



City of Alameda

Meeting Agenda

City Council

Tuesday, October 7, 2025

7:00 PM

City Hall, 2263 Santa Clara Avenue, Council
Chambers, 3rd Floor, Alameda CA 94501

The agenda was revised on October 1, 2025 at 2:30 p.m because Closed Session Item 4-C changed from Potential Litigation to Existing Litigation since the lawsuit was filed

MEETING TIMES: Closed Session - 5:00 p.m.

Regular Meeting - 7:00 p.m.

Members of the public can comment on agenda items in person or remotely and must be in person to comment on Oral Communications, Non-Agenda

Public Speaking Times:

Up to 4 speakers: 3 minutes

5 or more speakers: 2 minutes

Speakers cannot cede time

For general and public participation information, please click:

<https://www.alamedaca.gov/government/Public-Comment-and-City-Council-Meeting-Guide>

For Zoom registration, please click:

https://alamedaca-gov.zoom.us/webinar/register/WN_FdC0UwjQTqmi9qbkwKJNwQ

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 846 0302 6020

Any requests for reasonable accommodations should be made by completing an online form:

<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>

The Council may take action on any item listed in the agenda

SPECIAL CITY COUNCIL MEETING - CLOSED SESSION - 5:00 P.M.

1 Roll Call - City Council

2 Consent Calendar - Items are routine and will be approved by one motion unless removed by Councilmembers

2-A [2025-5360](#) Recommendation to Approve Jennifer Ott, City Manager; Abigail Thorne-Lyman, Base Reuse and Economic Development Director;

Alesia Strauch, Base Reuse Manager; Len Aslanian, Assistant City Attorney; and Ted J. Anderson, Cushman and Wakefield, as Real Property Negotiators for 1501 Viking Street (Building 166), and 1399 Ferry Point (Pier 1) Alameda, CA. (Base Reuse and Economic Development 29061822)

- 2-B** [2025-5375](#) Adoption of Resolution Declaring Five Project Sites of City-Owned Property at Alameda Point Including Building 525, Building 166, Building 12, the Southern Enterprise District Property, a Block Bounded by Saratoga Street, West Essex Drive, Todd Street, and West Midway Avenue as well as the Western Portion of a Block Bounded by Saratoga Street, West Midway Avenue, Pan Am Way, and West Ranger Avenue to be Exempt Surplus Land Under the Surplus Land Act.
- The streamlining provisions of Public Resources Section 21083.3 and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines apply and no further environmental review is required. (Base Reuse and Economic Development 29061822)
- Attachments:** [Exhibit 1: Map of Building 525](#)
 [Exhibit 2: Map of Building 166](#)
 [Exhibit 3: Map of Building 12](#)
 [Exhibit 4: Map of Southern Enterprise District Property](#)
 [Exhibit 5: Map of 9.88 Acres in Reuse Area](#)
 [Resolution](#)

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

- 4-A** [2025-5367](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 1501 Viking Street (Building 166), and 1399 Ferry Point (Pier 1) Alameda, CA
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, and Cushman and Wakefield Managing Director Ted J. Anderson
NEGOTIATING PARTIES: City of Alameda, Power Engineering Construction
UNDER NEGOTIATION: Price and terms
- 4-B** [2025-5390](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Jennifer Ott, City Manager, Noelle White,

Human Resources Director, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Deputy City Attorney

EMPLOYEE ORGANIZATIONS: International Association of Firefighters, Local 689 (IAFF) and Alameda Fire Chiefs Association (AFCA)

UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment

- 4-C** [2025-5391](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)
CASE NAME: County of Santa Clara, et. al. v. Kristi Noem, et. al.
COURT: United States District Court for the Northern District of California
CASE NUMBER: 25-8330

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Government Code § 54956.9)

CASE NAME: City of Fresno, et al., v. Scott Turner, et. al.

COURT: United States District Court for the Northern District of California

CASE NUMBER: 25-CV07070-RS

5 Announcement of Action Taken in Closed Session, if any

6 Adjournment - City Council

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

Pledge of Allegiance

1 Roll Call - City Council

2 Agenda Changes

3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes

- 3-A** [2025-4743](#) Proclamation Declaring October 2025 as Filipino-American History Month.

4 Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to 15 minutes and in-person comments only; remaining speakers may comment under Section 9

5 Consent Calendar - Routine items are approved by one motion unless Councilmembers remove items for discussion; removed items are called after Agenda Items; Councilmembers may speak for up to 3 minutes

5-A [2025-5370](#) Minutes of the Special and Regular City Council Meetings Held on September 2, 2025. (City Clerk)

5-B [2025-5410](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2025-5312](#) Recommendation to Authorize City Manager to Execute a Two-Year Agreement with Power Engineering Construction to Perform Maintenance Work on the Wharf at Grand Marina in an Amount Not-to-Exceed \$176,262.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). (Base Reuse and Economic Development C75200)

Attachments: [Exhibit 1: Site Map](#)
 [Exhibit 2: Agreement](#)

5-D [2025-5362](#) Recommendation to Authorize the City Manager to Execute an Agreement with Thompson General Construction Doing Business As Rubicon Builders to Perform Upgrades to the Exterior Security of Alameda Point Building 17, Located at 700 W. Essex Drive, in an Amount Not-to-Exceed \$198,450, Including Contingency.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Agreement](#)
 [Exhibit 2: Page & Turnbull Report](#)

5-E [2025-5313](#) Recommendation to Authorize the City Manager to Purchase Two TTR-15P Hose Reel Turntable Trailers on a Sole Source Basis for Phase 1 of the Alameda Emergency Response Water Supply System in an Amount Not-to-Exceed \$387,335. (Fire C71500)

Attachments: [Exhibit 1: Quote](#)
 [Exhibit 2: Sole Source Letter](#)
 [Exhibit 3: Agreement](#)

5-F [2025-5363](#) Recommendation to Accept the Annual Report on the City of Alameda's Settlements for the Period of July 1, 2024 through June 30,

2025, including 1) General Liability Claims 2) Litigation Settlements and 3) Workers' Compensation Settlements and Related Closed Session Disclosure Report. (City Attorney 10023040)

Attachments: [Exhibit 1: Settlement Report](#)

- 5-G** [2025-5372](#) Recommendation to Authorize the City Manager to Execute a Service Provider Agreement with Maurice Ramirez for Professional Photography and Videography Services for 40 Months Through June 2028, with Total Compensation Not-to-Exceed \$122,948. (City Manager)

Attachments: [Exhibit 1: Agreement](#)

- 5-H** [2025-5359](#) Recommendation to Authorize the City Manager to Purchase One Police Crisis Negotiation Command Van from National Auto Fleet Group for a Total Amount Not-to-Exceed \$242,919.60. (Public Works 60141581)

Attachments: [Exhibit 1: Quote](#)

- 5-I** [2025-5368](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Tri-Signal Integration, Inc. for Fire Sprinkler, Fire Alarm and Intrusion System Monitoring, Testing, Inspecting, Repair and Maintenance on City Buildings in an Amount Not-to-Exceed \$368,731 including a 10% Contingency. (Public Works 603)

Attachments: [Exhibit 1: Agreement](#)

- 5-J** [2025-5358](#) Recommendation to Authorize the Purchase of One Pierce Manufacturing, Inc. Fire Rescue Vehicle from Golden State Fire Apparatus in an Amount Not-to-Exceed \$1,925,115.57 and Two Medix Vehicles, Inc. Ambulances from Republic EVS in an Amount Not-to-Exceed \$843,349.38; and
Adoption of Resolution Amending the Fiscal Year 2025-26 Budget by Transferring \$1,825,023 of Public Safety Development Impact Fee Fund (Fund 308) Balance to the Vehicle Replacement Fund (Fund 601) and Increasing Authorized Expenditure in the Vehicle Replacement Fund (Fund 601) Operating Budget by \$2,768,465. (Public Works 60141581)

Attachments: [Exhibit 1: Golden State Fire Apparatus Agreement](#)
[Exhibit 2: Republic EVS Quote](#)
[Resolution](#)

- 5-K** [2025-5357](#) Adoption of Resolution to Accept the Work of Pulte Home Company, LLC., for Bay 37 - Phases 1, 2 and 3 (Tracts 8524, 8591, 8617). Final Environmental Impact Report (EIR) for the Alameda Landing

Mixed-Use Development Project (a Supplement to the 2000 Catellus Mixed Use Development Project EIR) (State Clearinghouse #2006012091) was certified by the City Council on December 5, 2006. None of the circumstances requiring further California Environmental Quality Act (CEQA) review are present. (Public Works)

Attachments: [Resolution](#)

- 5-L** [2025-5323](#) Adoption of Resolution Approving a Memorandum of Understanding (MOU) Between the International Brotherhood of Electrical Workers, Local 1245 (IBEW) and the City of Alameda for a Twenty-Four Month Term Commencing July 1, 2025 and Ending June 30, 2027. (Human Resources 10025060)

Attachments: [Exhibit 1: MOU - Redline](#)
 [Exhibit 2: MOU - Clean](#)
 [Exhibit 3: Salary Schedule, Effective 10/19/2025](#)
 [Resolution](#)

- 5-M** [2025-5392](#) Final Passage 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. This action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense). (Base Reuse and Economic Development 29061822, 29161822)

6 Continued Agenda Items

7 Regular Agenda Items

- 7-A** [2025-5399](#) Workshop to Discuss the City of Alameda's Infrastructure and Facility Needs Regarding Major Civic and Fire Facilities and Provide Feedback on the City Facilities Plan Preliminary Findings and Recommendations. (City Manager)

Attachments: [Presentation](#)

- 7-B** [2025-5371](#) Summary Title: Take Action to Adopt the California Building, Fire and Other Related Codes and Make Local Additions and Amendments

Introduction of Ordinance Amending the Alameda Municipal Code to Adopt the New 2025 California Building Standards Codes and Local Amendments Implementing the Alameda 2040 General Plan by Repealing Ordinance No. 3338 and Adding: (1) Article I (Uniform Codes Relating to Building, Housing and Technical Codes) to Chapter XIII (Building and Housing), to Adopt Chapter 1, Division II Scope and

Administration of the California Building Code, 2025 Edition as the Alameda Administrative Code, the 2025 California Building Code Volumes 1 and 2 as Amended, the 2025 California Residential Building Code as Amended, the 2025 Edition of the California Historical Building Code, the 2025 Edition of the California Electrical Code, the 2025 Edition of the California Plumbing Code as Amended, the 2025 Edition of the California Mechanical Code, the 1997 Uniform Housing Code, the 2024 Edition of the International Property Maintenance Code as Amended and the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings; and Adopting (2) the 2025 Edition of the California Fire Code, including Appendix Chapters 4, B, BB, C, CC, D, E, F, G, H, I, K, L, N and P with Necessary Additions and Amendments to Section 15-1 of Chapter XV (Fire Prevention) due to Local Climatic, Geological, or Topographical Conditions; and Adopting (3) the 2025 Edition of the California Green Buildings Standards Code and the 2025 Edition of the California Energy Code with Necessary Additions and Amendments to Section 13-10 of Chapter XIII (Building and Housing) due to Local Climatic, Geological, or Topographical Conditions.

This action is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Section 13578, and as a separate and independent basis, adoption of the local code amendments is exempt under CEQA Guidelines Section 15061(b)(3) because it can be shown with certainty that this action will not have any significant environmental impact. (Planning, Building, and Transportation 20962720)

Attachments: [Ordinance](#)

- 7-C** [2025-5377](#) Summary Title: Take Actions to Form Community Facilities District No. 25-1 (West Midway Facilities), Annex Community Facilities District No. 17-1 (Alameda Point Public Services District), and Levy Special Taxes

Public Hearing Regarding City of Alameda Community Facilities District No. 25-1 (West Midway Facilities): Adoption of Resolution Forming City of Alameda Community Facilities District No. 25-1 (West Midway Facilities) and Future Annexation Area, Authorizing the Levy of a Special Tax Therein to Finance Public Facilities in and for Such Community Facilities District;
Adoption of Resolution Determining Necessity to Incur Bonded Indebtedness for the City of Alameda Community Facilities District No. 25-1 (West Midway Facilities);
Adoption of Resolution Calling Special Election Regarding the City of Alameda Community Facilities District No. 25-1 (West Midway Facilities);
Adoption of Resolution Declaring Results of Special Election and

Directing Recording of Notice of Special Tax Lien Regarding City of Alameda Community Facilities District No. 25-1 (West Midway Facilities);
Introduction of Ordinance Levying Special Taxes Within the City of Alameda Community Facilities District No. 25-1 (West Midway Facilities); and
Public Hearing Regarding Annexation of Territory to City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District): Adoption of Resolution Annexing Territory to Community Facilities District No. 17-1 (Alameda Point Public Services District), Authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors; and
Adoption of Resolution Declaring Results of Special Annexation Election for Community Facilities District No. 17-1 (Alameda Point Public Services District), Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien. (Public Works 281)

Attachments: [Exhibit 1: CFD 25-1 Boundary Map](#)
[Exhibit 2: CFD 17-1 Annexation Map](#)
[Exhibit 3: Acquisition Agreement](#)
[Exhibit 4: CFD 25-1 Report](#)
[Resolution - CFD 25-1 Formation](#)
[Resolution - CFD 25-1 Bonded Indebtedness](#)
[Resolution - CFD 25-1 Calling Election](#)
[Resolution - CFD 25-1 Election Results](#)
[Ordinance - CFD 25-1](#)
[Resolution - CFD 17-1 Annexation](#)
[Resolution - CFD 17-1 Election Results](#)

- 8 **City Manager Communications - Communications from City Manager**
- 9 **Oral Communications, Non-Agenda (Public Comment) - Speakers may address the Council in regard to any matter not on the agenda over which the Council has jurisdiction; limited to in-person comments only**
- 10 **Council Referrals - Matters placed on the agenda by Councilmembers may be scheduled as future agenda items or dispositive action may be taken on sufficiently noticed time sensitive legislative matters; presentations are limited to 5 minutes; Councilmembers may speak for up to 3 minutes**
- 10-A [2025-5400](#) Consider Adoption of Resolution Supporting the Polluters Pay Climate Action Superfund Act of 2025. (Councilmember Jensen)

Attachments: [Resolution](#)
 [Correspondence from Staff](#)
 [Correspondence - Updated 10/7](#)

11 Council Communications - Councilmembers may speak for up to 9 minutes to address any matter not on the agenda, including reporting on conferences or meetings

- 11-A [2025-5133](#)** Mayor's Nominations for Appointment to the Commission on Persons with Disabilities, Golf Commission, Historical Advisory Board, Public Art Commission, and Social Service Human Relations Board.

12 Adjournment - City Council

- Public speaking times: 3 minutes for up to four speakers and 2 minutes for five or more speakers; speakers cannot cede time
- Public comment must be submitted by noon the day of the meeting to be posted online prior to the meeting
- Visuals to be shown at a meeting must be submitted by noon the day before the meeting and must be in PDF format
- Meeting Rules of Order are available at:
<https://www.alamedaca.gov/Departments/City-Clerk/Key-Documents#section-4>
- Public Comment and Council Meeting Guide available at:
<https://www.alamedaca.gov/GOVERNMENT/Public-Comment-and-City-Council-Meeting-Guide>
- Accessible seating for persons with disabilities, including those using wheelchairs, is available
- Equipment for the hearing impaired is available for public use
- Translators will be available upon request by contacting the City Clerk at 510-747-4800 or clerk@alamedaca.gov at least 48 hours prior to the meeting
- To request any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please complete an online form:
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- Documents related to this agenda are also available for public inspection and copying at the Office of the City Clerk (City Hall, 2263 Santa Clara Avenue, Room 380) during normal business hours

- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.