates a natural based solution with a trail on top that protects tennis courts; as Councilmembers, conversations about alternative ways of surrendering land and putting savings towards pump stations areas need to be held now for future generations; he knows members will be upset, but changes would be 30 to 40 years from now.

Councilmember Jensen stated Councilmember Daysog's point is similar to hers regarding 100 and 20 years ago; Alameda could give up the estuary and have a land border with Oakland; the estuary was dug out close to her home near the High Street Bridge; there were no homes there 40 years ago and no tennis courts there 45 years ago; these are issues that Council should address now, through partnerships, outreach and intelligent design, to address the huge threat from sea level rise.

Councilmember Jensen moved approval of endorsing the concept designs for the Estuary Adaptation Project and the Bay Farm Island Adaptation Project and accepting the status update on the Subregional Adaptation Plan.

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

CITY MANAGER COMMUNICATIONS

(25-037) The City Manager stated construction of the Central Avenue Safety Improvement Project will begin Monday, January 27; the project is designed to enhance safety for all users and reduce vehicle delays; the full length of the project spans about 1.7 miles; the greatest impact to the public will occur during the construction of the three roundabouts, which will be completed in phases to minimize disruption; announced the East Bay Small Business Development Center started its City-sponsored business advising services in Alameda this month; stated small business owners can make an appointment for free services, located the Alameda Chamber and Economic Alliance Office on the 1st and 3rd Tuesdays of the month, from 12 to 4 p.m.; at the Transportation Commission meeting tomorrow night, members of the public can weigh in on design updates and safety improvements proposed for Aughinbaugh Way, Mecartney Road, and Maitland Drive, as part of the City's 2025 pavement program, which will maintain and rehabilitate approximately 10.5 miles of roadway on the East End and Bay Farm, as well as 1.5 miles of shared use trail along Island Drive and Mecartney Road.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(25-038) Councilmember Jensen stated that she and fellow Councilmembers attended the Martin Luther King Day event presented by Reverend Betty Williams; it was really a terrific way to spend the day and to look forward and be optimistic about the future; on Saturday, she also witnessed hundreds of people participating in a March which started at City Hall; she is looking forward to Alameda being a welcoming City to address and ensure vulnerable residents have needed resources; people who may be undocumented should feel safe in Alameda and women's and LGBTQ rights should be supported; announced that she attended the swearing in of Congressmember Latifah Simon; she is very optimistic and wishes everyone a Happy New Year.

(25-039) Vice Mayor Pryor stated that she also attended both of the events and agrees 100% with everything Councilmember Jensen said; it was wonderful to see so many community members, unite and stand up for one another; she participated in the March with her mother who was visiting from Los Angeles; it was nice to celebrate Dr. King in the Council Chambers; she left feeling optimistic and ready to unite and stay strong and vigilant.

(25-040) Councilmember Daysog stated the Martin Luther King event was great and that he appreciates all the work that Reverend Betty Williams did in putting it together, which was the 48th time since it started in 1977; for those who look online for news, the Alameda Post had a great news article on recent endeavors of the Police; the article is an example of the great work as reported by our local news of the Police Department.

(25-041) Mayor Ezzy Ashcraft stated there is a really nice photograph of the Alameda Police Department all lined up; on January 9th she attended the Alameda Fire Department promotion ceremony; on January 10th, she was a speaker at Leadership Alameda, a program that the Alameda Chamber of Commerce puts on teaching people about every aspect of City government; she was approached by someone asking if she would be interested in doing a Chamber workshop about how to be a candidate; she was in Washington, DC on and met up with federal lobbyists and called on the new Congresswoman, Latifah Simon, and was the first elected official to call on her in her Washington DC office; the Congresswoman took notes about Alameda's projects; she met with a couple of others and sobering topics were discussed, including immigration, the Los Angeles fires, and whether aid will come with strings attached; she spoke about how sea level rise is an existential threat to Alameda and had productive meetings and sessions; further discussed tough times experienced by Ukraine and other states in the U.S.; urged communities to come together to deal with any issues arising.

(25-042) Mayor's Nominations for the Commission on Persons with Disabilities, Golf Commission, Historical Advisory Board (HAB), and Public Utilities Board.

Mayor Ezzy Ashcraft nominated Josh Bevan and Arthur Brito for appointment to the HAB.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 8:23 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

Regular Meeting
Alameda City Council

January 21, 2025

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -JANUARY 21, 2025- -5:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:01 p.m.

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Boller arrived at 5:04 p.m.]

Absent: None.

Consent Calendar

Councilmember Jensen moved approval of the Consent Calendar.

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

(*25-019) Recommendation to Approve Jennifer Ott, City Manager, Abigail Thorne-Lyman, Base Reuse and Economic Development Director, Alesia Strauch, Base Reuse Manager, Ted Anderson, Senior Director, Cushman & Wakefield, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for the Property Located at Building 530, 390 West Oriskany Avenue, Area Bounded by West Pacific Avenue, Orion Street and Viking Street, West Ticonderoga Avenue, and Central Avenue (Pacific Fusion). Accepted.

Public Comment

Courtney Richardson, Pacific Fusion, stated that she has had the opportunity to meet several members of the community over the last several months and wanted to thank the City Council for their time and consideration; she looks forward to Council's feedback.

The meeting was adjourned to Closed Session to consider:

(25-020) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: Building 530, 390 West Oriskany Avenue, Area Bounded by West Pacific Avenue, Orion Street and Viking Street, West Ticonderoga Avenue, and Central Avenue; 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, Cushman & Wakefield Senior Director, Ted Anderson; Negotiating Parties: City of Alameda and Pacific Fusion; Under Negotiation: Price and terms of Sale

(25-021) Conference with Labor Negotiators (Government Code Section 54957.6) City Negotiators: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, and Doug McManaway, Deputy City Attorney; Employee Organizations: Alameda City Employees Association (ACEA), Alameda Police Management Association (APMA), Alameda Police Officers Association (APOA, Alameda Police Officers Association - Non-Sworn (PANS), Electric Utility Professionals Association (EUPA) International Brotherhood of Electrical Workers (IBEW), and Management and Confidential Employees Association (MCEA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment

(25-022) Public Employee Performance Evaluation Pursuant to Government Code § 54957; Positions Evaluated: City Attorney - Yibin Shen

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding the Real Property, staff provided information and the City Council provided direction by unanimous voice vote – 5; and regarding Labor, staff provided information and no vote was taken; the Mayor announced that regarding the Performance Evaluation, the City Council discussed the evaluation process and no vote was taken.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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