

Minutes of the Special City Council Meeting
Tuesday- -February 17, 2026- -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 5:04 p.m. and Vice Mayor Pryor arrived at 5:08 p.m.]
Absent: None.

The meeting was adjourned to Closed Session to consider:

(26-084) Public Employee Appointment/Hiring; Pursuant to Government Code Section 54957; Title/Description of Positions to be Filled: City Manager

(26-085) Conference with Legal Counsel – Potential Litigation; Significant exposure to litigation pursuant to Government Code Section 54956.9, subsection (d)(2); Number of Cases: One (As Defendant - City Exposure to Legal Action); Plaintiffs: Alameda Marina LLC

(26-086) Conference with Labor Negotiators (Government Code Section 54957.6); City Negotiators: Adam Politzer, Interim City Manager, Noelle White, Human Resources Director, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Assistant City Attorney; Employee Organization: Alameda Fire Chiefs Association (AFCA); Under Negotiation: Salaries, Employee Benefits and Terms of Employment

Following the Closed Session, the meeting was reconvened and the City Clerk announced that regarding Public Employee Appointment/Hiring, Council provided direction and no vote was taken; regarding Potential Litigation, staff provided information and Council provided information, which carried by the following voice vote: Ayes: Councilmember Boller, Jensen, Pryor and Mayor Ezzy Ashcraft – 4, Abstentions: Councilmember Daysog – 1.

Mayor Ezzy Ashcraft called a recess at 7:05 p.m. and reconvened the meeting at 9:30 p.m.

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

Adjournment

There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 10:26 p.m.

Respectfully submitted,

DocuSigned by:
Lara Weisger
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Lara Weisger
City Clerk

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

Minutes of the Regular City Council Meeting
Tuesday- -February 17, 2026- -7:00 p.m.

Mayor Ezzy Ashcraft convened the meeting at 7:14 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

(26-087) Mayor Ezzy Ashcraft made an announcement regarding Lunar New Year and Ramadan.

Oral Communications, Non-Agenda

(26-088) Velma Gay, Alameda, discussed her experience at Dignity Village; requested a member of staff reach out to her.

(26-089) Oronde Gordon, Nefersys ICS, offered complimentary cybersecurity assessments and assistance in securing funding through the California Cybersecurity Grant Program.

(26-090) Zac Thayer, Alameda, offered comments.

Consent Calendar

Councilmember Jensen stated the International Association of Firefighters (IAFF) Local 689 is a critical resource for Alameda residents and businesses; she appreciates the negotiators coming to a resolution; expressed support for the Memorandum of Understanding (MOU) [paragraph no 26-095].

Vice Mayor Pryor expressed appreciation for staff working with resident swimmers on the aquatic fees [paragraph no 26-097]; inquired the estimated impact.

The Recreation and Parks Director responded the annual fund impact is a reduction of about \$15,000 per year in revenue.

Mayor Ezzy Ashcraft noted a swimmer mentioned the Recreation and Parks Director was great to work with.

The City Clerk announced the Public Hearing and called for speakers.

Did not address an item on the Consent Calendar: Zac Thayer, Alameda.

Vice Mayor Pryor moved approval of the Consent Calendar.

Councilmember Jensen seconded the motion.

Under discussion, Councilmember Daysog recorded a no vote on the Fire MOU.

On the call for the question, the motion carried by unanimous voice vote - 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*26-091) Minutes of the Special and Regular City Council Meetings Held on January 20, 2026. Approved.

(*26-092) Ratified bills in the amount of \$6,746,092.80.

(*26-093) Recommendation to Authorize the Purchase of Seventeen Hybrid Ford Interceptors from Towne Ford in an Amount-Not-to-Exceed \$1,074,652.26, Including a 3% Contingency, with Aftermarket Equipment from Kerr Industries in an Amount-Not-to-Exceed \$351,682.12, Including a 3% Contingency; and Purchase of Two Tesla Y Police Sport Utility Vehicles from Unplugged Performance, Including Aftermarket Equipment, in an Amount-Not-to-Exceed \$143,628.27, Including a 3% Contingency. [Not heard on February 17, 2026]

(*26-094) Recommendation to Authorize the Interim City Manager to Execute a Three Year Service Provider Agreement with 1582 Medical Corporation, in Accordance with the Provisions Set Forth in the Attached Agreement, for Annual Medical Examinations in an Amount Not-to-Exceed \$327,930. Accepted.

(26-095) Resolution No. 16362, "Approving a Memorandum of Understanding (MOU) Between the International Association of Firefighters, Local 689 (IAFF) and the City of Alameda for a Twenty-Four Month Term Commencing January 1, 2026, and Ending December 31, 2027." Adopted.

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

(*26-096) Resolution No. 16363, "Appointing Senior Transportation Coordinator Rochelle Wheeler as a Member of the West Alameda Transportation Demand Management Association Board and Transportation Planning Manager Lisa Foster as the Alternate Board Member." Adopted.

(*26-097) Public Hearing to Consider Resolution No. 16364, "Amending Master Fee Resolution No. 12191 to Add and Revise Recreation and Park Aquatic Fees for Calendar Year 2026." Adopted.

Continued Agenda Items

None.

Regular Agenda Items

(26-098) Resolution No. 16365, "Adopting and Ratifying Revised Salary Schedules for City Council Appointed Positions of City Manager and City Attorney to Ensure Compliance with CalPERS Requirements." Adopted.

Isabel Safie, Best, Best and Krieger, gave a brief presentation.

Councilmember Boller moved adoption of the resolution.

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

(26-099) Recommendation to Accept an Informational Presentation on Alameda Police Department Data from the Police Auditor.

(26-100) Mayor Ezzy Aschraft stated an additional five minutes are needed for the presentation.

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

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

The Police Auditor gave a Power Point presentation.

Councilmember Jensen inquired about the 25% sworn vacancy rate and how it is determined.

The Police Auditor responded the Department is authorized to have 88 Officers, however, staffing levels have been between 69 to 72 Officers.

Councilmember Jensen inquired whether the Department could hire another 20 or so Officers, to which the Police Auditor responded in the affirmative; stated staffing is currently frozen at 72 Officers.

Vice Mayor Pryor stated body-worn cameras is an example of a sustained violation; inquired about the commonality of the occurrences, to which the Police Auditor

responded not very common.

In response to Vice Mayor Pryor's inquiry regarding uses of force, the Police Auditor stated most were low; stated intermediate use of force includes personal body weapon, impact weapon, and taser use.

Councilmember Daysog inquired whether staff could provide the chart showing traffic outcomes by race in a horizontal format, as opposed to vertical, to which the Police Auditor responded in the affirmative.

Councilmember Daysog further inquired whether staff could provide the data from 2024 to compare between the years, to which the Police Auditor responded in the affirmative.

Mayor Ezzy Ashcraft inquired about community caretaking in the chart for traffic stop by outcomes by race.

The Police Auditor responded community caretaking refers to calls about 5150 holds on an individual and if a ride is provided.

Did not address the item: Zac Thayer, Alameda.

Stated that she is interested in establishing structure in the homeless community; there should be Police data regarding interactions with the homeless community: Velma Gay, Alameda.

Vice Mayor Pryor stated that she is grateful there were no collisions resulting from pursuits; she is glad all types of use of force are being tracked, as it keeps everyone accountable and demonstrates transparency.

Councilmember Daysog thanked staff for the observation on how to look at and evaluate the data, especially as it is sometimes affected by populations that come in and out of the City.

Councilmember Daysog moved approval of accepting the report.

Councilmember Boller stated one can see how the Department is working to enhance transparency through the report; the City has seen an increase in enforcement when it comes to property crimes and traffic safety, which are areas residents are the most concerned about; the extra training for Officers is remarkable.

Mayor Ezzy Ashcraft stated the City is fortunate to have its Police Department; it is a growing and young department; the numbers are being looked at and adjustments are being made accordingly; staff is listening to the residents; expressed concern over the staffing numbers.

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

(26-101) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Alameda Family Services in an Annual Amount Not-to-Exceed \$218,000 to Provide Therapeutic Services at Dignity Village, the Emergency Supportive Housing, and the Day Center/Safe Parking Program for the term of March 1, 2026 through December 31, 2026 with the Option of Four One-Year Extensions in an Annual Amount Not-to-Exceed \$264,000, for a Total Five Year Amount Not-to Exceed \$1,274,000.

The Housing and Human Services Manager gave a Power Point presentation regarding this agreement and the next two agreements with Restorative Pathways and Urban Alchemy [paragraph nos. 26-102 and 26-103].

Mayor Ezzy Ashcraft expressed concern about extension language; inquired what criteria has to be met for a one-year extension.

The Housing and Human Services Manager responded each contract will be evaluated and monitored; stated all Community Development Block Grant (CDBG) programs are monitored; staff will begin monitoring Dignity Village, since the provider has now been in place for a year; the providers will also be monitored after six months, and again after a year to ensure outcomes are being met, which are listed in the scope of work; staff will re-evaluate the providers' outcomes each year, in case changes are needed; the contracts also depend on funding availability and the desire to continue the programs.

In response to Mayor Ezzy Ashcraft's inquiry regarding the conditions of the renewals in the agreement, the City Attorney responded Section 1 of the agreement authorizes four additional years; stated the staff report grants the City Manager discretion to authorize the extensions.

Mayor Ezzy Ashcraft inquired whether the agreement refers back to the staff report, to which the City Attorney responded in the negative; stated staff always interprets the agreements in light of the staff report; the staff report asks Council to delegate the exercise of the extensions to the City Manager.

Mayor Ezzy Ashcraft stated the City currently has an Interim City Manager who will not be here a year from now; she would feel better if there is some provision for a report back to Council; she does not wish to tie a City Manager's hands.

The City Attorney responded Council has some discretion; stated Council could direct staff to provide Council with a written update before the City Manager chooses to entertain the extension option, which would typically be done off agenda; if Council would like a higher level of public involvement, Council could direct the City Manager to return to Council for a presentation each time the contract is set for renewal.

Mayor Ezzy Ashcraft stated that she would like to hear Council's thoughts on this; the field is evolving; inquired whether the addition of reporting back to Council could be done via staff direction, to which the City Attorney responded in the affirmative.

Councilmember Jensen inquired whether all four sites will have overnight, 24-hour staff, to which the Housing and Human Services Manager responded in the negative; stated the family houses do not have on-site staffing, however, they do have access to staffing; single adult houses have rotating staff and are next door to each other.

Councilmember Jensen inquired about the provision that requires the provider to set up an emergency supportive housing program; inquired whether the program is already in place.

The Housing and Human Services Manager responded whenever there is a new provider, the program must be set up again under the new provider; stated data is currently recorded in the Housing Management Information Services (HMIS) system but it will be updated.

Mayor Ezzy Ashcraft inquired whether staff could summarize what HMIS does.

The Housing and Human Services Manager responded HMIS is the U.S. Department of Housing and Urban Development (HUD) mandated database that all jurisdictions must use to collect homeless data.

Councilmember Jensen stated several references are made to the engagement services team and the Alameda Point Homeless Services Program; inquired whether staff could define both.

The Housing and Human Services Manager responded the City's engagement team is an internal team, which provides homeless street outreach services, case management, and resource connection; stated the team works closely with the day center program, as both typically have shared clients; the Alameda Point Homeless Services Program is a placeholder name for the Day Center/Safe Parking emergency shelter.

Councilmember Jensen stated there is a provision in the Restorative Pathways scope of work that states the provider will collect and save 30% of client's income and render the funds upon discharge; inquired how the 30% is determined and how the funds are collected.

The Housing and Human Services Manager responded the funds are determined based on ability; stated it is not a requirement for people to be in the program; the provider will work with clients to collect the funds; the funds are currently in a client's own bank account; a case manager works closely with clients to budget and monitor that funds remain; staff will work with Restorative Pathways to determine whether the model should continue to have clients save funds; it is not a requirement; it is one of the looser parts of the scope of work.

Councilmember Jensen stated a provision states the provider will collect and save 30% of the client's income; inquired whether the 30% is arbitrary, to which the Housing and Human Services Manager responded in the negative; stated some transitional housing programs collect the money to go back into the program; in Alameda, the money goes back to the client, which is not as strict as other transitional housing programs.

Councilmember Jensen stated one of requirements is onsite case management and housing navigation services will be provided once per week, including holiday weeks; inquired how the oversight happens and how staff knows it is taking place.

The Housing and Human Services Manager responded similar to the coordinated outreach team meeting, the Housing and Human Services Program Manager meets with providers; currently, staff meets with Dignity Village; depending on the need, the meetings could decrease from weekly to biweekly or monthly.

Councilmember Jensen inquired whether the coordinated outreach team meets once a week, to which the Housing and Human Services Manager responded meetings are twice a month.

Councilmember Jensen inquired how often the CARE Team meets, to which the Housing and Human Services Manager responded once a month.

Councilmember Jensen inquired how often City staff conducts site visits, to which the Housing and Human Services Manager responded staff conduct random pop-ups, in addition to scheduled visits; stated there is no exact cadence of visits.

Councilmember Jensen inquired about the opening date for the shelter at 1041 West Midway Avenue.

The Housing and Human Services Manager responded that she is unsure whether there is an official opening date however, it is expected to open in the late summer/early fall.

Expressed support for the agreement with Urban Alchemy; discussed the mission, model, and services: Ian Clark-Johnson, Urban Alchemy.

Discussed her experience with staff when she was seeking help; stated that she has not seen anything good come from the homeless services; expressed concern with Urban Alchemy's vetting process and transparency: Velma Gay, Alameda.

Did not address the agenda item: Zac Thayer, Alameda.

Stated Alameda Family Services (AFS) has seen the benefits of having a supportive therapist onsite for individuals, as well as mental health consultations available for staff; services help support individuals' healing and resilience, as well as building community

and healing; encouraged Council to approve the agreement with AFS: Karen Zeltzer, AFS.

Councilmember Daysog stated agreement terms state parties may agree to extend the term of the agreements for an additional number of years and any extension shall be documented in a signed amendment; inquired whether both parties have to agree to the extension, to which the City Attorney responded in the affirmative.

Councilmember Daysog stated in the event something goes wrong, he believes the current terms in place provide Council and staff safeguards to deal with situations; he understands there is some desire to potentially change some of the language to have the agreements return to Council, which he is not opposed to.

Vice Mayor Pryor inquired whether the reports on the agreement extensions would be placed on the Consent Calendar or if they would simply be executed.

The City Attorney responded the current staff report recommends Council delegate the full authority to the City Manager; stated if Council would like extensions to return on the Consent Calendar, the agreement could be amended or staff could be directed to provide Council with a memo prior to execution.

Vice Mayor Pryor stated that she does not have a strong opinion either way; she agrees with the point brought forward by Mayor Ezzy Ashcraft previously regarding having staff return to Council before agreement extensions occur; she believes it is important to have consistency.

Mayor Ezzy Ashcraft stated that she would like extensions to return on the Consent Calendar; these are large dollar amounts; there is community concern; some of the facilities are in residential neighborhoods; it is not too much to ask to have a brief staff report brought to Council annually on the Consent Calendar.

The City Attorney responded that he recommends changing the second sentence of the second paragraph in Section 1 to: "...any extension shall be documented in a signed agreement approved by the City Council."

In response to Mayor Ezzy Ashcraft, the City Attorney suggested the language be amended to: "...any extension shall be documented in a signed agreement approved by City Council in an open, public meeting."

Vice Mayor Pryor stated that she appreciates comments made by Urban Alchemy regarding doing everything with love and dignity, as well as the safety being provided.

Councilmember Jensen inquired whether Operation Dignity would continue to operate Dignity Village, to which the Housing and Human Services Manager responded in the affirmative.

Councilmember Jensen inquired whether Operation Dignity was one of the applicants, to which the Housing and Human Services Manager responded in the negative.

Councilmember Jensen stated there have been reports about Urban Alchemy, particularly, and cities having problems with existing contracts or not entering into contracts due to concerns about potential legal actions; inquired how the matter was addressed in the vetting process and if the process was competitive.

Mayor Ezzy Ashcraft stated that she brought a San Francisco Chronicle article which broached the topic to the attention of the Interim City Manager.

The Interim City Manager noted that he discussed the matter with the Assistant City Manager; stated the Housing and Human Services Manager will comment on references.

Mayor Ezzy Ashcraft inquired what was discovered.

The Housing and Human Services Manager responded that she saw program sites operated by the three providers; stated she visited Urban Alchemy's site in San Francisco and spoke with staff about the program; this year, she reached out to San Francisco staff again, however, they have yet to respond; the City of Oakland currently has a contract with Urban Alchemy and spoke positively about the services being provided.

Mayor Ezzy Ashcraft stated the article she read raised the possibility of budgetary items, such as overspending allocated funds by a significant amount.

Councilmember Jensen stated to her understanding, it did not turn into any legal action.

Mayor Ezzy Ashcraft stated the article she read did not question the quality of the care and services provided.

The Interim City Manager responded his understanding from discussions with the Assistant City Manager, the overspending was based on the service level increasing; therefore, there was no misappropriation of the budget; stated services were not keeping up with demand and a request for additional funds was submitted.

Councilmember Jensen stated the article she was referring to discussed homeless outreach services in Sausalito; the article referred to six lawsuits and a potential class action suit, alleging a labor violation; inquired whether the matter came up during the vetting process.

The Housing and Human Services Manager responded that she is not familiar with the article.

Mayor Ezzy Ashcraft inquired whether someone from Urban Alchemy could address

these topics; stated that she does not wish for this to be one sided.

Melek Totah, Urban Alchemy, stated misinformation has been published; as soon as the San Francisco Chronicle article was issued, staff contacted the reporter to let them know it was incorrect; the reporter edited and re-published the article; unfortunately, the Associated Press had already picked up the original incorrect article; the overspend was \$360,000, as opposed to the \$800,000 which was originally published; the overspending was related solely to the fact that staff was requested to add 30 additional guests to the shelter without receiving requested commensurate funding; the funding has been received; Urban Alchemy did not overspend at all.

Mayor Ezzy Ashcraft inquired about the allegations of litigation related to labor issues.

Ms. Totah responded the case in Sausalito was recently completely dismissed by the judge; stated there is no legal claim; Urban Alchemy was subject to Private Attorney General Act (PAGA) lawsuits, similar to many other California agencies; these lawsuits stack penalties and can form class action suits from small infractions; Urban Alchemy decided to settle one claim since it can be difficult to take claims to court; timekeeping practices are now quite advanced.

Mayor Ezzy Ashcraft stated the answers satisfied her; issues are another reason why it makes sense to have renewals return to Council on an annual basis.

Councilmember Daysog stated a source of funding is from the American Rescue Plan Act (ARPA) funding; the City is supposed to either use ARPA funds or make contracts by December 31, 2026, per the staff report; inquired whether ARPA funding would also be available in the event extensions occur.

The Housing and Human Services Manager responded the funding is a mixture of ARPA and General Fund; stated extensions would be paid by the General Fund, unless staff can identify a new funding source.

Mayor Ezzy Ashcraft inquired how much ARPA funding is left.

The Housing and Human Services Manager responded that she is unsure and will return to Council with the number.

Councilmember Jensen moved approval of the staff recommendation.

Vice Mayor Pryor seconded the motion.

Under discussion, the City Attorney stated Council will be moving approval of the staff recommendation, with the additional language to Section 1 of the agreement, which will read, "...any extension shall be documented in a signed agreement approved by City Council in an open and public meeting."

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

(26-102) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Ruby's Place dba Restorative Pathways in an Amount Not-to-Exceed \$700,000 to Operate the Emergency Supportive Housing Program for the Term February 15, 2026 through February 28, 2027, with the Option of Four One-Year Extensions, for a Total Five Year Amount Not-to Exceed \$3,500,000.

The presentation and discussion were addressed under the Alameda Family Services agreement [paragraph no. 26-101].

Councilmember Daysog moved approval of the staff recommendation with the language added to Section 1 of the agreement.

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

(26-103) Recommendation to Authorize the Interim City Manager to Execute an Agreement with Urban Alchemy in an Amount Not-to-Exceed \$1,600,000 to Operate the Day Center and Safe Parking Program for the term February 15, 2026 through February 28, 2027, with the Option of Four One-Year Extensions, for a Total Five Year Amount Not-to Exceed \$8,000,000.

The presentation and discussion were addressed under the Alameda Family Services agreement [paragraph no. 26-101].

Councilmember Daysog moved approval of the staff recommendation with the language added to Section 1 of the agreement.

Vice Mayor Pryor seconded the motion, which carried by the following voice vote: Ayes: Councilmembers Boller, Daysog, Pryor and Mayor Ezzy Ashcraft – 4. Noes: Councilmember Jensen - 1.

Under the prior vote, Councilmember Jensen noted her no vote is because of a class action lawsuit in 2020 and civil rights violations in 2021.

City Manager Communications

(26-104) The Interim City Manager stated that he attended the Alameda County Mayor's Working Group on Homelessness with Mayor Ezzy Ashcraft and the Housing and Human Services Manager; Alameda County awarded \$5.5 million in Measure W funds to support the Alameda Point Collaborative project; announced the Australian National Team selected Alameda to be its home base during the World Cup.

Oral Communications, Non-Agenda

None.

Council Referrals

None.

Council Communications

(26-105) Councilmember Daysog announced that he attended the Coast Guard Island Enlisted Person and Civilian Employee of the Quarter on behalf of the Mayor; he also attended the City of Alameda/AC Transit meeting with Vice Mayor Pryor.

(26-106) Vice Mayor Pryor announced that she attended a retreat with the rest of Council and the City of Alameda/AC Transit meeting; discussed concerns brought up at the meeting and how AC Transit is working to solve them.

(26-107) Mayor Ezzy Ashcraft announced that she attended an event hosted by Gold Bar Whiskey and Distillery at Alameda Point during Superbowl weekend; announced the retirement of the Assistant City Clerk Irma Glidden.

Adjournment

(26-108) There being no further business, Mayor Ezzy Ashcraft adjourned the meeting at 9:25 p.m. in memory of Jesse Jackson.

Respectfully submitted,

DocuSigned by:
Lara Weisiger
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Lara Weisiger
City Clerk

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