



City of Alameda

Meeting Agenda City Council

Tuesday, November 18, 2025

7:00 PM

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

**The agenda was revised on November 10, 2025 at 11:00 a.m. to add closed Item #4-D
and on November 17, 2025 at 11:00 a.m. to withdraw Closed Session Items 2-A and 4-C**

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

Joint Meeting - 6:59 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_SQ2GwUAyR5qlxb_AFbfWA

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 810 9467 4777

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2-A [2025-5483](#) WITHDRAWN - Recommendation to Approve Jennifer Ott, City

Manager; Abigail Thorne-Lyman, Director of Base Reuse and Economic Development; Dwayne Dalman, Economic Development Division Manager; Annie Cox, Administrative Management Analyst; and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for a Portion of Building 22, Located at 2501 Monarch Street at Alameda Point (Faction Brewing Company, LLC). (Base Reuse and Economic Development 29061822) [Will not be heard on November 18, 2025]

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

4-A 2025-5527 PUBLIC EMPLOYEE APPOINTMENT/HIRING
Pursuant to Government Code § 54957
Title/Description of Positions to be Filled: City Manager/Interim City Manager

4-B 2025-5464 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, Assistant 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 2025-5486 WITHDRAWN - CONFERENCE WITH REAL PROPERTY
NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: Bay 200, a portion of Building 22, located at 2501 Monarch Street at Alameda Point, Alameda CA 94501
CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, Administrative Management Analyst Annie Cox, Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda and Faction Brewing Company, LLC
UNDER NEGOTIATION: Price and terms of lease
[Will not be heard on November 18, 2025]

4-D 2025-5543 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

5 Announcement of Action Taken in Closed Session, if any

2025-5567 November 18, 2025 Closed Session Announcement

Attachments: Announcement

6 Adjournment - City Council**SPECIAL JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY****TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) MEETING - 6:59****P.M.****Pledge of Allegiance****1 Roll Call - City Council and SACIC**

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

2-A [2025-5512](#) Minutes of the Special Joint City Council and SACIC Meeting Held on September 16, 2025. [SACIC] (City Clerk)

2-B [2025-5463](#) Recommendation to Accept the Investment Transactions Report for the Quarter Ending September 30, 2025. [City Council and SACIC] (Finance 10024051)

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

3 Adjournment - City Council and SACIC**REGULAR CITY COUNCIL MEETING - 7:00 P.M.****1 Roll Call - City Council****2 Agenda Changes****3 Proclamations, Special Orders of the Day and Announcements - Limited to 15 minutes**

[2025-5568](#) November 18, 2025 Special Orders Award Presentation

Attachments: [Presentation](#)

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

[2025-5569](#) November 18, 2025 Oral Communications Submittal

Attachments: [Submittal](#)

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 [2025-5514](#) Minutes of the Special and Regular City Council Meetings Held on October 21, 2025. (City Clerk)

5-B [2025-5538](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2025-5488](#) Recommendation to Approve the Budget Policy. (Finance)

Attachments: [Exhibit 1: Budget Policy](#)

5-D [2025-5484](#) Recommendation to Authorize the City Manager to Execute an Agreement with Moffatt & Nichol for a Waterway Study for the Oakland-Alameda Estuary Bridge Project in an Amount Not-to-Exceed \$524,000. (Planning, Building and Transportation 24562743)

Attachments: [Exhibit 1: Agreement](#)

[Exhibit 2: Project Location Map](#)

5-E [2025-5470](#) Recommendation to Authorize the City Manager to Execute an Agreement with Bay Area Lightworks, Inc., for the Lincoln Park Lighting Project, No. P.W. 04-25-08, in an Amount Not-To-Exceed \$353,100, including Contingency. 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). (Public Works 31041520)

Attachments: [Exhibit 1: Agreement](#)

5-F [2025-5471](#) Recommendation to Authorize the City Manager to Purchase Emergency Vehicle Preemption Kits for Fire Department Response Vehicles from AM Signal, LLC in an Amount Not-to-Exceed \$102,535.25. (Public Works 601)

Attachments: [Exhibit 1: Quote](#)

5-G [2025-5472](#) Recommendation to Accept the Work of McKim Corporation for the

Grand Street Safety Improvements and Pavement Rehabilitation Project (P.W. No. 04-24-13).
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 15304 (Minor Alterations to Land). (Public Works C11000)

5-H [2025-5469](#) Adoption of Resolution Authorizing the City Manager to Execute a Grant of Easement to Ginja Central Alameda LLC Across City-Owned Property; and to Execute Any and All Ancillary Documents and Direct the Recording of the Grant of Easement at 2310 Central Avenue.
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land). (Public Works 31041520)

Attachments: [Exhibit 1: Existing and Proposed Improvements](#)
[Exhibit 2: Grant of Easement](#)
[Resolution](#)

5-I [2025-5467](#) Adoption of Resolution Authorizing the City Manager to Execute a Grant Agreement Between the State of California Department of Parks and Recreation, Division of Boating and Waterways and the City of Alameda by and through the Alameda Police Department; and Adoption of Resolution Amending the Fiscal Year 2025-26 Police Grants Fund Estimated Revenue and Expenditures Budget in the Amount of \$34,750 each for the Surrendered and Abandoned Vessel Exchange Grant.
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15321 (Law Enforcement Activities) and 15061(b)(3) (Common Sense Exemption). (Police 22131101)

Attachments: [Exhibit 1: Agreement](#)
[Grant Resolution](#)
[Budget Resolution](#)

6 Continued Agenda Items

7 Regular Agenda Items

7-A [2025-5503](#) Adoption of Resolution Appointing Nick Ksiazek as Trustee of the Alameda County Mosquito Abatement District Board. (Public Works 10041500)
Attachments: [Resolution](#)

7-B [2025-5500](#) Recommendation to Approve Quick-Build Traffic Calming in the

Neighborhood Around Gibbons Drive Followed by Long-Term Data Collection and Planning for the Fernside Boulevard Traffic Calming and Bikeways Project; and

Adoption of Resolution Amending the Fiscal Year 2025-26 Budget to Increase Authorized Expenditures in the Capital Improvement Project Fund C61000 by \$200,000, Appropriated from the General Fund.

In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt under CEQA Guidelines Section 15301(c) Existing Facilities (Minor alterations to existing facilities) and Section 15304 (Minor Alterations to Land on existing public rights of way). (Public Works 31041520)

Attachments: [Exhibit 1: Recommended Improvements](#)

[Exhibit 2: Safety Issues & Collisions](#)

[Exhibit 3: Intersection Analysis & Traffic Study Memo](#)

[Exhibit 4: Intersection Analysis & Traffic Study Overview](#)

[Exhibit 5: Public Input Summary and Collection](#)

[Exhibit 6: Street Classification History](#)

[Resolution](#)

[Presentation](#)

[Correspondence - Updated 11/18](#)

[Correspondence from Staff](#)

[Additional Correspondence](#)

7-C [2025-5502](#) Workshop to Discuss Updates to the Inclusionary Housing Ordinance.

In accordance with the California Environmental Quality Act (CEQA), this workshop is categorically exempt from further environmental review pursuant to CEQA Guidelines section 15262 (Feasibility and Planning Studies). (Planning, Building and Transportation)

Attachments: [Exhibit 1: Alameda Municipal Code Section 30-16](#)

[Exhibit 2: Policy Review and Recommendations](#)

[Supplemental Memo](#)

[Correspondence](#)

[Presentation](#)

7-D [2025-5485](#) Recommendation to Provide Direction on an Ordinance to Ban the Sale and Distribution of Mylar Balloons in Alameda.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further review pursuant to CEQA Guidelines Section §15061(b)(3) (the commonsense exemption). (Alameda Municipal Power)

Attachments: [Exhibit 1: Summary of Mylar Balloon Ordinances](#)
[Exhibit 2: Incidents on Alameda Municipal Power Grid](#)
[Presentation](#)
[Correspondence Updated 11/18](#)
[Additional Correspondence](#)

- 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 [2025-5494](#) Consider Directing Staff to Temporarily Lease a Private Parking Lot Bounded by the Former US Bank on the North and the Crolls Building on the South for Public Free Parking for the Month of December, 2025. (Councilmember Daysog)
- 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 [2025-5476](#) Mayor's Nominations for Appointment to the 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:
<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>
- Closed captioning is available via Zoom live or after meetings at:
<https://www.youtube.com/cityofalameda>
- Sign up to receive agendas: <https://www.alamedaca.gov/Subscribe>
- View documents related to this agenda on the City's website:
<https://alameda.legistar.com/Calendar.aspx>
- 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.