

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -FEBRUARY 6, 2024- -6:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 6:06 p.m.

Roll Call – Present: Councilmembers Daysog, Herrera Spencer, Jensen, and Mayor Ezzy Ashcraft – 4. [Note: Councilmember Herrera Spencer was present from Hampton Inn and Suites Watertown Boston, 25 Bond Street, Watertown, MA 02472]

Absent: Councilmember Vella – 1.

The meeting was adjourned to Closed Session to consider:

(24-046) Conference with Legal Counsel – Existing Litigation Pursuant to Government Code Section 54956.9(a); Case Name: City of Alameda v. Sheehan; Court: Superior Court of the County of Alameda; Case Numbers: 22CV009959, 23CV037442, 23CV038384; Court: In the Court of Appeal of the State of California, First Appellate District, Division Two; Case Number: A168300

Following the Closed Session, the meeting was reconvened, and the City Clerk announced that regarding Sheehan, staff provided an update and no vote was taken.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:32 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -FEBRUARY 6, 2024- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:04 p.m. Councilmember Jensen led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, Herrera Spencer, Jensen, Vella, and Mayor Ezzy Ashcraft – 4. [Note: Councilmember Herrera Spencer was present from Hampton Inn & Suites Watertown Boston, 25 Bond Street, Watertown, MA.]

Absent: Councilmember Vella – 1.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(24-047) Proclamation Declaring February 2024 as Black History Month.

Expressed appreciation for the proclamation; discussed history: John Lewis, Oakland.

Mayor Ezzy Ashcraft read the proclamation.

ORAL COMMUNICATIONS, NON-AGENDA

(24-048) Austin Tam, Alameda Friends and Families for a Ceasefire (AFF4C), urged Council to take action; discussed the importance of calling for a ceasefire.

(24-049) Brooke El-Amine, AFF4C, urged Council to adopt a resolution calling for a ceasefire; read what should be included in the resolution.

(24-050) Cam Bui, AFF4C, urged Council to take action; discussed investing decisions being within Council's jurisdiction.

(24-051) Marilyn Alwan, AFF4C, urged Council to join with other cities to take a stand and endorse a permanent ceasefire.

(24-052) Brian Kennedy, Alameda, expressed appreciation for Council not adopting a ceasefire.

(24-053) Sophie Ritchie, AFF4C, asked Council to reconsider calling for a ceasefire; discussed children in Gaza being killed.

(24-054) Emil Radloff, Alameda, discussed an incident with an employee at the golf course driving range resulting in him being told he is banned from the golf course.

(24-055) Liftawiya, AFF4C, discussed all of the agencies and groups that have called for a ceasefire.

CONSENT CALENDAR

Councilmember Herrera Spencer inquired about the services provider prior to Alameda Family Services [paragraph no. 24-060], to which the Assistant City Manager responded Five Keys.

Councilmember Herrera Spencer inquired who has been providing services.

The Assistant City Manager stated no one; Five Keys was unable to hire someone.

Councilmember Herrera Spencer inquired how many people live in the village, to which the Assistant City Manager responded there are currently 47 people.

Councilmember Herrera Spencer expressed support for Alameda Family Services; stated it is unfortunate services were not being provided.

Councilmember Herrera Spencer inquired about residential tidelands and the amount paid to Cushman & Wakefield [paragraph no. 24-061], the Base Reuse and Economic Development Management Analyst stated between 2018 and present, the Cushman & Wakefield team conducted a total of 42 transactions on behalf of the City; Cushman & Wakefield has received a brokerage commission of \$1,442,821.

The City Manager responded there are 51 residential tidelands leases; stated brokers are not involved in the leases.

Councilmember Herrera Spencer inquired whether or not the City intends on selling the tidelands, to which the City Manager responded in the negative; stated legally, the land cannot be sold.

Did not address a Consent Calendar item: Bill Farber.

Expressed support for funding for a mental health professional: Steve Good, 5 Keys.

Stated receiving mental health services will help residents at Dignity Village; a dedicated clinician will allow residents to receive care when needed: Karen Zeltzer, Alameda Family Services.

Stated hiring for the position has been challenging; help from Council to fill the position would be appreciated: Brandi Marshall, 5 Keys.

Mr. Good continued his comments addressing the importance of the service.

Stated the City considering a position speaks to understanding the complexity of needs: Katherine Schwartz, Alameda Family Services.

Vice Mayor Daysog moved approval of the Consent Calendar.

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

(*24-056) Minutes of the Special and Regular City Council Meetings Held on January 2, 2024. Approved.

(*24-057) Ratified bills in the amount of \$9,196,790.13.

(*24-058) Recommendation to Authorize the City Manager to Execute Three Agreements to Implement the Estuary Water Shuttle Pilot Project: (1) Agreement between City of Alameda and San Francisco Bay Area Water Emergency Transportation Authority for Shuttle Operations, (2) Lease Agreement between City of Alameda and Big Yellow Boat, LLC concerning the Vessel to be Used for Shuttle Operations, and (3) Funding Agreement between City of Alameda and Alameda Transportation Management Association to Transfer Financial Contributions from Private Businesses and Associations to the City of Alameda. Accepted.

(*24-059) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with All Wire Connex to Provide Cable and Fiber Installations and Maintenance throughout All City Facilities to Increase Compensation in an Amount Not-to-Exceed \$100,000 for a Total Compensation Not-to-Exceed \$174,000, and to Extend the Agreement Term 15 Months to November 30, 2025. Accepted.

(*24-060) Recommendation to Authorize the City Manager to Execute an Agreement with Alameda Family Services to Provide Full-Time On-Site Mental Health Support at Dignity Village in an Amount Not-to-Exceed \$109,031. Accepted.

(*24-061) Recommendation to Authorize the City Manager to Execute a Third Amendment to the Listing Agreement for the Sale and Lease of City-Owned Properties at Alameda Point and Other City Properties with Cushman & Wakefield California, Inc., Extending the Term of the Agreement through December 31, 2025. Accepted.

(*24-062) Recommendation to Authorize the Purchase of One Pipehunter 3 Cubic Yard Combination Jet/Vacuum Sewer/Storm Cleaner for an Amount Not-to-Exceed \$425,280 from Texas Underground Inc. Consistent with Revised Vehicle Replacement Policy. Accepted; and

(*24-062 A) Resolution No.16133, "Amending the Fiscal Years 2023-25 Biennial Budget for the Sewer Services Fund (501) Reducing Fiscal Year 2024-25 Appropriations by \$419,783 and Increasing Fiscal Year 2023-24 Appropriations by \$425,280 to Advance Purchase of a Combination Jet/Vacuum Sewer/Storm Cleaner." Adopted.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(24-063) Recommendation to Accept a Status Report and Hold a Work Session on the City of Alameda's Sub-Regional Adaptation Planning, including Consideration of the City of Alameda, Acting as Lead Agency, to Apply for a Federal Emergency Management Agency Building Resilient Infrastructure and Communities Grant of \$55 Million for Sea Level Rise Adaptation Planning and Implementation on Behalf of the Oakland Alameda Adaptation Committee.

(24-064) Mayor Ezzy Ashcraft stated 15 minutes is needed for the presentation.

Councilmember Jensen moved approval of allowing 15 minutes for the presentation.

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

The Sustainability and Resilience Manager and Adaptation Project Manager gave a Power Point presentation.

Matt Davis, Port of Oakland and Daniel Hamilton, City of Oakland made brief comments completing the presentation.

In response to Vice Mayor Daysog's inquiry about the 2019 decision to increase stormwater fee, the Adaptation Project Manager responded there is deferred maintenance with stormwater; stated the majority is not being spent on sea level rise.

Vice Mayor Daysog stated that he understands new money is being used for the deferred maintenance; inquired whether funding could be available at some point in time, to which the Adaptation Project Manager responded in the affirmative.

Councilmember Herrera Spencer inquired whether the General Fund would be used for the \$1.9 million local match.

The City Manager responded the current intent is to not use the General Fund; stated staff believes the City would be highly competitive for State grants, as well as other regional grants; if other grants are not obtained, use of the General Fund could be brought to Council.

In response to Councilmember Jensen's inquiry about governance options and when decisions would be made, the Sustainability and Resilience Manager stated there is a process in place to evaluate governance options, which will begin with stakeholder interviews and involving agencies in the process, as well as doing research; whether or not funding is successful may change how governance is approached.

The City Manager stated there will be questions about liability, phasing, and grant funds, amongst other things; staff does not currently have all the answers, however, consultants are reviewing all the options; everything would be brought back to all the partners joining the agreement to agree to the governance structure.

Councilmember Jensen inquired if any additional positions would come with the grant, to which the City Manager responded in the affirmative; stated specifics have not been discussed.

Councilmember Jensen urged staff to consider liability when thinking about the governance structure and staffing placement.

Vice Mayor Daysog inquired about the community engagement strategy and approach relative to the governance structure; stated decisions and discussions should consider concerns raised

by representatives of socially marginalized groups.

The Sustainability and Resilience Manager responded half of the current governance structure are community-based organizations and many represent marginalized communities in Alameda and Oakland; the future governance structure will continue to seek input and include said voices.

Vice Mayor Daysog stated that he looks forward to hearing more about the voting process; there should be meaningful outreach to organizations.

Councilmember Herrera Spencer inquired whether staff anticipates having grants available to help cover costs of additional staffing if necessary, to which the City Manager responded in the affirmative; further stated the Building Resilient Infrastructure and Communities (BRIC) grant allows some funds to be used for staffing; every grant is a little different; some allow staff costs to be offset, some do not; staff will try to avoid using the General Fund for any match.

Mayor Ezzy Ashcraft stated current grant funding will expire in October 2025; inquired if the Oakland Alameda Adaptation Committee (OAAC) will have expended all the grant funding by then, to which the Adaptation Manager responded in the affirmative.

In response to Mayor Ezzy Ashcraft's inquiry regarding the term hydraulically connected, Kris May, Pathways Climate, stated water will overtop the shoreline on Bayfarm Island near the lagoon, Veterans Court, and along Doolittle Drive; all of those waters would co-mingle through the neighborhoods and on the streets; flooding on Veterans Court cannot be addressed unless everybody is out of the floodplain; since Alameda is not in the community disaster resilience zone, the flooding comingling allows Alameda to be eligible for the BRIC grant.

Expressed support; stated many residents were affected when FEMA reassessed the floodplains a couple of years ago; everyone can benefit from the assessment: Paul Beusterien, Community of Harbor Bay Homeowners.

Expressed support; stated adaptation money should be leveraged to support economically disadvantaged communities: Keta Price, Oakland Alameda Adaptation Committee.

Councilmember Jensen inquired if Council is being asked to take action on the item.

The City Manager responded Council is not approving anything; stated staff would appreciate direction; the intent is to bring the matter back on the February 20 Consent Calendar to approve a BRIC grant resolution.

Councilmember Herrera Spencer moved approval of the staff recommendation authorizing the FEMA BRIC grant application and directing staff to return at the next Council meeting with a resolution to approve submittal of a grant application, including the non-federal match for BRIC funding.

Councilmember Jensen seconded the motion.

Under discussion, Vice Mayor Daysog expressed his support; stated since Alameda is an island, it is especially affected by climate change and sea level rise; he looks forward to community engagement; if there is an approach to have stakeholders from traditionally

disenfranchised communities within the governance structure, he believes it will improve the likelihood of getting the grant.

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

(24-065) Resolution No. 16134, “Approving the Appointment of Retired Annuitant Robert Orbeta to the Position of Administrative Specialist III with Alameda Municipal Power and Certifying that the Appointment Is Necessary to Fill a Critically Needed Position before the Passage of 180 Days Following the Date of Mr. Orbeta’s Retirement in Accordance with Government Code Sections 7522.56 and 21224.” Adopted.

The Human Resources Director gave a Power Point presentation.

Vice Mayor Daysog moved adoption of the resolution.

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

CITY MANAGER COMMUNICATIONS

(24-066) The City Manager provided a 30-day notice stating the City will be initiating bargaining with two miscellaneous groups on certain provisions within the current Memorandums of Understanding (MOUs), which can be found on the City’s Human Resources web page; thanked City staff, especially Public Works, Alameda Municipal Power, and public safety employees, for helping Alameda get through recent storms; discussed the tragic loss of former Alameda Firefighter Patrick Corder.

ORAL COMMUNICATIONS, NON-AGENDA

(24-067) Steve Slauson, Alameda, discussed the free speech movement; urged Council to adopt a resolution urging the federal government to cease and desist all military aid to foreign governments.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(24-068) Councilmember Herrera Spencer discussed a recent water rescue and Police incidents.

(24-069) Councilmember Jensen stated that she attended the AC Transit Interagency Liaison Committee meeting and the Open Government Commission meeting; expressed appreciation for the work the City is doing to address global warming; stated that she attended the plastic pollution prevention and packaging producer roundtable, as well as the League of California Cities Mayor and Councilmember Academy.

(24-070) Vice Mayor Daysog stated that he attended a Coast Guard presentation recognizing the enlisted person of the quarter and year on behalf of the Mayor and Councilmembers.

(24-071) Mayor Ezzy Ashcraft announced that she was in Washington D.C. for the U.S. Conference of Mayors meeting; she also attended the ceremony for the McKay Avenue Medical Respite Center, Clinic and Navigation Center; she, along with other City staff, gathered for the point-in-time count in an effort to count unsheltered individuals; she attended a regional county-wide crime meeting with the Police Chief, a signing ceremony at Bohol Circle Immigrant Park, the St. Mary's distinguished alumni awards and the Community Emergency Response Training (CERT) orientation training.

ADJOURNMENT

(24-072) There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 9:02 p.m. in memory of Patrick Corder and Nick Cabral.

Respectfully submitted,

Lara Weisiger
City Clerk

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