

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -APRIL 15, 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 5:18 p.m. Councilmember Boller arrived at 5:18 p.m. and was present via teleconference from 909 Ironwood Road, Alameda, CA 94502 until arriving in person at 6:48 p.m.]

Absent: None.

The meeting was adjourned to Closed Session to consider:

(25-209) Conference with Labor Negotiators (Government Code Section 54957.6) City Negotiators: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, and Doug McManaway, Deputy City Attorney; Employee Organizations: Alameda City Employees Association (ACEA), Alameda Police Management Association (APMA), Alameda Police Officers Association (APOA, Alameda Police Officers Association - Non-Sworn (PANS), Electric Utility Professionals Association (EUPA) International Brotherhood of Electrical Workers (IBEW), and Management and Confidential Employees Association (MCEA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment

Following the Closed Session, the meeting was reconvened and the City Clerk announced that staff provided information, and Council provided direction by the following voice votes: Ayes: Councilmembers Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Daysog – 1.

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 6:55 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- -APRIL 15, 2025- -7:00 P.M.

Mayor Ezzy Ashcraft convened the meeting at 7:10 p.m. Councilmember Jensen 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

(25-210) Proclamation Declaring April 2025 as Autism Acceptance Month.

(25-211) Proclamation Declaring April 2025 as Parkinson's Awareness Month.

ORAL COMMUNICATIONS, NON-AGENDA

(25-212) Shauna Vaughan, Alameda, discussed her family and personal history.

(25-213) William Morrison, Alameda, discussed the Fernside Traffic Calming and Safety project; urged further study before proceeding with the project.

(25-214) Gabriel Duncan, Alameda Native History Project, submitted a handout and discussed the acorn harvest.

CONSENT CALENDAR

Councilmember Jensen inquired about the Police military equipment report [paragraph no. 25-219] and whether any provisions or restrictions would prevent federal Marshals or agencies from using the emergency response vehicle for purposes of apprehending any person, especially a person who would be protected by Alameda's Sanctuary City policy.

The Police Chief responded State law prohibits municipal police departments from participating in immigration enforcement.

Councilmember Daysog inquired if he needs to leave to recuse himself from the Webster Street Business Improvement Area assessment [paragraph no. 25-227], to which the City Attorney responded Councilmember Daysog only needs to leave if there is a discussion.

In response to Vice Mayor Pryor inquiry about the Automated License Plate Readers (ALPR) report [paragraph no. 25-218], the Police Chief stated less aggregate stolen vehicles were recovered prior to ALPRs; the percentages are about the same.

Vice Mayor Pryor stated prior to installation of the ALPRs, 299 vehicles stolen from other cities were recovered in Alameda; after installation, the amount increased to 379.

The City Manager stated in the number of vehicles that were recovered is a very significant increase; all might not be attributable to the ALPRs, but a large part is; commended the Police Department for the great work.

The Police Chief stated ALPRs not only alert Police Officers about stolen vehicles, but also vehicles that have felony warrants as well.

In response to Mayor Ezzy Ashcraft's inquiry regarding a recent incident, the Police Chief stated after an ALPR alert, Officers were able to locate the vehicle; numerous firearms and drugs packaged for sale were recovered.

In response to Vice Mayor Pryor's inquiry regarding ALPRs being used to track immigration status, the Police Chief stated the ALPR policy is very clear on the types of alerts that can be placed on a vehicle, which is only felony warrants; immigration status is not associated with the alerts; the Department would not share any information for the purposes of immigration enforcement.

Councilmember Jensen inquired the number of ALPRs in Alameda, if the amount is sufficient, and if there is a plan to add more in the future.

The Police Chief responded the City invested in 35 ALPRs; stated Homeowner Associations across the City have invested in their own; the Department did a really good job of mapping out the City's entry and exit points; if a vehicle comes into the City, he is confident it will pass in front of one of the cameras; at this time, he is comfortable with the amount of ALPRs; if more vehicles added to the fleet, there may be a need at that point.

In response to Councilmember Jensen's inquiry about vehicles with no license plate being involved in a crime, the Police Chief stated if a crime occurs and the victims or witnesses report a particular make and model of a vehicle, the Police can create a fence in the in the area and look for vehicles that specifically match the description provided; people often take license plates off vehicles before committing a crime; the Department does a forensic review of the vehicle and works with other partners within the region to see if the vehicle has been located; other databases are used to identify drivers, people who have been stopped in the vehicle, and registered owners.

Made a comment not related to the Consent Calendar: Sebastian, Alameda Homeless Shelter,

Councilmember Boller moved approval of the Consent Calendar.

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

(*25-215) Minutes of the Special and Regular City Council Meetings Held on March 18, 2025. Approved.

(*25-216) Ratified bills in the amount of \$7,466,386.77.

(*25-217) 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.

(*25-218) Recommendation to Accept the Annual Automated License Plate Readers Data Report from the Alameda Police Department. Accepted.

(*25-219) Recommendation to Accept the 2024 Annual Military Equipment Use Report for the Alameda Police Department and Continue to Allow the Department to Use and Maintain the Equipment Previously Adopted. Accepted.

(*25-220) Recommendation to Authorize the City Manager to Execute a Cooperative Agreement with the Alameda County Fire Department for the Equipment Procurement and Installation of a Phoenix G2 Fire Station Alerting System for a Total Amount Not-to-Exceed \$616,469. Accepted.

(*25-221) Recommendation to Authorize the City Manager to Approve the First Amendment to the Sub-Management Agreement with Cerda Zein Real Estate, for an Additional One-Year Term, for Residential Property Management Services at Alameda Point in an Amount Not-to-Exceed \$200,000. Accepted.

(*25-222) Recommendation to Authorize the City Manager to Execute an Amendment to Agreement with Verde Design, Inc., in an Amount Not-to-Exceed \$109,920, for Estuary Park Phase 2 Engineering Support During Construction, for a Total Contract Amount of \$405,745. Accepted.

(*25-223) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with SCI Consulting Group for Storm Water Fees Levy Administrative Services in an Amount Not to Exceed \$174,350. Accepted.

(*25-224) Recommendation to Authorize the City Manager to Execute a First Amendment to Agreement with West Coast Arborists for Urban Forest Tree Maintenance Services, Citywide, for an Additional Not-To-Exceed \$2,073,070 for a Total Five-Year Compensation Not-to-Exceed Amount of \$15,192,875. Accepted.

(*25-225) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Citiguard, Inc. for Security Services at Harbor Bay and Seaplane Lagoon Ferry Terminal Lots in an Amount Not-to-Exceed \$581,226. Accepted; and

(*25-225 A) Resolution No. 16262, "Amending the Fiscal Year 2024-2025 Budget Increasing Appropriations in the Amount of \$13,000 for Security Services at Harbor Bay Ferry Terminal." Adopted.

(*25-226) Recommendation to Approve the Park Street Business Improvement Area Annual Assessment Report. Accepted; and

(*25-226 A) Resolution No. 16263, "Of Intention to Levy an Annual Assessment on the Park Street Business Improvement Area of the City of Alameda for Fiscal Year 2025-26, and to Set a Public Hearing for May 6, 2025." Adopted.

(25-227) Recommendation to Approve the Webster Street Business Improvement Area Annual Assessment Report; and

(25-227 A) Resolution No. 16264, “Of Intention to Levy an Annual Assessment on the Webster Street Business Improvement Area of the City of Alameda for Fiscal Year 2025-26, and to Set a Public Hearing for May 6, 2025.” Adopted.

Councilmember Daysog recused himself since he lives close to the district, so the matter carried by unanimous voice vote – 4. [Absent: Councilmember Daysog – 1.]

(*25-228) Ordinance No. 3382, “Amending the Alameda Municipal Code by Adding Section 8-8.9 (Electric Vehicle Charging) to Article 8-8 (General Parking Regulations) of Chapter VIII (Traffic, Motor Vehicles and Alternative Transportation Modes), to Limit the Use of Designated Parking Spaces at Curbside Locations and City-Owned Parking Facilities to Electric Vehicles that are Connected for Electric Charging Purposes.” Finally passed.

CONTINUED AGENDA ITEMS

None.

REGULAR AGENDA ITEMS

(25-229) Recommendation to Endorse Design Concept for the Willie Stargell Avenue Complete Street Corridor; and

(25-229 A) Resolution No. 16265, “Authorizing the Filing of an Application for Funding Assigned to the Metropolitan Transportation Commission and Committing Any Necessary Matching Funds and Stating Assurance to Complete the Project.” Adopted.

The Senior Transportation Coordinator gave a Power Point presentation.

Mayor Ezzy Ashcraft inquired whether the Coast Guard community was included in the outreach, to which the Senior Transportation Coordinator responded in the affirmative; stated staff reached out to the Coast Guard community during the first outreach phase; the team from Base Reuse has been helping support the process and letting folks in the Coast Guard know about the project as well.

Discussed the traffic east and west of Fifth Street, which gets backed up because of In and Out Burger; suggested considering two-lane roundabouts which he has seen work well in other cities; urged Council to consider redesigning the section between Webster Street and Mariner Square Drive or just leave the road alone since it is fine now: Jim Strehlow, Alameda.

Stated that the Willie Stargell Avenue plan is ill-advised and terrifies him; an average antique fair brings over 10,000 people into Alameda, most from out of town; having two traffic circles would mean bumper to bumper traffic down Main Street and also leaving Alameda to get to the Webster Tube; it will be a gridlock and challenging for emergency vehicles if needed; urged Council to reject the proposal and allow Stargell Avenue to be two lanes each way and a main artery to get to and from Alameda Point and to the shopping center: Allen Michaan, Antiques by the Bay.

In response to Councilmember Jensen’s inquiry, the Senior Transportation Coordinator stated Stargell Avenue is a neighborhood connector in the General Plan street classification, which is intended to serve people of all modes moving from neighborhood to neighborhood and within

neighborhoods; number of lanes is not designated, it could be one or two lanes in each direction.

Councilmember Jensen inquired whether making it four lanes was discussed or considered.

The Senior Transportation Coordinator responded it has not been a priority since construction to widen the roadway in 2008.

In response to Vice Mayor Pryor's inquiry, the Senior Transportation Coordinator stated there would be a single lane between two single lane roundabouts; the first phase would transition from the single lane roundabout at 5th Street to a multi-lane existing condition towards Mariner Square Loop; for the time being, four lanes would remain in the vicinity of Webster Street and Mariner Square Loop.

In response to Vice Mayor Pryor's inquiry regarding traffic flow around In and Out Burger, the Senior Transportation Coordinator stated a dedicated turn lane would begin at Webster Street; if the queue is really long, the double the second right turn lane on Webster Street could theoretically be taken up and there would still be an additional lane to access the roundabout; people could position themselves to get in the left lane to access the roundabout and also go on Mariner Square Loop or to 5th Street to get to Target.

Councilmember Daysog stated the improvements are trying to slow down the streets via engineering and increase bicycle/pedestrian capacity; he sees the improvements as benefiting the residents of Alameda in the long term; implementing this kind of infrastructure is imperative to make the City safer; it would be a plus if Alameda could be the California capital of roundabouts; he is fine with one way east of 5th Street, from 5th Street towards Webster Street, but would encourage a pivot in the future to make that portion two lanes; the potential of other underutilized areas could be tapped into at some point, including Mitchell Road being a major thoroughfare to assist businesses at Alameda Point; because of the current safety problems, including speeding, on Willie Stargell Avenue, the infrastructure discussed tonight is definitely called for; he will support staff's recommendation.

Mayor Ezzy Ashcraft concurred with Councilmember Daysog; stated the health and safety of Alameda residents, businesses and visitors is her top priority; the project was well received by the Coast Guard Executive Command; Coast Guard families with children in elementary school cross the street to get to Ruby Bridges; people need to get out of cars to cut down on traffic and greenhouse gas emissions; Alameda has to provide safe infrastructure to allow travel by bike or walking; the Council is always called upon to balance different considerations and competing interests when it comes to health and safety; a day does not go by without Council receiving an email about a collision of a vehicle with a pedestrian, cyclist, or children; the City wants people to be able to safely travel using all modes and protect vulnerable users: pedestrians, bicyclists, seniors, and children; commended staff for bringing the project forward; stated that she is relieved the project does not have a federal funding mechanism; the project will certainly get her vote when it goes before the Metropolitan Transportation Commission.

Councilmember Daysog moved approval of the staff recommendation [including adoption of the resolution].

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

(25-230) Recommendation to Authorize the City Manager to Execute an Agreement with Lincoln Property Company (LPC West LP, a Delaware Limited Partnership) for Contracted Property Management Services for Two Years, with Two, Two-Year Options to Extend for a Total Pre-Commission Cost of \$14,435,991.83 over Six Years.

The Base Reuse Manager gave a Power Point presentation.

Councilmember Jensen stated that she is supportive and appreciates the work staff did to bring the item back after the last discussion; inquired clarification about the Management Services Agreement with Cerda Zein and how it is different from Lincoln Property Company (LPC).

The Base Reuse Manager responded Cerda Zein provides residential property management for the City for approximately 67 residential market rate units at Alameda Point; Alameda's commercial property manager, LPC, oversees Cerda Zein.

In response to Councilmember Jensen's inquiry, the Base Reuse Manager stated there is no duplication of work; LPC helps oversee Cerda Zein to make sure they are complying with rules and regulations; if a tenant wants to escalate a problem above the residential property manager, the commercial property manager steps in and helps resolve issues and provides expertise.

Councilmember Jensen inquired whether resolving issues with Cerda Zein is part of the agreement; to which the Base Reuse Manager responded in the affirmative; stated the scope of work includes tenant relations.

Expressed gratitude for the opportunity to provide services; stated Alameda Point is really a unique asset that takes a dedicated team that really understands the nuances; LPC is excited to improve services through tenant engagement and new technologies, which will enhance the City's decision making process and improve the user experience for tenants; his team has a great working relationship with the Base Reuse team and is incredibly thrilled to have this opportunity: Brandon Wang, Lincoln.

Stated that he has been involved with the oversight of Alameda Point and other City owned properties since 2017; echoed Mr. Wang's comments of LPC's incredibly talented and dedicated on-site team; stated LPC very much appreciates the City's diligence in conducting a thorough and rigorous RFP process, which forced LPC to examine its delivery of services to the City and ensure LPC is right-sized and delivering technology and tools for the team to leverage; Council should rest assured the team will be supported and have all the resources necessary to execute on Council's behalf: Mike Meyer, Lincoln.

Mayor Ezzy Ashcraft stated in December 2024, Council unanimously voted to reject the proposal, which was the right decision; Council was concerned about the economic uncertainty in that agreement; the City did not know what the liability would be, a lot of which fell to the City, especially during economically uncertain times; protecting the fiscal health and stability of the City's bottom line is important; commended the Base Reuse team and City staff for the presentation and the deep dive results of the RFP process; commended LPC for returning with a better proposal; stated Alameda Point is a unique property that is very important to the City and ongoing development; she is very excited to support the proposal.

Councilmember Daysog expressed appreciation to staff and the City Attorney who pointed out difficulties with the initial proposal; thanked the City Manager and her team for addressing the

issues; stated the wrinkles have been nicely ironed out; he supports the staff recommendation; it is important for the public to remember that that the vote tonight is an important vote of roughly \$14.4 million over a six year period, which is very significant.

Councilmember Boller expressed thanks to staff for the hard work and to LPC for showing up tonight with such enthusiasm and a vision; stated the partnership is exciting; substantial work was done to look at the different options of bringing services in house and how to ensure insurance is priced correctly and governs risk correctly; it is important for the City to have good ambassadors in the private sector to help facilitate leases and assist tenants; he supports the new plan for going forward with LPC.

Vice Mayor Pryor concurred with her colleagues; stated that she is really glad LPC could accept the City's standard liability language; thanked staff for figuring out costs to do the work in-house, which was very robust, telling, and thoughtful; there is so much to be done with the property; it is very complex with a lot of moving parts, such as tenant relations, coordination, access for showing properties, and review of invoices; the relationship between City staff and LPC is really strong; she is very excited to move forward.

Councilmember Jensen stated that she also agrees with her colleagues; she looks forward to LPC helping all of the tenants and all the economic drivers at Alameda Point to be successful.

Councilmember Jensen moved approval of the staff recommendation.

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

(25-231) Introduction of Ordinance Authorizing the City Manager to Execute a Fourth Lease Amendment with Auctions by the Bay, Inc., for Building 20, Located at 2701 Monarch Street at Alameda Point for an Eleven-Month Extension to the Rent Relief Program Deferred Rent Repayment Schedule. Introduced.

The Management Analyst gave a Power Point presentation.

Mayor Ezzy Ashcraft stated there is no reason why Council would not approve the recommendation; many different tenants at Alameda Point sometimes fall in arrears with rent for a variety of reasons, which is approached in many different ways; one of the most long-standing tenants is the Bladium who took a chance on Alameda Point; Council should give Mr. Michaan the benefit of the doubt considering the monthly rent the City is receiving from him since 1997; she is all in.

Vice Mayor Pryor stated that she agrees with Mayor Ezzy Ashcraft; she sees it as an investment in keeping a reliable and great tenant and a beloved community business.

Councilmember Jensen stated a lot of people come to Alameda for the first time to visit the business.

Councilmember Jensen moved introduction of the ordinance.

Councilmember Boller seconded the motion.

Under discussion, Mayor Ezzy Ashcraft stated people do come from all over, even from out of State, which is great.

Councilmember Daysog thanked Mr. Michaan for sticking with the City through all the years, including through 9/11, the great recession of 2009-2010, and COVID, and for positively affecting Alameda's fiscal situation as well via sales and taxes.

Mayor Ezzy Ashcraft concurred with Councilmember Daysog that Mr. Michaan is such a good community partner, especially during COVID, when he voluntarily closed down his business even though it represented a huge loss of revenue; his is the kind of business Alameda loves to have in the community.

On the call for the question the motion carried by unanimous voice vote – 5.

CITY MANAGER COMMUNICATIONS

(25-232) The City Manager announced the Police Department's Bike Patrol is back in service and now using e-bikes to patrol areas based on recent crime data; announced April 19 events: the Spring Shindig at Alameda Point to celebrate Earth Day with crafts, vendors, a petting zoo, bounce houses, and more, as well as Greenway pop ups on San Jose Avenue and Chestnut Street, and Versailles Avenue at Lincoln Avenue; stated Caltrans will be starting construction on the Oakland Alameda Access Project this fall; the Alameda County Transportation Commission is hosting Open House events on April 23, 24, 29, and 30 and an online event in May; the annual Alameda Bike Festival at Payton Elementary School is April 26; Pacific Fusion is hosting a Town Hall on May 1 at the College of Alameda.

ORAL COMMUNICATIONS, NON-AGENDA

None.

COUNCIL REFERRALS

None.

COUNCIL COMMUNICATIONS

(25-233) Councilmember Jensen announced that she attended the Remove Reverse Reclaim event on April 5 at City Hall, which included speakers and Alameda's poet laureate and the Child Unique Gallery of Heroes of Women's History and Black History on April 7; she virtually attended Victor Flores' speech to the Alameda Democratic Club; she attended the Acorn Project Cook Off on April 12.

(25-234) Vice Mayor Pryor stated that she has been laying low and has nothing to report.

(25-235) Councilmember Boller announced that he attended an Aircraft Noise 101 Workshop on April 9.

(25-236) Mayor Ezzy Ashcraft announced that she attended: the Alameda County Mayor's Conference in Livermore, the Child Unique Montessori event; an Alameda Democratic Club event with BART Board representative Victor Flores; and the Alameda County Transportation

Commission meeting on April 14; encouraged the public to use transit.

ADJOURNMENT

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 8:43 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

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