

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -SEPTEMBER 16, 2025- -5:15 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:15 p.m.

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Councilmember Jensen arrived at 5:24 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 – 4. [Absent: Councilmember Jensen – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*25-502) Recommendation to Approve Jennifer Ott, City Manager; Abby Thorne-Lyman, Director of Base Reuse and Economic Development; Nicole Franklin, Base Reuse Manager; Len Aslanian, Assistant City Attorney; and Ted Anderson, Managing Director, Cushman & Wakefield, as Real Property Negotiators for 650 West Ranger Avenue, Alameda, CA 94501 (Building 92). Accepted.

The meeting was adjourned to Closed Session to consider:

(25-503) Conference with Real Property Negotiators (Pursuant to Government Code Section 54956.8) Property: 650 West Ranger Avenue, Alameda, CA 94501 (Building 92); City Negotiators: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Nicole Franklin, Assistant City Attorney Len Aslanian, Cushman & Wakefield Managing Director Ted Anderson; Negotiating Parties: City of Alameda and (a) Alameda Point Redevelopers (b) Best Bay Apartments Inc., dba Riaz Capital, and (c) srmErnst Development Partners; Under Negotiation: Price and terms of sale

(25-504) Conference with Legal Counsel – Existing Litigation Pursuant to Government Code § 54956.9; Case Names: In Re: Pursue/Sackler and Alvogen Nationwide Opiate Litigation; Courts: United States Bankruptcy Court for the Southern District of New York and United States District Court Northern District of Ohio; Case Numbers: 19-bk23649 and 1:17-md-2804

(25-505) 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: Astra Space, Inc.

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Real Property, staff provided information, and the City Council provided direction , which carried by unanimous voice vote – 5; regarding Potential Existing Litigation, staff provided information, and the City Council provided direction, which carried by unanimous voice vote – 5; and regarding Potential Litigation, staff provided information and Council provided direction by unanimous voice vote – 5.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:33 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- -SEPTEMBER 16, 2025- -6:59 P.M.

Mayor/Chair Ezzy Ashcraft convened the meeting at 7:00 p.m. Vice Mayor/Commissioner Pryor led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers/Commissioners Boller, Daysog, Jensen, Pryor and Mayor/Chair Ezzy Ashcraft – 5.

Absent: None.

CONSENT CALENDAR

Councilmember/Commissioner Jensen briefly discussed changes to the Investment Policy [paragraph no. 25-507 CC] she initiated last year.

Councilmember/Commissioner Daysog moved approval of the Consent Calendar.

Vice Mayor/Commissioner Pryor seconded the motion, which carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*25-506 CC/25-13 SACIC) Minutes of the Special Joint City Council and SACIC Meetings Held on June 17, 2025 and July 15, 2025. Approved.

(*25-507 CC) Recommendation to Approve the City of Alameda Investment Policy. Accepted.

(*25-508 CC/25-14 SACIC) Recommendation to Accept the Investment Transactions Report and Annual Investment Report for the Fiscal Year Ending June 30, 2025. Accepted.

AGENDA ITEM

None.

ADJOURNMENT

There being no further business, Mayor/Chair Ezzy Ashcraft adjourned the meeting at 7:04 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, SACIC

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

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -SEPTEMBER 16, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:04 p.m.

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

(25-509) Molly Laufer, Alameda, stated that she reported a swastika painted on a traffic pole on the corner of Otis Drive and Broadway; although initially acknowledged by the Police and Public Works Departments, it has not been removed; urged Council to escalate repainting of the pole.

(25-510) Josh Altieri, Housing Authority, announced the grand opening of the first affordable homes at North Housing, tours of Lynette Corner and Estuary 1, a series of community meetings for the Poplar Development, and a ribbon cutting for the City's first building-powered public curbside electric vehicle charger; encouraged the public to view the schedule at alamedahsg.org.

(25-511) Kristi Black, expressed concerns regarding chemical contamination clean-up efforts at Alameda High School; discussed a Citywide ban on glue traps for animals and encouraged more humane methods of pest control.

(25-512) Mitchell Ball, Alameda, discussed incentives to reduce use of cars to alleviate traffic congestion on and off the Island; urged Council to enforce the parking cash-out law which prevents employers from subsidizing car use more than other modes of transportation.

CONSENT CALENDAR

Councilmember Jensen inquired about the Safe Routes to School project [paragraph no. 25-522], including the schedule, and what proceeding with the projects means.

The City Engineer responded the City only received one bid for the project; the plan is to break the project up into two pieces: 1) expediting striping improvements using grant funds which will expire in December, and 2) concrete work associated with curb ramps.

Councilmember Jensen inquired whether the City expects to get the striping bid at the anticipated estimate, to which the City Engineer responded in the affirmative, stated he is

confident the contract pre-negotiated prices will fit within the budget; the work should be completed before the December timeframe.

In response to Vice Mayor Pryor's inquiry regarding the concrete curb work, the City Engineer stated the City will likely set the project for early next year; there are a lot of large projects happening, but the game plan is to get the project done next year.

Vice Mayor Pryor inquired how many curbs would be repaired or adjusted, to which the City Engineer responded between six to eight curb ramps; stated some are minor improvements, such as upgrading truncated domes at the bottom of the ramp and trimming off a 1-inch lip between the edge of the ramp and the concrete gutter; others are being fully reconstructed.

Mayor Ezzy Ashcraft inquired why only one bid was received.

The City Engineer responded it was intended to be a small project; stated the concrete and striping not being separate may have been a factor; more specialty contractors could have submitted bids, instead of only general contractors; Alameda County Transportation Commission (ACTC) also has a small local business requirement for the project grant; contractors that have done this type of project were unable to meet the grant requirements.

Councilmember Jensen inquired whether the curb ramp project would be put out to bid, to which the City Engineer responded in the affirmative; stated the project is less than \$200,000; the intention is to utilize a process known as the California Uniform Cost Accounting Method, which allows bid projects less than \$200,000 to be approved by the City Manager; it is only a concrete project and is expected to receive multiple bids from qualified concrete contractors.

In response to Vice Mayor Pryor's inquiry regarding the battery storage item estimate, Special Counsel stated the battery storage system would be built in Rancho Cucamonga; San Bernardino County and the City of Rancho Cucamonga are the lead agencies; California Environmental Quality Act (CEQA) requirements will happen in San Bernardino County; Alameda is taking power through a joint powers agreement with the Northern California Power Agency (NCPA); for the reasons set forth in the staff report, Council does not have to make any CEQA findings; if Council approves the battery storage energy agreement, CEQA is not necessary; not having to do CEQA does not mean the Council cannot consider environmental aspects; CEQA is a procedural and has exemptions; the project is good for the environment and supports Alameda Municipal Power's (AMP's) green power.

Vice Mayor Pryor stated the power supply under consideration is not expected to be available until 2029; inquired why the agreements are being signed now.

The AMP Supervisor of Energy Resources responded the project is quite large at over 320 megawatts; stated Alameda has been working with NCPA and seven other participant members; Alameda represents a small ten megawatt share; with large projects, there are long lead times to get everything constructed; the first step is getting the power purchase agreement signed, which sets off the ability to finance the project; the next step is to go through the CEQA process and supply chain, which takes several years; the project is not expected to be in operation until 2029, which is not too far outside of normal; all members decided to have agreements in place by the end of September.

Mayor Ezzy Ashcraft stated that she visited Rancho Cucamonga for a League of California Cities board meeting and saw the electric fire engine; it is great to see what is possible being part of NCPA.

Councilmember Daysog stated that he is recording a no vote on the Memorandum of Understanding (MOU) with the Electric Utility Professionals of Alameda (EUPA) [paragraph no. 25-526] since there are three things that he does not agree with in the MOU.

Councilmember Daysog moved approval of the Consent Calendar.

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

(*25-513) Minutes of the Special and Regular City Council Meetings Held on July 15, 2025. Approved.

(*25-514) Ratified bills in the amount of \$3,883,692.93.

(*25-515) Recommendation to Authorize the City Manager to Execute an Agreement with Alameda Family Services to Provide Full-Time On-Site Mental Health Support at Alameda Library from October 1, 2025 through September 30, 2026 in an Amount Not-to-Exceed \$90,000. Accepted.

(*25-516) Recommendation to Approve the Purchase of Up to 10 Megawatts of Battery Energy Storage Products from Trolley Pass Project LLC; and Authorize Alameda Municipal Power's General Manager to Sign the Third Phase Agreement With Northern California Power Agency to Enable Project Participation. Accepted.

(*25-517) Recommendation to Authorize the City Manager to Execute an Agreement with The Village of Love Foundation to Operate the Day Center and Safe Sheltering Program for Six Months in an Amount Not-to-Exceed \$550,000. Accepted.

(*25-518) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. Accepted.

(*25-519) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with Parametrix, Inc. in an Amount Not-to-Exceed \$1,699,780, including Contingencies, for a Total Agreement Amount Not-to-Exceed \$3,326,780, to Provide Additional Technical Services Related to the Lincoln Avenue / Marshall Way / Pacific Avenue Corridor Improvement Project. Accepted.

(*25-520) Recommendation to Authorize the City Manager to Accept the Public Improvements Completed by the Housing Authority of the City of Alameda (Housing Authority) for Tract 8561, North Housing – Phase 1. Accepted.

(*25-521) Recommendation to Authorize the Purchase of One Replacement Street Sweeper from Tymco, Inc. in an Amount Not-to-Exceed \$389,906.45. Accepted.

(*25-522) Recommendation to Authorize the City Manager to Reject All Bids for the Safe Routes to School Project, No. P.W. 04-25-11. Accepted.

(*25-523) Recommendation to Authorize the City Manager to Execute an Agreement with WEX Inc. for Temporary Fleet Fueling Services During the Underground Storage Tank Replacement Project at the Maintenance Service Center in an Amount Not-to-Exceed \$315,000. Accepted; and

(*25-523A) Resolution No. 16315, "Amending the Fiscal Year 2025-26 Budget to Increase Authorized Expenditures in the Fleet Fund Operating Budget (60141580) by \$50,000." Adopted.

(*25-524) Resolution No. 16316, "Amending the Fiscal Year 2025-26 Capital Budget by Increasing Revenue and Expenditures in Capital Improvement Program C14000 by \$200,000 for the 2025-26 Americans with Disabilities Act Curb Ramp Improvement Project Using Community Development Block Grant (CDBG) Funds." Adopted.

(*25-525) Resolution No. 16317, "Approving Workforce Changes in the Public Works Department and Amending the Alameda City Employees Association Salary Schedule Effective September 21, 2025." Adopted.

(25-526) Resolution No. 16318, "Approving a Memorandum of Understanding (MOU) between the Electric Utility Professionals of Alameda (EUPA) and the City of Alameda for a Twenty-Four Month Term Commencing July 1, 2025 and Ending June 30, 2027." Adopted.

Note: Since Councilmember Daysog recorded a no vote, the resolution was adopted by the following vote: Ayes: Councilmembers Boller, Jensen, Pryor, and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Daysog – 1.

(*25-527) Summary Title: Reallocate Grant Funding to Support the Stargell Avenue Complete Streets and Neighborhood Greenways Projects

Resolution No. 16319, "Amending the Fiscal Year 2025-2026 Capital Budget to Appropriate \$800,000 in Alameda County Transportation Commission (Alameda CTC) Grant Funds to Capital Improvement Program C65020 (Stargell Avenue Complete Streets); and Appropriating \$2,000,000 in Alameda CTC Grant Funds and \$180,447 in Transportation Development Act Article 3 Grant Funds to Capital Improvement Program C63200 (Neighborhood Greenways), and Reducing Revenue and Appropriations in Capital Improvement Program C56300 (Neptune Park Path) by \$148,159.56, and Reducing Revenue and Appropriations in Capital Improvement Program C61000 (Street Safety) by \$153,500, to Increase Revenue and Appropriation for Capital Improvement Program C63200 by \$2,482,106.56." Adopted.

(*25-528) Resolution No. 16320, "Requesting and Authorizing the County of Alameda to Levy a Tax on All Real and Personal Property in the City of Alameda as a Voter Approved Levy for the General Obligation Bonds Issued Pursuant to a General Election Held November 7, 2000 for the Alameda Library." Adopted.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(25-529) Recommendation to Review and Provide Input on the City of Alameda Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) Action Plan.

The Assistant City Manager gave a brief presentation.

Councilmember Daysog stated Alameda has been at the forefront for many years and has been doing a lot already; there is much more to be done; it is especially important for Alameda to be very intentional in terms of protecting the rights and happiness of people of the LGBTQ community; what compelled him to bring this forward is his belief that the transgender youth community, or transgender in general, have been under attack; it is important for the City to take a stand in an affirmative manner and be very intentional in moving this forward; he recommends that staff begin to track the things already being done and perhaps provide an annual report about data and trends; an action plan is a great way to tie together the things already being done, but also expand into new areas; he would like all of Alameda's parks to have a plaque with a statement that says the City of Alameda is a welcoming community to people of all races, cultures, genders, but most especially to specifically call out transgender youths, as a form of education; Alameda can begin to set a new narrative and have an action plan that is intentional and something that other cities will want to see.

Vice Mayor Pryor expressed appreciation to Councilmember Daysog for doing the referral and for his comments; staff's hard work and dedication to this endeavor has been incredible; it is great that Alameda is taking deliberate actions to support the LGBTQ+ community, especially at a time where civil rights are being eroded; people must be vigilant in the commitment to see the humanity in one another, and to also take the time to celebrate being ones most authentic self; sensitivity training and tracking data are great ideas; expressed concern about mental health issues and suicide rates for LGTBQ youths; stated that she feels this is an extremely important matter.

Councilmember Boller inquired whether the City currently has a liaison, or an office, for the type of concern raised by Vice Mayor Pryor, to which the Assistant City Manager responded in the negative; stated staff could identify and figure out which Department could handle it, whether it be the City Manager or Housing and Human Services.

Councilmember Boller stated the concept of a point person who has the responsibility puts the center of attention and concern on issues at all times throughout the year, rather than only for a particular project.

In response to Councilmember Boller's inquiry regarding the legislative agenda, the Assistant City Manager stated Alameda complies with fair housing law, and fair employment; staff could do more research on non-discrimination ordinances.

The City Attorney stated Council adopted a set of local fair housing laws in 2019, which are actively enforced; one of the protections is this category, along with other protected class categories; State law is also fairly comprehensive on this topic, and covers a wide range of issues, including unemployment and housing.

Councilmember Boller inquired whether more could be done in terms of partnering with the nonprofit community in this area.

The Assistant City Manager responded in the affirmative; stated Alameda has an incredibly strong nonprofit network; Alameda is already working with Alameda Pride, and can continue to support and coordinate with the organization; Alameda Family Services also provides mental health in schools, which are currently funded by CDBG funds.

In response to Councilmember Boller's inquiry regarding plan input, the Assistant City Manager stated this is the start of a conversation; teens at QTAC, Alameda Pride, and the LGBTQ Roundtable at the School District will be brought in to continue the conversation about where the community wants to see support.

Mayor Ezzy Ascraft commended the Assistant City Manager for her hard work and getting the City off to a very strong start.

Councilmember Jensen thanked the Assistant City Manager and Councilmember Daysog for bringing the item forward, and for the thoughtful ideas about improving the LGBTQ+ programs and outreach; she feels very strongly that Alameda can and should support all residents, inclusive of all sexual orientations and gender expressions, a commitment that she demonstrated 15 years ago as a School Board member when she led the District to establish the nation's first elementary school curriculum to teach students about gay families and reduce bullying of gay students, teachers, parents, and allies; she agrees with Councilmember Daysog that Alameda should be intentional in protecting the rights of LGBTQ+ residents, especially Alameda's youth; shared a photo of a rainbow crosswalk painted in front of a mass shooting site at a gay nightclub in Orlando.

Mayor Ezzy Ascraft stated the crosswalk is not only a lovely expression of support for the issue, but it is also a really high visibility crosswalk; thanked staff for bringing the issue to Council's attention and for working with all the different Boards and Commissions; stated it is always the right time to recognize people and allow them to fully express who they are and the full and free expression of themselves, especially now, seeing and hearing some very regrettable things from the highest echelons of government; whatever the City should to stand up and say: this is who we are and everyone belongs here; she also is concerned with the statistics that show the high rate of suicide and suicidal ideation among young people who are transgender, who are LGBTQ+.

Councilmember Daysog read comments from an email about feeling seen, heard, and valued in the community.

(25-530) Introduction of Ordinance Authorizing the City Manager to Execute a Third Amendment to the Lease with the United States Navy for 3,895 Square Feet of Office Space in City Hall West at Alameda Point. Introduced.

The Base Reuse and Economic Development Management Analyst gave a brief presentation.

Vice Mayor Pryor moved introduction of the ordinance.

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

CITY MANAGER COMMUNICATIONS

(25-531) The City Manager announced the annual Autumn Job Fair is September 18, an annual Statewide coastal cleanup at Crown Beach is September 20, and the Island Running Festival at Alameda Point and Blues Brews and Barbecue Festival are on the 21st; the Portola Music Festival is this weekend at Pier 80 in San Francisco; the City is hosting an open house about the Gibbons High Fernside intersection on the 25th; the first ever Alameda Sea Level Rise Planning Fair will be on the 27th; more information can be found on the City's website.

Mayor Ezzy Ascraft announced the 50th anniversary of the Friends of the Alameda Library on the 17th, and Bike for the Parks event on the 27th prior to the Sea Level Rise Fair.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(25-532) Mayor's Nominations for Appointment to the Commission on Persons with Disabilities, Golf Commission, Public Art Commission, and Social Service Human Relations Board. Not heard.

(25-533) Councilmember Daysog announced that he and Councilmember Boller attended the Joint City Council/School Board meeting.

(25-534) Councilmember Boller announced that the meeting was productive; he also attended two ribbon cuttings: one for Improv Central on September 12 and the Park Street Station on the 13th.

(25-535) Vice Mayor Pryor announced that she attended the Welfare Council brunch on September 6th and heard amazing stories about immigrant families who increased their odds of success and belonging.

(25-536) Councilmember Jensen announced that she joined Supervisor Lena Tam and Orange County Congressman Dave Lin to welcome about 300 participants to the USS Hornet to commemorate the partnership between the U.S. and China that led to the end of World War II on August 30th; she attended the Welfare Council brunch with Vice Mayor Pryor; on the 12th, she welcomed the newest Chamber of Commerce leadership class, and joined a bus tour narrated by Dennis Ivanovsky and the Base Reuse and Economic Development Director; earlier in the afternoon, Alameda Police Department welcomed two new Officers with strong ties to the City; invited folks to Chechenyo for Pride in the Park on October 11.

(25-537) Mayor Ezzy Ashcraft announced that she was part of a virtual webinar for the Mayor's Institute for Pedestrian Safety on September 4; on September 5, she took a field trip with the Metropolitan Transportation Commission to the South Bay to visit a number of transit stations and systems; on September 6, she attended the Alameda Welfare Council luncheon with Vice Mayor Pryor and Councilmember Jensen; on September 10, she attended the Alameda County Mayor's Conference meeting hosted by Oakland Mayor Barbara Lee in the African American

Museum and Library; on September 11, she joined Firefighters at Station 1 to commemorate September 11 with a moment of silence and flag lowering; she also attended the Alameda County Asian Pacific American Democratic Caucus annual dinner at Pacific Lighthouse also on the 11; on September 12, she attended the Metropolitan Transportation Commission meeting.

ADJOURNMENT

(25-538) There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 8:19 p.m. in memory of Alice Huie.

Respectfully submitted,

Lara Weisiger
City Clerk

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