CITY OF ALAMEDA UNCODIFIED ORDINANCE NO. _____
New Series

UNCODIFIED ORDINANCE ORDERING THE SUBMISSION OF A MEASURE INCURRING BONDED INDEBTEDNESS TO THE QUALIFIED VOTERS OF THE CITY OF ALAMEDA AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF FINANCING THE COST OF THE ACQUISITION AND CONSTRUCTION OF CERTAIN MUNICIPAL IMPROVEMENT PROJECTS

WHEREAS, the City is a municipal corporation and charter city duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, under Sections 3, 5, and 7 of Article XI of the California Constitution and Section 1-2 of the City Charter, the City is authorized to make and enforce all laws and regulations in respect to municipal affairs, subject only to the restrictions and limitations provided in the Charter; and

WHEREAS, pursuant to such authority as well as the authority provided by Article XIIIA of the California Constitution and the general laws of the State of California, the City Council proposes to issue general obligation bonds (the "Bonds") to finance the cost of the acquisition and/or construction of the municipal improvement projects described in Exhibit A hereto (collectively, the "Improvements"); and

WHEREAS, approval of the issuance of the Bonds by the City requires 2/3 of the voters in the City voting on the measure to vote in favor; and

WHEREAS, if the ballot measure authorizing issuance of the Bonds is approved by the requisite number of votes, the City will be authorized to issue the Bonds.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Alameda by four affirmative votes that:

SECTION 1. PURPOSE AND INTENT. Pursuant to the authority provided by the Charter, as well as Article XIIIA of the California Constitution, and the general laws of the State of California, the City Council proposes to order the submission of a measure authorizing the City to issue the Bonds to the qualified voters of the City at the general municipal election to be held on November 3, 2026.

SECTION 2. FINDINGS. The City Council hereby makes the following findings with respect to the proposed measure for the Bonds:

(i) The City Council has adopted, by a two-thirds vote of all its members, a resolution entitled "Determining that the Public Interest and Necessity Demand the Acquisition and Construction of Municipal Improvement Projects and Their

Financing Through the Issuance of General Obligation Bonds," pursuant to which the City Council has found and determined that the public interest and necessity demand the issuance of general obligation bonds to finance the Improvements as municipal improvement projects of the City.

(ii) In order to provide for the issuance by the City of general obligation bonds to provide financing for the Improvements, it is necessary for the City Council to adopt an ordinance ordering the submission of the measure of incurring bonded indebtedness for such purpose to the qualified voters of the City at a municipal election.

(iii) The City Council desires to submit said ballot measure to the qualified voters of the City at the regular election to be held in the City on November 3, 2026, and to consolidate the bond election with other elections held within the City on that date.

SECTION 3. CALL FOR ELECTION. The City Council hereby orders that there be submitted to the qualified voters of the City a measure on incurring bonded indebtedness for the purposes set forth in this Ordinance, at the regular election to be held on November 3, 2026.

SECTION 4. BALLOT MEASURE. The City Council hereby submits to the qualified voters of the City, at the regular election to be held on November 3, 2026, a measure on issuing the Bonds. The statement of the measure shall be in substantially the form set forth in the resolution of the City placing the measure on the ballot.

SECTION 5. OBJECT AND PURPOSE OF BONDS. The object and purpose of the Bonds is to finance some or all of the costs of the Improvements. The authorized Improvements also include all work, facilities and expenditures necessary and incidental to the projects identified as part of the Improvements. Examples of such work, facilities, and expenditures include, but are not limited to: costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; a customary construction contingency; demolition and disposal of existing structures; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; addressing unforeseen conditions revealed by construction or renovation, and other necessary improvements required to comply with existing building codes and other applicable law, including the Americans with Disabilities Act (ADA); costs of the Bond election; Bond issuance costs; project administration during the duration of such projects; and financing and interest costs on the Bonds.

The final costs, locations, designs, layouts and other components of the Improvements will be determined as plans are finalized, construction bids are awarded, and projects are completed. Therefore, the City Council cannot guarantee that the Bonds will provide sufficient funds to allow completion of all needed Improvements.

SECTION 6. ESTIMATED COST OF IMPROVEMENTS. The estimated cost of the Improvements is $300,000,000. The estimated cost includes legal or other fees, the costs of printing the Bonds, and other costs and expenses incidental to or connected with the authorization, issuance and sale of the Bonds. To the extent the Improvements financed are revenue-producing public works, the cost of the Improvements may also include interest estimated to accrue on the Bonds during the construction period and for a period of not to exceed 12 months after completion of construction.

SECTION 7. PRINCIPAL AMOUNT OF BONDS. The amount of the principal of the Bonds shall not exceed $300,000,000.

SECTION 8. MAXIMUM INTEREST RATE. The maximum rate of interest to be paid on the Bonds shall be the statutory maximum of 12% per annum. Said interest shall be payable semiannually, except that interest for the first year after the date of the Bonds may be made payable at the end of said year.

SECTION 9. ISSUANCE AND SALE OF BONDS. The City proposes to issue and sell the Bonds pursuant to authority granted to the City under the Charter, Article XIIIA of the California Constitution, and certain provisions of the California Government Code, including Article 1 of Chapter 4 of Division 4 of Title 4 (commencing with Section 43600) and Article 4.5 of Chapter 3 of Part 1 of Division 2 of Title 5 (commencing with Section 53506), in one or more series, in the maximum amount and for the objects and purposes set forth above if the requisite number of qualified voters voting on the measure vote in favor thereof. The Bonds will be general obligations of the City payable from and secured by ad valorem taxes levied and collected in the manner prescribed by the laws of the State of California. The revenue generated from the ad valorem tax levied and collected will be used for the payment of debt service on the Bonds. All of the Bonds shall be equally and ratably secured, without priority, by the taxing power of the City.

SECTION 10. MANNER OF CONDUCTING ELECTION. The election on the Bonds shall be held and conducted, election officers appointed, voting precincts designated, ballots printed, polls opened and closed, ballots counted, and returned, returns canvassed, results declared, and all other proceedings incidental to and connected with the election shall be regulated and done in accordance with the provisions of law regulating the election with which it is consolidated.

SECTION 11. PROCEDURE FOR VOTING ON MEASURE. Ballots for the election shall be provided in the form and in the number provided by law. Voters shall be provided an opportunity to vote for or against the measure on the ballot, in accordance with procedures to be adopted by the City Clerk and the authorized officers of the County of Alameda (the “County”) charged with conducting the election.

SECTION 12. ACCOUNTABILITY REQUIREMENTS. In accordance with Sections 53410 and 53411 of the California Government Code, the City Council hereby adopts the following accountability requirements relating to the Bonds:

(i) A separate account shall be created and held by the City, into which the proceeds of the Bonds shall be deposited and applied solely for the purpose of financing the Improvements.

(ii) The Finance Director of the City shall file a report with the City Council at least annually showing the amount of Bond proceeds collected and expended, and the status of the Improvements funded with the Bonds.

SECTION 13. ESTABLISHMENT OF OVERSIGHT COMMITTEE. The City Council shall establish and appoint members to an oversight committee for the Bonds, which shall have responsibility for reviewing and reporting on the expenditure of the proceeds of the Bonds.

SECTION 14. IDENTIFICATION OF TAX. The tax imposed by this measure is an ad valorem tax levied upon taxable real property in the City, and will be used to pay the principal and interest on the Bonds.

SECTION 15. OFFICIAL ACTIONS. The Mayor, the City Manager, the Finance Director, the City Clerk, and any of their designees, are hereby authorized to execute any documents and to perform all acts necessary to place the Bond measure on the ballot.

SECTION 16. INTERPRETATION. The provisions of this Ordinance, being necessary for the health, welfare, and safety of the City and its residents, are to be liberally interpreted to carry out its purposes. No error, irregularity or informality, and no neglect or omission of any officer, in any proceeding taken related to the submission of the measure incurring bonded indebtedness to the qualified voters of the City shall void or invalidate any such proceeding, any Bonds issued by the City or any levy of ad valorem taxes to pay principal of and interest on the Bonds.

SECTION 17. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provisions or applications, and to this end the provisions this Ordinance are declared to be severable.

SECTION 18. PUBLICATION AND POSTING. Before final adoption of this Ordinance, the title, a digest thereof, a notice showing the date, time and place of hearing on its final adoption, and notice that three full copies thereof are available for use and examination by the public in the office of the City Clerk shall be published once in the Official Newspaper of the City at least three days before said hearing date. In addition, following final adoption, this Ordinance shall be published once a day for at least seven days in a newspaper published at least six days a week in the City, or once a week for two weeks in a newspaper published less than six days a week in the City. The first of said publications shall, in either event, be within 15 days after adoption.

SECTION 19. EFFECTIVE DATE. In accordance with Section 3-12 of the Charter and Section 36937(a) of the California Government Code, this Ordinance shall become

effective immediately, as an ordinance relating to an election, upon its adoption by two-thirds vote of all the members of this City Council.

_____
Presiding Officer of the City Council

Attest:

_____
Lara Weisiger, City Clerk

EXHIBIT A

City of Alameda – General Obligation Bond Project List

The categories of capital improvement projects presented on the following list provide the municipal improvement projects authorized to be financed with voter-approved bond proceeds. Specific examples of projects included on this list are not intended to limit the types of projects described and authorized by this measure. The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list below does not guarantee that all such projects will be undertaken. Project priorities will be determined by the City Council. The ability of the City to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The City is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed below from being undertaken or completed.

The following categories of capital improvement projects are authorized:

Preventing Flooding and Combating Sea-Level Rise
Examples include the following capital improvement projects:

- Levees, sea walls, flood walls, ecosystem restoration and nature-based solutions to mitigate shoreline flooding from sea level rise
- Stormwater detention basins to expand stormwater storage capacity
- Replacement of storm drain pipes and culverts, and drainage improvements to reduce surface flooding
- Storm pump station upgrades

Preparing for Earthquakes and Emergencies
Examples include the following capital improvement projects:

- Fire Stations 1, 2 and 4 earthquake retrofits and other safety-related improvements
- Structural improvements to the Alameda Police Department and improvements to optimize the use of existing, including construction of an evidence storage room

Maintaining Rapid Response to Fires, Accidents, and Medical Emergencies
Examples include the following capital improvement projects:

- Construct new Fire Station 5 on the West End of Alameda, including the relocation and consolidation of Fire Admin, Fire Prevention, Emergency Medical Services at the new site
- Relocate and build Fleet Services Maintenance Facility, possibly as part of shared Civic Facility including other municipal operations, and charging infrastructure for the fleet

Repairing Potholes and Keeping Streets Safe and Accessible
Examples include the following capital improvement projects:

- Paving streets and repairing potholes
- Sidewalk and park ADA improvements
- Traffic signal upgrades to improve traffic flow and limit congestion
- Street safety improvements to reduce crashes and improve traffic at intersections

Keeping Pollution Out of the Bay
Examples include the following capital improvement projects:

- Storm system upgrades that may include trash capture, pollution control, green infrastructure and other related improvements

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I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly introduced by the Council of the City of Alameda on the 7th day of July, 2026 and adopted and passed by the Council of the City of Alameda as an ordinance in a regular meeting assembled on the ___ day of _____, 2026 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____ 2026.

_____
Lara Weisiger, City Clerk
City of Alameda

Approved as to Form:

_____
Yibin Shen, City Attorney
City of Alameda