

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -JUNE 3, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:12 p.m. Councilmember Boller led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Boller, Daysog, Jensen, Pryor, and Mayor Ezzy Ashcraft – 5. [Note: Mayor Ezzy Ashcraft was present via teleconference from Sofitel Washington DC Lafayette Square, 806 15th Street NW, Washington, DC 20005]

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(25-311) Proclamation Declaring June 2025 as Lesbian, Gay, Bisexual, Transgender and Queer+ (LGBTQ+) Pride Month.

Vice Mayor Pryor read the proclamation.

Expressed appreciation for ancestors; discussed allyship of the LGBTQ+ community; urged people to protect trans youth and refuse to platform hate and tolerate bigotry: Gabriel Duncan, Alameda Native History Project.

(25-312) Mayor Ezzy Ashcraft announced a special proclamation recognizing John Lipp.

Councilmember Jensen read the proclamation and presented it to Mr. Lipp.

ORAL COMMUNICATIONS, NON-AGENDA

(25-313) Andrew Lau-Seim, Alameda, submitted written comments and discussed the cyclic sewer project on Fillmore Street; stated after expressing concern about the lack of cleanup after construction, staff visited the sight and said it was clean enough, but later two street sweepers came to clean the dirt.

(25-314) Rachel Campos de Ivanov, Radium Presents, discussed the community's response to the outdoor art gallery that is part of a year-long focus to raise awareness about sea level rise.

(25-315) Gabriel Duncan, Alameda Native History Project, submitted a handout and encouraged the City to remove references to the Sogorea Te Land Trust from the City website and to stop promoting the Shuumi Land Tax.

CONSENT CALENDAR

Councilmember Jensen inquired about the Strategic Plan process [paragraph no. 25-324] and

how the plan will move forward.

The Communications and Legislative Affairs Officer responded a workshop was held for Council to review priorities after completing staff outreach to update Strategic Plan projects; stated something similar will be done next year; the year after, staff will begin the process on a new three-year strategic planning process, which will include robust civic and community engagement.

Councilmember Jensen inquired about items discussed at the strategic planning workshop and the fiscal implications, to which the City Manager responded the budget that will be presented to Council on June 17 includes implementation of the Plan before Council tonight, including new projects listed in the staff report; stated staff believes there is sufficient funding.

In response to Councilmember Jensen's inquiry regarding the sidewalk vendor ordinance, the Assistant City Manager stated that she is working with the Public Works Department and Code Enforcement to review model ordinances from other cities and have a good working draft; staff is working on a traffic safety plan specifically for Christmas Tree Lane; later this summer, a neighborhood meeting will be held to discuss the sidewalk vendor ordinance and traffic safety plan; the vendor ordinance will be Citywide and have broad impacts.

Councilmember Jensen moved approval of the Consent Calendar.

Vice Mayor Pryor seconded the motion, which carried by the following roll call vote: Councilmembers Boller: Aye; Daysog: Aye; Jensen: Aye; Pryor: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*25-316) Minutes of the Special and Regular City Council Meetings Held on May 6, 2025 and the Special City Council Meeting Held on May 13, 2025. Approved.

(*25-317) Ratified bills in the amount of \$5,934,578.89.

(*25-318) 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.

(*25-319) Recommendation to Authorize the Replacement Purchase of Three Hydraulically Equipped Ambulance Gurneys (Power-PRO XT) and Accompanying Equipment and a Maintenance Service Agreement from Stryker Corporation in an Amount Not-to-Exceed \$324,213. Accepted.

(*25-320) Recommendation to Authorize the City Manager to Execute a Second Amendment to an Agreement with ELS Architects, Inc. in an Amount Not-to-Exceed \$1,761,715, for City Aquatic Center Design and Construction Administration Services to Project Completion through March 31, 2026, for a Total Compensation Amount Not-to-Exceed \$3,274,836.50. Accepted.

(*25-321) Recommendation to Authorize the City Manager to Execute a Four-Year Agreement with General Roofing Company for On-Call Residential Roofing Maintenance Services for Alameda Point Main Street Neighborhood in an Amount Not-to-Exceed \$800,000. Accepted.

(*25-322) Recommendation to Authorize City Manager to Execute a One-Year Agreement with Simpson Gumpertz & Heger for Structural Engineering Services Related to the Piers at Alameda Point in an Amount Not-to-Exceed \$768,000. Accepted.

(*25-323) Recommendation to Authorize the City Manager to Execute the Second Amendment to the Agreement with the Friends of the Alameda Animal Shelter to Increase Fiscal Year 2024-2025 Expenditures by \$267,692, for a Total of \$1,424,994 in Fiscal Year 2024-25 and a Total 10-Year Agreement Not-to-Exceed \$12,028,331. Accepted.

(*25-324) Recommendation to Accept the 2025-2026 Annual Update to the Strategic Plan. Accepted.

(*25-325) Recommendation to Authorize the City Manager to Execute an Agreement with Liftnow Automotive Equipment Corp. to Replace the Vehicle Lift at City Fleet Services in an Amount Not-to-Exceed \$436,500. Accepted.

(*25-326) Resolution No. 16277, "Approving Pavement Management Project Funding through the State of California's Road Maintenance and Rehabilitation Account for Fiscal Year 2025-26." Adopted.

(*25-327) Resolution No. 16278, "To Nominate Priority Conservation Areas to the Association of Bay Area Governments." Adopted.

(*25-328) Resolution No. 16279, "Authorizing the City Manager to Submit a Request to the Metropolitan Transportation Commission for the Allocation of \$180,447 in Fiscal Year 2025-26 for the Neighborhood Greenway Intersection Improvements Project per Transportation Development Act Article 3 for Pedestrian/Bicycle Project Funding and to Execute All Necessary Documents." Adopted.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(25-329) Public Hearing to Consider Introduction of Ordinance Revising the City's Sewer Service Charges.

The Public Works Director gave a Power Point presentation.

Mayor Ezzy Ashcraft opened the public hearing.

There being no speakers, Mayor Ezzy Ashcraft closed the public hearing.

The City Clerk announced any final protests should now be submitted.

There being no additional protests, the City Clerk announced seven protests were received, which is not a majority protest, so the Council can proceed with the action to introduce the ordinance revising the City's sewer service charges.

In response to Councilmember Jensen's inquiry regarding other programs, services, or fees with a requirement for a public hearing where protests are collected, the Public Works Director responded any property related fees, as defined in Proposition 218, would be subject to a similar process; stated for the City of Alameda, sewers are the only property related fee in which public hearings are conducted; regarding the stormwater, staff does not do mailings every year, but rather a public hearing for Council to approve staff to assess it on a county tax roll.

Mayor Ezzy Ashcraft inquired whether there are any other mechanisms for protest votes.

The City Attorney responded the City Clerk conducts similar tabulations for Business Improvement Area fees.

Councilmember Daysog stated 19,243 notices were mailed; inquired whether the voting is based upon one vote per notice or weighted by the value of the property.

The Public Works Director responded it is one protest per property.

Councilmember Daysog inquired whether 9,623 votes would be needed in order to get a majority but only 7 were received, to which the Public Works Director responded in the affirmative.

Vice Mayor Pryor moved introduction of the ordinance.

Councilmember Daysog seconded the motion.

Under discussion, Councilmember Daysog stated the 3% increase is reasonable.

Mayor Ezzy Ashcraft concurred.

On the call for the question, the motion carried by the following roll call vote: Councilmembers Boller: Aye; Daysog: Aye; Jensen: Aye; Pryor: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(25-330) Public Hearing to Consider Introduction of Ordinance Amending the Alameda Municipal Code by Amending Article 30-18 (Universal Residential Design) of Chapter XXX (Development Regulations) to Adjust Universal Design Requirements for Townhouse Developments. Introduced.

The Planner II gave a Power Point presentation.

(25-331) Mayor Ezzy Ashcraft suggested 3 more minutes be given for the presentation.

Councilmember Jensen moved approval of allowing an additional 3 minutes.

Vice Mayor Pryor seconded the motion, which carried by the following roll call vote: Councilmembers Boller: Aye; Daysog: Aye; Jensen: Aye; Pryor: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

The Planner II completed the presentation.

Councilmember Boller moved introduction of the ordinance.

Councilmember Jensen seconded the motion, which carried by the following roll call vote: Councilmembers Boller: Aye; Daysog: Aye; Jensen: Aye; Pryor: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

(25-332) Public Hearing to Consider Resolution No. 16280, "Amending Master Fee Resolution No. 12191 to Add Certain Fees and Revise the Fee Schedules for the Police Department, Library, Public Works Department, Fire Department, Planning, Building and Transportation Department, and the Rent Program." Adopted.

The Senior Financial Analyst gave a Power Point presentation.

The Public Works Director completed the presentation by noting a California Vehicle Code (CVC) section related to bike lanes needs to be changed; instead Alameda Municipal Code (AMC) Section 8-8.1A should be used; suggested the fee for violating AMC Section 8-8.1A be changed to \$75.

Vice Mayor Pryor inquired about the Code Enforcement fees for unpermitted work.

The Planning, Building, and Transportation Director responded the change was made in the fee schedule a year ago based on advice from the City Attorney; stated staff moved to an hourly based fee; the current fee for Code Enforcement is \$318; the fee structure is based on process depths.

In regards to Vice Mayor Pryor's inquiry about the vacant property fee, the Planning, Building, and Transportation Director responded the fee applies to vacant buildings and lots, not a house, unless it has become deteriorated to the point where it presents a life safety issue.

Vice Mayor Pryor inquired about Parking Enforcement and how people are notified about parking within 20-feet of a crosswalk.

The Public Works Director responded a new CVC section does not require the area within 20-feet of the curb be marked for staff to issue a citation; stated staff emphasis will be on daylighting intersections, including painting and enforcement.

Councilmember Jensen inquired how the vacant building fee will be applied and when the fee gets triggered.

The Planning, Building, and Transportation Director responded the City has a vacant building monitoring ordinance that applies to vacant property Citywide; stated an unoccupied property would be subject to the ordinance; staff has been keeping a list of vacant properties, which are primarily commercial properties; staff will approach the property owners to inform them about the ordinance, which has been in place since 2018, and about the fee.

Councilmember Jensen expressed support for the fee; discussed a scenario in which a property owner could possibly claim to have been out of town or blame the economic environment; regarding residential properties, Council has been supportive of ensuring all residential properties are available for rent or lease; inquired whether staff could make further comments

on how such concerns would be addressed.

The Planning, Building, and Transportation Director responded the ordinance recognizes properties could be changing hands or in the process of being marketed; stated owners may request a fee waiver if they are actively rehabilitating the property or if the property is Code compliant and is actively being marketed for rent or sale; property owners may also seek a waiver based on financial hardship or if the vacancy can be proven to be temporary.

Councilmember Jensen inquired how the new parking violation fee amounts were determined.

The Public Works Director responded staff conducts a lot of interagency comparisons, as well as looking at other safety related violations; the bike lane fee is to stay consistent with other safety violations.

Councilmember Jensen inquired how daylighting fees were determined.

The Public Works Director responded staff looked at red-curb violation to determine the fee; stated since people are just learning about the new CVC section, staff decided to set the fee at half the rate of the red-curb fee.

Councilmember Jensen inquired whether the CVC includes a violation for bike lanes other than Class 1.

The City Attorney responded staff has determined it applies to moving violations, but not non-moving violations; stated staff recommends adopting the \$75 for the AMC violation to cover all bases.

Councilmember Daysog expressed concern about the 24% ambulance fee increase from last year; inquired whether the City can control the fee increase.

The Fire Chief responded the City of Alameda does transport, but must contract with the Alameda County Emergency Medical Services Agency (ALCO EMS), which has the authority and oversight for transport in the County; stated most other agencies contract with a private provider, Falck Ambulances; the City could charge less, however, agencies that provide transport services typically adopt the County amount.

The Assistant City Manager stated the Alameda Fire Department (AFD) offers financial assistance for those who cannot afford the fee; requested clarification on whether most fees paid are under insurance.

The Fire Chief responded Medi-Cal and Medicare cap fees; stated the City cannot exceed the cap; private insurance covers most of the fee; for those who are uninsured and do not fall under Medi-Cal and Medicare, AFD has a comprehensive hardship policy that is open to anyone who meets federal poverty guidelines; noted when new fees are released, staff conducts an analysis to ensure the fees are not exceeding costs associated with services.

Councilmember Daysog discussed ambulance fee increases within the last two years; expressed concern about the high fees.

The Fire Chief stated unfortunately, the services continue to become more expensive due to

costs associated with equipment and technology; that he understands while it helps support the services provided to the community, it is not cost neutral.

Councilmember Daysog inquired whether staff has data showing what surrounding cities are paying for ambulance services.

The Fire Chief responded Piedmont, which provides its own transport, adopts the same fee as Alameda; stated Oakland, San Leandro, Livermore, and other cities that do not have ambulance services and use Falck, which has a comparable fee.

Mayor Ezzy Ashcraft noted the Alameda County Mayors Conference had a robust discussion about ambulance transport; Falck is problematic for many cities due to long wait times; the City of Alameda is fortunate to have the service; expressed support for the resolution.

In response to Councilmember Jensen's inquiry regarding fees paid by Medi-Cal and Medicare, the Fire Chief responded Medi-Cal and Medicare are reimbursed through a third-party billing company.

Councilmember Jensen inquired whether the proportion of the transports or ambulance pick-ups covered by both programs is more than 50%, to which the Fire Chief responded in the affirmative.

Councilmember Jensen stated during her time on the Alameda Health System Board and the Alameda Health Care District Board, she worked with ALCO EMS leaders; she believes the proportion to be more than 70%; the other 30% would be those who will face the fee, with or without private insurance.

Councilmember Jensen moved adoption of the resolution with the amendment [to the fee for AMC Section 8-8.1A].

Councilmember Daysog stated it is unfortunate that he did not catch the ambulance fee increase last year; he is glad to have learned there is financial assistance available for those who may need it; expressed support for the resolution; stated that he hopes there is not a significant increase next year.

Councilmember Boller seconded the motion, which carried by the following roll call vote: Councilmembers Boller: Aye; Daysog: Aye; Jensen: Aye; Pryor: Aye; and Mayor Ezzy Ashcraft: Aye. Ayes: 5.

CITY MANAGER COMMUNICATIONS

(25-333) The City Manager announced that the City will be initiating bargaining with two safety groups, including the International Association of Firefighters Local 689 (IAFF) and Alameda Fire Chiefs Association (AFCA) on salaries, benefits, and terms of employment; stated the current Memorandum of Understanding is expiring December 31, 2025; negotiations will begin in July 2025; the Annual Sandcastle Contest and the second Rising Seas Event will take place on June 21; announced openings on the Public Art Commission (PAC) and the Social Services Human Relations Board (SSHRB); stated the City is accepting applications until June 9 for the Below Market Home Ownership Program; the lottery will take place on June 12; Central Avenue construction is moving along with the current phase of work ending later this month; at that time,

traffic travelling east between 5th Street and Pacific Avenue will be detoured; staff expects the second phase and roundabouts at 3rd Street and 4th Street to be completed by the end of the summer; announced late night closures from 10 p.m. to 4:30 a.m. in the Webster Tube on June 10th and the Posey Tube on June 11th; wished everyone a happy pride.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(25-334) Councilmember Daysog announced that he attended the Memorial Day event at Harbor Bay with all Councilmembers and the Boards and Commissions appreciation event.

(25-335) Councilmember Boller announced that he attended the Memorial Day event; the West Alameda Business Association Mixer for Replenish Marketplace on Webster Street on May 28; the Sister City Association meeting on May 28; the Boards and Commissions appreciation event; the ribbon cutting for The Diggity Dog on May 31; and the Family Fusion Day event for Pacific Fusion.

(25-336) Vice Mayor Pryor announced that she attended the Memorial Day event; the Boards and Commissions appreciation event; and an AC Transit event.

(25-337) Councilmember Jensen expressed appreciation to Mayor Ezzy Ashcraft for allowing her to read the proclamation tonight for John Lipp Day; noted that she was able to cut the ribbon for The Diggity Dog.

(25-338) Mayor Ezzy Ashcraft announced that she attended the Memorial Day Ceremony, alongside all of Council, which was organized by Vietnam Veteran Joe LoParo; she and Vice Mayor Pryor attended an AC Transit event on May 29; she attended a Love Elementary School fourth grade class book signing on May 29; and the Board and Commissions appreciation event on May 29; discussed SSHRB and PAC openings; outlined various meetings she is attending in Washington D.C. on behalf of the Alameda County Transportation Commission.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -JUNE 3, 2025- -5:30 P.M.

Mayor Ezzy Ashcraft convened the meeting at 5:30 p.m.

Roll Call – Present: Councilmembers Daysog, Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 5. [Note: Mayor Ezzy Ashcraft was present via teleconference from Sofitel Washington DC Lafayette Square, 806 15th Street NW, Washington, DC 20005]

Absent: None.

The meeting was adjourned to Closed Session to consider:

(25-309) 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; Negotiating Parties: City Of Alameda, Pacific Fusion Corporation and Hines Interests Limited Partnership; Under Negotiation: Price and Terms of Sale

(25-310) Conference with Legal Counsel – Potential Litigation; Potential Initiation of Litigation Pursuant to Government Code Section 54956.9 Subsection (d)(4); Number of Cases: One (As Plaintiff – City Initiating Legal Action); Potential Defendant: Port of Oakland

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding the Real Property, staff provided information and the City Council provided direction by the following roll call vote: Councilmembers Daysog: No, Boller: Aye, Jensen: Aye, Pryor: Aye, and Mayor Ezzy Ashcraft: Aye, Ayes: 4, Noes: 1; and regarding Potential Litigation, staff provided information and the City Council provided direction by the following roll call vote: Councilmembers Daysog: Aye, Boller: Aye, Jensen: Aye, Pryor: Aye, and Mayor Ezzy Ashcraft: Aye, Ayes: 5.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 7:01 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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