

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY--SEPTEMBER 2, 2025- -5:00 P.M.

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

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Jensen arrived at 5:03 p.m. Councilmember Daysog arrived at 5:37 p.m.]

Absent: None.

Consent Calendar

Vice Mayor Pryor moved approval of the Consent Calendar.

Councilmember Boller seconded the motion, which carried by unanimous voice vote – 3. [Absent: Councilmembers Daysog and Jensen – 2.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*25-460) Recommendation to Approve Jennifer Ott, City Manager, Noelle White, Human Resources Director, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Assistant City Attorney, as Labor Negotiators with the International Association of Firefighters, Local 689, and Alameda Fire Chiefs Association for the City of Alameda. Accepted.

(*25-461) Recommendation to Approve Jennifer Ott, City Manager; Abby Thorne-Lyman, Base Reuse and Economic Development Director; Nicole Franklin, Base Reuse Manager; Len Aslanian, Assistant City Attorney; and Walker Toma, Community Development Manager, as Real Property Negotiators for the Leases of the Premises Located at Fortman Marina, 1535 Clement Avenue, Alameda CA 94501 and Ballena Isle Marina, 1150 Ballena Boulevard, Alameda CA 94501. Accepted.

The meeting was adjourned to Closed Session to consider:

(25-462) Conference with Labor Negotiators (Government Code Section 54957.6) City Negotiators: Jennifer Ott, City Manager, Noelle White, Human Resources Director, Tim Haines, General Manager Alameda Municipal Power, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Deputy City Attorney; Employee Organizations: Electric Utility Professionals Association (EUPA), International Brotherhood of Electrical Workers (IBEW), and International Association of Firefighters, Local 689 (IAFF) and Alameda Fire Chiefs Association (AFCA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment

(25-463) Conference with Legal Counsel – Potential Litigation; Potential Initiation of Litigation Pursuant to Government Code Section 54956.9, Subsection (d)(4); Number of cases: Three (As Plaintiff - City Initiating Legal Action)

(25-464) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8); Property: 1535 Clement Avenue, Alameda, CA 94501 and 1150 Ballena Boulevard, Alameda CA 9450; City Negotiators: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Nicole Franklin, Community Development Manager Walker Toma, Assistant City Attorney Len Aslanian; Negotiating Parties: City of Alameda, Fortman Marina, Ballena Isle Marina; Under Negotiation: Price and terms

Following the Closed Session, the meeting was reconvened and the City Clerk announced that the City Council unanimously approved the terms of a Settlement Agreement at the July 15, 2025 closed session; the Settlement Agreement was executed on July 21, 2025 and includes the following terms: the City will pay Harbor Bay Business Park Association (HBBPA) the \$3 million in available fund reserves within 30 days of executing the Settlement Agreement and \$400,000 annually for eight years for a total of \$6.2 million (compared to the projected \$14.2 million that has been or would be otherwise been deposited into the fund); funds are to be used by HBBPA to convert landscape medians and setbacks to drought tolerant plantings starting with the Harbor Bay Parkway entry into the Business Park; HBBPA agrees to terminate and release any claims against the City relating to the existing agreements; and after eight years, the City will receive the full property tax amount annually (currently estimated to be \$1.4 million); regarding Labor, staff provided information, and the City Council provided direction to staff by the following voice votes: Ayes: Councilmembers Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 4; Noes: Councilmember Daysog – 1; regarding Potential Litigation, staff provided information, and the City Council provided direction, which carried by unanimous voice vote – 5; and regarding Real Property, staff provided information and Council provided direction by the following voice vote: Ayes: Councilmembers Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 4; Abstention: Councilmember Daysog – 1.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:06 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- -SEPTEMBER 2, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:14 p.m. Councilmember Boller 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

(25-465) Proclamation Declaring September 15 through October 15, 2025 as Hispanic And Latino Heritage Month.

Mayor Ezzy Ashcraft read the proclamation.

ORAL COMMUNICATIONS, NON-AGENDA

(25-466) Xo Wang, Alameda, discussed the removal of the slow street he lives on; expressed concern about speeding; urged criteria be created for traffic calming and equity be addressed.

(25-467) Harper Nelson, Youthpower Climate Action (YCA), thanked the City for writing a letter supporting the Make Polluters Pay Act bill; urged the City Council to also adopt a resolution in support.

(25-468) Bella Goldwasser, YCA, outlined the benefits of the Make Polluters Pay Act bill.

(25-469) Zac Bowling, Alameda, expressed concern about Flock operating the City license plate readers and body worn cameras.

CONSENT CALENDAR

Councilmember Daysog requested the minutes [paragraph no. 25-493] be removed from the Consent Calendar for discussion.

Councilmember Jensen requested the Communications Report [paragraph no. 25-494] be removed from the Consent Calendar for discussion.

In response to Councilmember Boller's inquiry about the bidding process for the Civic Center Parking Garage [paragraph no. 25-478], the Public Works Director stated additional information was provided to Council this afternoon; discussed the project being subject to a Project Labor Agreement.

Councilmember Boller inquired why rebidding would result in an increase.

The Public Works Director responded once bids have been submitted; rebidding usually always results in a higher bid.

Mayor Ezzy Ashcraft concurred with the Public Works Director.

The City Clerk announced the Public Hearing amending the Master Fee Schedule [paragraph no. 25-487].

Submitted a handout and discussed the Alameda Museum: Gabriel Duncan, Alameda Native History Project.

Councilmember Boller 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.]

(*25-470) Ratified bills in the amount of \$59,658,311.56.

(*25-471) Recommendation to Authorize the City Manager to Execute a Two-Year Service Provider Agreement, with the Option to Extend for an Additional Two Years, with First Shield Security and Patrol, Inc. for Unarmed Security Guard Services at the Main Library for a Total Agreement Compensation Not-to-Exceed \$400,000. Accepted.

(*25-472) Recommendation to Authorize the City Manager to Execute a Two-Year Agreement with SHI International Corp. for Arctic Wolf Cybersecurity Services in an Amount Not-to-Exceed \$227,757. Accepted.

(*25-473) Recommendation to Authorize the City Manager to Execute Two Five-Year Service Provider Agreements in an Amount Not-To-Exceed \$150,000 Each, with Rex Moore Group, Inc. and Tri-Signal Integration, Inc., for On-Call Fire Alarm Monitoring, Maintenance, Repair, and Inspection Services. Accepted.

(*25-474) Recommendation to Authorize the City Manager to Execute Three Five-Year Service Provider Agreements, in an Amount Not-To-Exceed \$125,000 Each with Woods Works Fire Protection, Inc., RCM Fire Protection, LLC., and Tri-Signal Integration, Inc., for On-Call Fire Sprinkler Maintenance, Repair, and Inspection Services. Accepted.

(*25-475) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Dialog Design LP for Architectural Services to Extend the Term by Two Years to September 16, 2027, to Provide Design and Construction Administration Services for the Day Center Relocation Project. Accepted.

(*25-476) Recommendation to Accept the Work of Golden Bay Construction, for the Mecartney Road Pedestrian Crossing Improvements Project, PW No. 07-24-20. Accepted.

(*25-477) Recommendation to Authorize the City Manager to Execute an Agreement with National Auto Fleet Group to Upfit an Animal Control Services Van for a Total Amount Not-to-Exceed \$112,200. Accepted.

(*25-478) Recommendation to Authorize the City Manager to Execute an Agreement with Mark Lee & Yong Kay, Inc., DBA Bay Construction Co. for the Civic Center Parking Structure Renovation Project, No. P.W. 04-25-07, in an Amount Not-to-Exceed \$1,568,600, Including Contingency. Accepted.

(*25-479) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement with Nichols Consulting Engineers (NCE) in an Amount Not-to-Exceed \$600,000 for On-Call Clean Water Program Services. Accepted.

(*25-480) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$750,000 to BSK Associates for On-Call Geotechnical, Environmental, and Construction Testing Services. Accepted.

(*25-481) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$750,000 to NN Engineering, Inc. for On-Call Transportation Engineering Services. Accepted.

(*25-482) Recommendation to Authorize the Purchase of One Bucket/Aerial Truck Replacement Consistent with the Revised Vehicle Replacement Policy in an Amount Not-to-Exceed \$243,066.35 from Owen's Equipment. Accepted.

(*25-483) Recommendation to Authorize the City Manager to Execute a Sixth Amendment to the Agreement with CDM Smith, Inc., to Increase Compensation by \$235,500, Including Contingencies, for a Total Aggregate Compensation Not-to-Exceed \$4,014,428, to Continue Construction Support for the Central Avenue Safety Improvements Project. Accepted.

(*25-484) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$371,129, including Contingencies, with Wood Rodgers, Inc., for Civil Engineering Services to Complete the Marina Village Parkway Storm Drain Improvements Project and Flooding Analysis Project. Accepted.

(*25-485) Recommendation to Accept the Work of Bay Cities Paving & Grading, Inc., for the Clement Avenue Safety Improvements Project (No. P.W. 08-23-19). Accepted.

(*25-486) Resolution No. 16310, “Declaring Intention to Form City of Alameda Community Facilities District No. 25-1 (West Midway Facilities), and to Authorize the Levy of a Special Tax Therein to Finance Public Facilities in and for Such Community Facilities District.” Adopted;

(*25-486A) Resolution No. 16311, “Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City of Alameda Community Facilities District No. 25-1 (West Midway Facilities).” Adopted; and

(*25-486B) Resolution No. 16312, “Declaring Intention to Annex Territory to Community Facilities District No. 17-1 (Alameda Point Public Services District) and to Authorize the Levy of Special Taxes Therein.” Adopted.

(*25-487) Public Hearing to Consider Resolution No. 16313, “Amending Master Fee Resolution No. 12191 to Make Clerical and Administrative Corrections to the Fee Schedule for the Planning Division and Public Works Department.” Adopted.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(25-488) Public Hearing to Consider an Appeal of the Planning Board’s Approval of Use Permit Amendment No. PLN24-0094 to Allow Additional Operating Hours for the Existing Legal Non-Conforming Gas Station Located at 1310 Central Avenue, as well as Sale of Packaged Foods and Non-Alcoholic Beverages in the Existing Store; and

(25-488A) Resolution No. 16314, “Upholding the Planning Board’s Approval of Use Permit Amendment PLN24-0094 to Allow Additional Operating Hours for the Existing Legal Non-Conforming Gas Station Located At 1310 Central Avenue, as Well as Sales of Packaged Foods and Non-Alcoholic Beverages in the Existing Store.” Adopted.

(25-489) Mayor Ezzy Ashcraft suggested allowing 5 minutes for both the Appellant and Applicant to speak.

Councilmember Jensen moved approval.

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

The Planner II gave a Power Point presentation.

Councilmember Jensen inquired what are the circumstances in which a decision made by the Planning Board may be appealed.

The Planner II responded a person may file an appeal during the 10-day window; stated the person filing must pay a fee and provide reasons for the appeal; the more common way for an appeal is when two Councilmembers call an item for review.

In response to Councilmember Jensen's inquiry regarding Planning Board decisions, the Planner II stated the Planning Board had the opportunity to consider everything contained in the appeal; stated a member of the public filed the appeal because he disagreed with the outcome.

In response to Councilmember Boller's inquiry regarding the nonconforming uses, the Planner II stated the gas station is in a residential neighborhood; the conditions of approval are changing.

Councilmember Boller inquired whether the City Attorney can provide more input on the nonconforming use being changed to one of the same or more restricted use classifications.

Special Counsel responded staff analyzed it in terms of different use classifications; stated a variety of different uses would be considered non-conforming for this particular piece of property; it is residentially zoned; in this situation, the overall use is not changing, just the operational hours.

In response to Councilmember Boller's inquiry regarding impacts, the Planner II stated the Planning Board and Council may consider the potential impacts of changing the hours of operation or products sold on-site; staff relied on the use classification when interpreting the Code.

Councilmember Boller stated that he is more focused on the policy perspective; inquired whether the potential impacts on the neighborhood are substantial.

The Planner II responded staff attempted to find a balance between the concerns and needs of the business as well as that of the community; stated the Planning Board supported the staff recommendation.

Councilmember Boller stated the staff report mentions there may be a long period of time if the area becomes vacant if the business fails; inquired how this influenced the staff recommendation.

The Planner II responded former service stations with underground storage tanks are hard to redevelop with new uses and often end up vacant; stated staff believes this is an opportunity to support an existing business and hopefully avoid that potential outcome.

Leland Price, Appellant, gave a brief oral presentation.

Mayor Ezzy Ashcraft inquired whether the Appellant is aware of a bar called The Benton, to which the Appellant responded in the affirmative.

Mayor Ezzy Ashcraft inquired about the location of the bar.

The Appellant responded the bar is located on the corner of Encinal Street.

Mayor Ezzy Ashcraft inquired whether the bar is located across the street from the gas station, to which the Appellant responded in the affirmative.

Mayor Ezzy Ashcraft stated according to The Benton's website, it is open from 3 p.m. to 1 a.m. Monday to Thursday and 3 p.m. to 2 a.m. Friday and Saturday nights; inquired if the Appellant is aware of the operating hours, to which the Appellant responded in the affirmative.

The Applicant gave a brief oral presentation.

Councilmember Jensen inquired whether the Applicant has researched how extending operating hours may impact revenue.

The Applicant responded that he is having a hard time paying the rent on time.

Councilmember Jensen inquired whether the Applicant would like to add two additional hours, to which the Applicant responded in the affirmative; stated customers have previously asked why the gas station closes early.

Councilmember Boller stated neighboring community members have raised concerns about noise, lights, and operating outside of normal hours; inquired how the Applicant is addressing the concerns and how concerns would continue to be addressed moving forward.

The Applicant responded the community is very quiet and he is trying to keep it so; stated he will ensure the lights are off on time every day; most people do not come inside or congregate around the store; most leave immediately.

Councilmember Boller inquired about the coverings on the store windows and about typical foot traffic.

The Applicant responded there is not too much foot traffic; stated the blinds were put up to cover gas station workers from the bright sun.

Councilmember Boller inquired whether the Applicant understands that the additional time granted could be revoked, to which the Applicant responded in the affirmative.

Councilmember Boller inquired what the Applicant would do moving forward to ensure neighborhood concerns do not worsen over time.

The Applicant responded he will keep an eye on everything; stated if a patron were to be making too much noise, he will tell them to lower the volume, which he has done before.

In response to Councilmember Boller's inquiry about working closing hours, the Applicant stated he currently works six days a week; if additional hours are granted, he will close every day.

Expressed support for the business; discussed excellent relations with the business: Anita Burnaford, Alameda.

Stated that he is not in favor; previous requests for a convenience store were denied; expansion of hours will not save the gas station: Richard Noordyk, Alameda.

Discussed the needs of the many residents; stated many in the neighborhood are opposed; hours should not be extended; outlined points in the letter he submitted: Tim Rumberger, Alameda.

Stated the gas station is an eyesore; outlined issues related to expansion: Ethan Rafferty, Alameda.

Stated the repair business is not looking to expand its hours; the existing hours and use should remain; a 50% increase in weekly hours is being requested: Bill Ake, Alameda.

Urged the Council not to approve any changes: JoAnn Stewart, Alameda.

Discussed traffic; stated that he opposes any expansion: Stephen Van Meter, Alameda.

Stated expanded hours have been requested in the past; urged Council not to expand the hours or allow a convenient store; stated hours will not save the business: Mark Showalter, Alameda.

Stated that her bedroom is directly across from the business; discussed noise traveling through the intersection; stated noise is an issue; adding a convenient store would take away from an existing business; urged the hours of operation not be permitted after 8 pm: Jeannine Gravem, Alameda.

Stated that she has lived across from the business for 50 years and knows the impacts of the business operating until 10 p.m.; discussed traffic: Donna Gravem, Alameda.

Discussed the impacts of increasing the business hours and other shops: Tim Underwood, Alameda.

Stated the gas station has tried to be a good neighbor; increasing the hours by 30% will greatly impact the neighborhood; urged the hours not be extended: Phil Gravem, Alameda.

Expressed her opposition; stated the gas station is low performing because of its location: Heather A, Alameda.

Expressed support for the expansion; stated the hours are needed to stay in business: David Saidian, Oakland.

Stated that he is one of the owners of the business; discussed the expansion: Abdul DaGwar, Alameda.

Stated people are in opposition based on lies; expressed support for the gas station, which assists the disabled: Carole Brandmeyer, Alameda.

Discussed expansion; stated that she does not see an issue with allowing a few more hours: Grace, Alameda.

Expressed concern about the lack of financial information and operating beyond existing hours; urged Council to vote no: Camila Osorno, Alameda.

Urged Council to vote no; stated that she does not want the hours increased: Jessie Hemingway, Alameda.

Expressed concern about more traffic, noise, and pollution; urged Council not to approve the request: Dorota Krubnik, Alameda.

Discussed violations of current hours: Mariusz Krubnik, Alameda.

Expressed concern about extending the hours because of increased noise and impacts on other markets: Berman Ng, Alameda.

Discussed business expenses and the need for expansion: Fuad Alkhawleri.

Discussed witnessing a neighbor come when the pumps were off; stated the owners are trying to make a living: Kimberly McBee, Alameda.

Expressed support for the staff recommendation and mixed use in Alameda: Ryan Clausnitzer, Alameda.

Expressed support for his friends who own the gas station: Adel Folly.

Stated that she is not taking a position on the gas station; there is not room for a roundabout at the intersection; suggested carving out some of the station for a right of way to make a roundabout or addition of electric vehicle charging: Christy Cannon,

Community Action for a Sustainable Alameda.

Urged Council to uphold the Planning Board decision; discussed historical uses: Zac Bowling, Alameda.

Expressed concern about noise and extending the hours: Cynthia Cooper, Alameda.

Urged Council to say no; stated the worry is the amount of people: Erica Hilton, Alameda.

Expressed support for the current hours; expressed concern about traffic: Anya Deibert, Alameda.

Expressed concern about evening hours and increasing traffic in the intersection: Amanda Micheli, Alameda.

Stated traffic will not increase and she has not seen accidents involving the gas station: Marguerite Jacques Melero.

Outlined opposition to the arguments against the business: Xo Wang, Alameda.

Stated forcing the business to close is short-sighted; a few hours should be allowed: Jay Garfinkle, Alameda.

Urged Council to support the business, the Planning Board and staff: Meredith Hoskin

Mayor Ezzy Ashcraft called at recess at 9:21 p.m. and reconvened the meeting at 9:35 p.m.

Mayor Ezzy Ashcraft expressed support for the Planning Board's decision and staff's recommendation; stated the Planning Board applies criteria, which are set forth in the staff report; although Council can consider new evidence that is presented, the requirement to present a business plan is not among the criteria; it is a mixed use neighborhood; people deserve to be able to stop at a gas station in a safe location; discussed ways to resolve noise, light, and traffic concerns; stated children are most likely not going to be crossing the street alone at night; in regards to neighboring businesses, the owners of the businesses were not present during the meeting to express concerns; small, local businesses should be supported; the business being open longer should not be a big impediment to the neighborhood.

Vice Mayor Pryor expressed support for the Planning Board's decision; stated if there is an opportunity to support a small business, the City should do so; she understands the concerns; gas stations are almost impossible to repurpose; she would prefer a small business be there as opposed to a vacant lot; it is a great neighborhood.

Councilmember Boller stated the business has a good reputation in the community and has been a good partner with the City; expressed concern that a lot of the information and concerns heard tonight were perhaps beyond what was heard by the Planning Board; inquired whether Council could consider adopting the staff recommendation, excluding the later business hours of 9 to 10pm.

Mayor Ezzy Ashcraft inquired what safeguards could be built into the conditions, such as the monitoring of light and noise.

Special Counsel responded there are several different conditions Council could impose; stated a typical way of addressing this type of concerns is by conducting bi-annual monitoring and conducting inspections on a routine basis and reporting to the Planning Board; the Planning Board also has the ability to reexamine the permit at a certain interval, such as a year; if conditions are not satisfied, the Planning Board would have the ability to impose additional conditions.

Councilmember Daysog stated as it stands now, the gas station operates roughly 78 hours per week; what is being proposed is a 45% increase, going from 78 hours to roughly 113 hours a week; perhaps there is room for compromise; suggested the hours from Monday through Friday stay at 7 a.m. to 8 p.m. and Saturday and Sunday's hours be 7 a.m. to 8 p.m.; doing so would be a 26% increase; the Applicant purchased the gas station with the knowledge that it was in a residential area; the concerns raised have to be considered; the idea that you cannot reuse a gas station is untrue; provided examples where old gas stations were repurposed in the City; stated for many gas stations, most profits are made through convenience stores; emphasized any non-gas related sales must be done within the existing structure.

Councilmember Jensen the proposal meets the City's zoning and land use requirements; the decision by the Planning Board was appropriate; the Planning Board serves the community with very little recognition and time on the issue listening and discussing options for the gas station; expressed support for the Planning Board's decision; stated the community has raised issues about late nights; light issues are the main concern for expanded night time hours; concerns have not been raised about current operating hours; she would be supportive of the current operating hours and weekend hours; people in the neighborhood and across the City would benefit and prefer to use this gas station on weekends; expressed support for the weekend hours option; stated that she has not heard concerns about selling snacks and beverages; the City Council must support businesses and be flexible, while still recognizing the needs of the community; inquired whether the matter could return to the Planning Board for further discussion about the operating hours during the week.

Mayor Ezzy Ashcraft suggested the matter not be sent back to the Planning Board as it is hard for the business to keep getting bounced back the forth and the Council is the ultimate decider.

Vice Mayor Pryor suggested having the gas station open at 6 a.m. from Monday to Friday; stated having an early gas station option in the center of the Island could be convenient; an early start time would be helpful for commuters, especially when construction of the Oakland/Alameda Access Project begins; she would default to the Planning Board's decision, if all else fails.

Councilmember Daysog inquired whether the Vice Mayor is suggesting business hours of 6 a.m. to 8 p.m. Monday through Friday and 7 a.m. to 8 p.m. on Saturday and Sunday, to which Vice Mayor Pryor responded in the affirmative; stated her initial plan would be to follow the Planning Board's decision, however, if most of Council can agree to a 6 a.m. time, that would be preferred.

Councilmember Jensen stated the business is very supportive of seniors and persons with disabilities; an earlier speaker stated workers at the gas station are always willing to help pump gas and check oil for those in need; she is unsure what other gas stations offer such services; the employee's dedication to the community is evident; expressed support for the amendment to the business hours.

Vice Mayor Pryor moved approval [of the Planning Board decision] with amending the hours to 6 a.m. to 8 p.m. Monday through Friday and 7 a.m. to 8 p.m. Saturday and Sunday [via adoption of the resolution].

Councilmember Daysog requested an amendment to motion to include a condition that non-gas sales must be in the building.

Vice Mayor Pryor agreed to amend the motion.

Under discussion, Councilmember Daysog stated limiting the sales to inside the building prevents food trucks or outside ice cream sales.

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

(25-490) Workshop to Discuss Alameda's Infrastructure and Facility Needs Regarding Streets and Traffic Safety.

The Communications and Legislative Affairs Director gave a Power Point presentation.

Vice Mayor Pryor inquired whether how many traffic signal lights are nearing the end of usable life.

The City Engineer responded there are 89 signal-light intersections in the City and approximately 20 of those are operating on an older controller system; stated to upgrade, it would be about \$100,000 per intersection; other challenges within many intersections include old mast arms that do not meet current standards, which would also be expensive to replace.

Vice Mayor Pryor inquired which American with Disabilities Act (ADA) improvements are underfunded and how much are the work is underfunded.

The Public Works Director responded Council has funded the ADA Transition Plan in the Capital Improvement Project (CIP) budget; stated facilities Phase 1 has been completely funded; during the current CIP budget, Phase 2 for City facilities is partially funded; staff will return to seek additional funding for the rest; right-of-way is typically addressed through the pavement management program; this will be the first year Community Development Block Grant (CDBG) dollars are being used for a specific curb ramp project.

Councilmember Jensen inquired when was the last time the City passed a funding measure, a bond, or a parcel tax to support infrastructure.

The Communications and Legislative Affairs Director responded there was a Utility Users Tax (UUT) measure in 2016, a sales tax measure in 2018, a Stormwater Fee measure in 2019, and a Transit Occupancy Tax (TOT) measure in 2022; stated staff has been before Council several times with other revenue measure ideas, specifically about need for a potential infrastructure bond, which did not proceed.

Councilmember Jensen inquired whether the only one of the aforementioned taxes that supports infrastructure needs is the Stormwater Fee, to which the Communications and Legislative Affairs Director responded in the affirmative.

Councilmember Jensen inquired whether the amount of \$274 million being referred to in the presentation is solely for transportation and whether future workshops will cover other infrastructure needs, to which the Communications and Legislative Affairs Director responded in the affirmative.

Expressed support and discussed funding needs; expressed disappointment with a lack of federal funding in his neighborhood, particularly for the Lincoln Avenue Project: Xo Wang, Alameda.

Stated BikeWalk Alameda supports ways to fund the Transportation Choices Plan; discussed impacts of unsafe traffic; expressed support for a bond measure: Cyndy Johnsen, BikeWalk Alameda.

Discussed the pavement management fund and parking management: Mitchell Ball, Alameda.

Discussed traffic accidents; suggested Council abandon Vision Zero; urged Council to save money for other City infrastructure projects: Jim Strehlow, Alameda.

Questioned what is being done to assist seniors with mental disabilities, such as dementia; expressed support for ADA improvements: Jeanne Lahaie, Alamedans to

End Alzheimers.

Mayor Ezzy Ashcraft inquired what the City is doing regarding the Polluters Pay Climate Fund Act.

The Communications and Legislative Affairs Director responded the Act correlates with the City's legislative agenda; stated staff prepared a letter to be sent to the authors of the Act.

Mayor Ezzy Ashcraft inquired whether the bill is on its way to the Governor's desk.

The Communications and Legislative Affairs Director responded that she understands the bill is being halted by the fossil fuel industry; stated the bill will likely not be signed this year and will return in 2026.

Mayor Ezzy Ashcraft stated the City will receive whatever the voters are willing to vote for and will spend it wisely; discussed involvement with the Mayor's Institute on Pedestrian Safety; suggested tabling be done in real time while families make their way to and from schools and business districts; stated workshops are often conducted on weekends, therefore testing the traffic pattern is not in real time; suggested getting high school students to assist with tabling and testing; expressed support for speed bumps and roundabouts in more residential areas; stated staff is working on leveraging State, County, and regional funding.

Councilmember Jensen inquired how much revenue the City could obtain through increased parking fees at meters and parking garages.

The Public Works Director responded when Public Works took over parking enforcement in 2021, staff formed the parking fund, which consolidates parking revenue and expenses; stated since then, staff has been working towards ensuring the fund is fiscally neutral and revenue coming in matches expenses; there is an ongoing debt service to pay off construction of the Civic Center Parking Garage; once paid off, staff believes the parking fund current rates will cover its costs and the fund will be in a good state; there is opportunity for implementing demand based pricing in business districts; although there is room to increase rates, staff does not anticipate it to be sufficient for infrastructure needs.

Councilmember Jensen expressed support for demand based pricing; stated having more revenue from parking meters would be helpful; her priority is having safe streets; staff are doing what they can with road diets, Vision Zero, and new projects for Bay Farm Island and the West End; however, nearly 50 pedestrians and bicyclists have been hit by vehicles in the City in 2025, which is unacceptable; expressed support for a proposal to improve roadways.

Councilmember Boller stated it is ultimately up to the preferences of the community members; it is challenging to get this type of bond approved by the voters; currently,

there is no single pre-built app that would perfectly fit this challenge; however, some functionality can be achieved through a combination of existing civic engagement platforms and using Geographic Information Systems (GIS) software; these are tools designed to gather location-based feedback on infrastructure needs; a cost aspect can be integrated through a structured polling approach; discussed civic engagement platforms that include map-based polling features and GIS software; stated the problem demands a creative approach.

The Communications and Legislative Affairs Director responded the City currently uses SeeClickFix for street safety concerns; stated the Vision Zero Task Force meets regularly and analyzes street safety concerns input into the site; staff can then look and see on a map where concerns are most concentrated throughout the City; she will look into the suggestion.

(25-491) Mayor Ezzy Ashcraft stated a motion is needed to consider the remaining items after 11 p.m., suggested a motion be made to continue until midnight.

The City Clerk noted the motion includes considering the remaining Regular Agenda Item, the two pulled Consent Calendar Items and the Council Communication Item.

Vice Mayor Pryor moved approval.

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

Vice Mayor Pryor expressed appreciation for community outreach efforts; stated one of the goals is to invest in infrastructure now, before improvements become more costly in the future; the longer the City waits, the more expensive it will become and there will be consequences to safety and quality of life; suggested including the community in order to come up with solutions.

Councilmember Daysog suggested having very specific data organized into standard infrastructure-related categories; stated there are certain cost implications for maintaining streets in different conditions; the reason he did not support the infrastructure bond proposal last year is due to a lack of specific data; specific projects must be identified so residents know what will be funded; if an infrastructure bond were to return to Council, this is something he would be looking for.

Mayor Ezzy Ashcraft stated that she has great faith in the voters being able to make their own decisions; if the measure does not get to the ballot, voters do not get to weigh in and streets and other infrastructure are now that much older; encouraged Council to be open minded and listen to staff who are subject-matter experts.

Councilmember Daysog stated that he proudly voted against the infrastructure measure

due to a lack of specificity.

Councilmember Jensen stated while data is necessary when referring to specific projects, streets, and intersections, she is not interested in tying the hands of staff by specifying where every dollar will go; a lot of data already shows what Alamedans want and where they see problems thanks to SeeClickFix; while not all tickets are relevant, many are about intersections, street lights, and landscaping; suggest staff use the data and return to Council.

(25-492) Recommendation to Receive Rise Up Alameda (Guaranteed Income Pilot Program) 12-Month Interim Report.

The Development Manager gave a Power Point presentation.

Mayor Ezzy Ashcraft stated the staff report states an Advisory Board was formed to support Rise Up to help guide and inform decision making on key program elements; inquired how many people are on the Advisory Board and what agencies they come from.

The Development Manager responded the Advisory Board is made up of City staff from the Housing and Human Resources Department and representatives from the Social Service Human Relations Board (SSHRB), Alameda Unified School District (AUDS), Alameda Food Bank (AFB) and Alameda Point Collaborative (APC).

Mayor Ezzy Ashcraft stated findings included no outcome changes in employment and housing; next steps include Operation Dignity offering free financial benefits counseling to recipients when payments end; inquired whether staff has been offering assistance up until now.

The Development Manager responded staff offered counseling benefits at the beginning of the program and will continue to do so while offboarding; stated staff has been conducting outreach since the beginning of August and has lined up benefits counselors to be available during the offboarding period from now through at least the end of the year; staff may consider extending the services depending on the needs.

Mayor Ezzy Ashcraft inquired whether financial literacy classes are being offered.

The Development Manager responded staff is currently working with Operation Dignity to identify what the financial training may look like; stated whatever is offered to the control group would also have to be offered to the general public.

Mayor Ezzy Ashcraft inquired whether anything can be done to help improve employment and housing outcomes; inquired whether participants are being offered resources, such as employment and job skill training, or training for navigating the housing market.

The Development Manager responded staff could offer such resources to the program participants in a way that will not negatively affect the research; whatever is offered to the program participants, will also be offered to the general public.

Mayor Ezzy Ashcraft inquired whether the recipients will continue to be followed and surveyed when they are no longer receiving the monthly income, to which the Development Manager responded in the affirmative; stated a 24-month survey will begin in December; staff will also be in regular communication with the participants to help with the narrative storytelling component.

Mayor Ezzy Ashcraft inquired whether there are opportunities for employment and job skills training, to which the Development Manager responded in the affirmative.

Mayor Ezzy Ashcraft inquired what such training will look like, to which the Development Manager responded staff is currently in talks with Operation Dignity about contracting for such services to determine what workshops will look like; stated scheduling has yet to be worked out.

Mayor Ezzy Ashcraft stated it is important to support families and reduce homelessness; she was happy to read that participants had more time to be able to participate with their families and create a stronger family environment; Rise Up recipients showed greater financial stability and resilience and were more likely than the control group to be able to handle a financial emergency; offering this intervention and seeing those outcomes is meaningful.

Vice Mayor Pryor stated based on the success of similar programs in other cities, she was optimistic about the pilot program and would love for it to be expanded; this is another way to improve the quality of life for local residents.

Mayor Ezzy Ashcraft read and presented a proclamation in recognizing of the Development Manager's retirement.

The Development Manager made brief comments.

CONSENT CALENDAR - ITEMS REMOVED FOR DISCUSSION

(25-493) Minutes of the Special and Regular City Council Meetings Held on July 1, 2025.

Regarding July 1, 2025 regular meeting Consent Calendar items, Councilmember Daysog stated that voting no on the Memorandums of Understandings, he had concern about certain double-digit equity adjustments; he also meant to vote no on the final passage of the ordinance approving sale of City owned property to Pacific Fusion.

Councilmember Daysog moved approval of the minutes.

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

(25-494) Recommendation to Accept a City of Alameda Annual Communications Report.

Councilmember Jensen stated that she pulled the item because it is a great report and she wanted to share with the public the work that is being done, specifically on social media and the City site, and share information on upcoming workshops; however, due to the late hour, she would like to move the item forward.

Mayor Ezzy Ashcraft inquired whether Council could comment on an item without pulling it, to which the City Clerk responded in the affirmative.

Councilmember Jensen stated that she intended to pull the item and informed staff, however, due to the late hour, she would rather not discuss it at this time.

Councilmember Jensen moved approval of accepting the report.

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

CITY MANAGER COMMUNICATIONS

(25-495) The City Manager encouraged residents to visit the Alameda Police Department's website to learn more about the Beat Meetings taking place this month; stated regarding Flock camera concerns, the Police Chief spoke with the City's Flock Representative who confirmed no City of Alameda data is being shared with Immigration and Customs Enforcement (ICE) or any other agency; Flock confirmed that all Flock customers own and control their own data and Flock never sells or shares customer data without an explicit customer request to do so; Flock is in compliance with California State law; all California law enforcement agencies do not have access to national look-up for immigration enforcements; tickets are on sale for the annual Portola Music Festival, which takes place on September 20 and 21; event organizers have taken additional steps to mitigate noise and vibrations and a hotline has been set-up to respond to noise issues in real time; announced the Sustainability and Resilience Manager received a Hidden Hero of the Greenbelt Award from the Greenbelt Alliance; stated the Institute of Local Government selected the City of Alameda as the winner of the 2025 Beacon Leadership and Innovation Award for Cross Agency Collaboration and Climate Adaptation; the celebration and acceptance of the award will take place at the League of California Cities Annual Conference in Long Beach in October where Mayor Ezzy Ashcraft will accept the award.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(25-496) Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference.

The City Clerk noted that Mayor Ezzy Ashcraft currently serves as the delegate and will be attending the Annual Conference; Vice Mayor Pryor will also be attending and is willing to serve as the alternate.

Councilmember Boller moved approval of Mayor Ezzy Ashcraft serving as the delegate and Vice Mayor Pryor serving as the alternate.

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

(25-497) Councilmember Daysog stated that he attended the 100th Anniversary of St. Barnabas Church on behalf of the Mayor on August 24; stated August 6 was National Night Out and he attended three different events on the West End; on August 7, he attended the Civilian Employee of the Quarter and Enlisted Personnel of the Quarter at Coast Guard Island.

(25-498) Councilmember Boller stated that he attended the Oakland Airport Noise Forum on July 16, a ribbon cutting for new businesses at the Grand Marina on July 17 and for a chiropractor on July 24, the Firefighter's Annual Pancake Breakfast on July 27, National Night Out, and the Alameda Sister Cities Association dinner on August 9.

(25-499) Vice Mayor Pryor stated that she attended the 4th of July Awards Ceremony on behalf of the Mayor; on July 31st, she attended the AC Transit Interagency Liaison Committee meeting; she also attended the World Baseball Tournament event in August, the Varazze Dinner and several grand openings.

(25-500) Councilmember Jensen stated that she visited new retailers on July 17 at Grand Marina; on August 2, she attended a tour of Alameda Point with the Restoration Advisory Board; she attended the World Team Baseball Tournament from August 3 to 9 and hosted two young men from Italy who were in Alameda for the Tournament; on August 5, she attended National Night Out and later attended a Fernside meeting in her neighborhood; she attended the Sister City Celebration on August 9; on August 13, she, alongside the American Legion, attended a learning presentation from five Alameda High School students who participated in the 2025 Boys and Girls State; gave a shout out for RE:Source, an app and website where users can find nearby options for used, repair, recycling, and safe disposal of over 400 items across 3,000 local vendors; stated on August 25, the American Bar Association bestowed the Hodson Award for the City

Attorney's outstanding work to support the residents of Barnhill Marina.

(25-501) Mayor Ezzy Ashcraft stated that she attended the tour of Alameda Point with the Restoration Advisory Board; on August 3, she made opening remarks at the World Baseball Tournament; on August 5, she attended two National Night Out events and later attended the Fernside neighborhood event; on August 13, she attended the American Legion presentation; the Alameda League of Women Voters asked her to record a video for Alameda high school students, encouraging them to register to vote and vote in every election; on August 27, she attended the Hidden Heroes of the Greenbelt Award Ceremony.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 11:40 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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