



City of Alameda

Meeting Agenda

City Council

Tuesday, July 1, 2025

7:00 PM

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

MEETING TIMES: Closed Session - 5:30 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_rTqHg-WVQS2ChbQKaFEIDw

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 842 0175 6634

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 - 5:30 P.M.

1 Roll Call - City Council

2 Public Comment on Closed Session Items Only

3 Adjournment to Closed Session to consider:

3-A [2025-5177](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to
Government Code Section 54956.8)
PROPERTY: 2151 Ferry Point, Alameda, California, 94501

CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Nicole Franklin, Community Development Manager Walker Toma, Assistant City Attorney Len Aslanian

NEGOTIATING PARTIES: City of Alameda and Little Opera House, Inc.

UNDER NEGOTIATION: Price and terms of lease option

- 3-B** [2025-5152](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Potential Initiation of Litigation Pursuant to Government Code Section 554956.9, Subsection (d)(4)
Number of Cases: One (As Plaintiff - City Initiating Legal Action)
Potential Defendant: Steeltown Winery LLC dba Building 43 Winery

Attachments: [Correspondence](#)

- 3-C** [2025-5153](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Potential Initiation of Litigation Pursuant to Government Code Section 554956.9, Subsection (d)(4)
Number of Cases: One (As Plaintiff - City Initiating Legal Action)
Potential Defendant: Port of Oakland

4 Announcement of Action Taken in Closed Session, if any

[2025-5214](#) July 1, 2025 Closed Session Announcement

Attachments: [Announcement](#)

5 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**
- 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**

[2025-5227](#) July 1, 2025 Oral Communications Submittals

Attachments: [Submittals](#)

- 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 [2025-5158](#) Minutes of the Special and Regular City Council Meeting Held on June 3, 2025. (City Clerk)

5-B [2025-5186](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

5-C [2025-5147](#) Recommendation to Authorize the City Manager to Execute an Agreement with OpenGov, Inc. for Continued Use of the Budget and Planning Module, for an Amount Not-to-Exceed \$143,546.91 for One Year. (Finance)

Attachments: [Exhibit 1: Agreement](#)

5-D [2025-5120](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Revel Environmental Manufacturing, Inc. for Storm Drain Full Trash Capture Device Inspection and Maintenance Service in an Amount Not-to-Exceed \$1,586,362.26. In accordance with California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment). (Public Works 26441610)

Attachments: [Exhibit 1: Agreement](#)

5-E [2025-5119](#) Adoption of Resolution Authorizing the City Manager to Execute the Project Specific Maintenance Agreement, 04-Ala 260 PM R0.78/R1.90, for Pedestrian and Bike Project Components of the Oakland Alameda Access Project Located within the City of Alameda for No More than \$10,000 Annually. 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)

Attachments: [Exhibit 1: Proposed Maintenance Agreement](#)
[Exhibit 2: Cooperative Agreement 04-2981](#)
[Resolution](#)

5-F [2025-5121](#) Adoption of a Resolution Approving the City of Alameda Sewer System Management Plan, July 1, 2025. 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), 15302 (Replacement or Reconstruction), and 15308 (Actions by Regulatory Agencies for Protection of the Environment). (Public Works 501)

Attachments: [Exhibit 1: Sewer System Management Plan Resolution](#)

- 5-G** [2025-5132](#) Adoption of Resolution Approving a Memorandum of Understanding between the Management and Confidential Employees Association 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: MCEA MOU - Redline](#)
[Exhibit 2: MCEA MOU - Clean](#)
[Exhibit 3: MCEA Salary Schedule Resolution](#)

- 5-H** [2025-5139](#) Adoption of Resolution Approving a Memorandum of Understanding between the Alameda Police Officers Association: Non-Sworn 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: PANS MOU - Clean](#)
[Exhibit 2: PANS MOU - Redlined](#)
[Exhibit 3: PANS Salary Schedule Effective July 13, 2025 Resolution](#)

- 5-I** [2025-5140](#) Adoption of Resolution Approving a Memorandum of Understanding between the Alameda Police Officers Association 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: APOA MOU - Redlined](#)
[Exhibit 2: APOA MOU - Clean](#)
[Exhibit 3: APOA Salary Schedule Effective July 13, 2025 Resolution](#)

- 5-J** [2025-5141](#) Adoption of Resolution Approving a Revised Executive Management Compensation Plan for the Period Commencing July 1, 2025 and Ending June 30, 2027. (Human Resources 10025060)

Attachments: [Exhibit 1: EXME Compensation Plan - Redline](#)
[Exhibit 2: EXME Compensation Plan - Clean](#)
[Exhibit 3: EXME Salary Schedule Effective July 13, 2025 Resolution](#)

- 5-K** [2025-5142](#) Adoption of Resolution Approving a Revised Alameda Municipal Power Unrepresented Management Employees Compensation Plan for the Period Commencing July 1, 2025 and Ending June 30, 2027. (Human Resources 10025060)
- Attachments:** [Exhibit 1: AMPU Compensation Plan - Redline](#)
 [Exhibit 2: AMPU Compensation Plan - Clean](#)
 [Exhibit 3: AMPU Salary Schedule Effective July 13, 2025](#)
 [Resolution](#)
- 5-L** [2025-5148](#) Adoption of Resolution Approving a Memorandum of Understanding between the Alameda City Employees Association 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: ACEA MOU - Redlined](#)
 [Exhibit 2: ACEA MOU - Clean](#)
 [Exhibit 3: ACEA Salary Schedule Effective July 13, 2025](#)
 [Resolution](#)
- 5-M** [2025-5156](#) Adoption of Resolution Approving a Memorandum of Understanding between the Electric Utility Professionals Association 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: EUPA MOU - Redline](#)
 [Exhibit 2: EUPA MOU - Clean](#)
 [Exhibit 3: EUPA Salary Schedule Effective July 13, 2025](#)
 [Resolution](#)
- 5-N** [2025-5149](#) Adoption of Resolution Amending the City of Alameda Salary Schedule for the Rent Program Director. (City Attorney)
- Attachments:** [Resolution](#)
- 5-O** [2025-5183](#) Final Passage of Ordinance Approving a Purchase Option Agreement in Furtherance of the Purchase and Sale of City-Owned Property for Use as the Pacific Fusion Research and Development Facility Site, and Authorizing the City Manager to Negotiate and Execute a Purchase and Sale Agreement and Deed Consistent with the Terms of the Purchase Option.
- For purposes of the California Environmental Quality Act (CEQA), the project is subject to streamlined environmental review, and no further environmental review is necessary, pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs), 15168 (Program EIRs), and 15183 (Projects Consistent with a Community Plan or Zoning). (Base Reuse and Economic Development 29061822)

6 Continued Agenda Items**7 Regular Agenda Items**

7-A [2025-5162](#) Adoption of Resolutions Appointing Julie Lyons as a Member of the Commission on Persons with Disabilities, David Crotty as a Member of this Historical Advisory Board, and Reappointing Dimple Kanji and Sara Stricker as Members of the Library Board, Xiomara Cisneros and Andy Wang as Members of the Planning Board, and Christina McKenna as a Member of the Public Utilities Board.

7-B [2025-5144](#) Recommendation to Approve the City Aquatic Center Project and the Recommended Funding Plan for a Total Project Cost of \$35.5 Million. The City of Alameda has prepared an Addendum to a Mitigated Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act Guidelines and no further environmental review is required. (Recreation 10051400)

Attachments: [Exhibit 1: Design Development Update](#)
 [Exhibit 2: Amended Modified Negative Declaration CEQA Presentation](#)
 [Correspondence - Updated 7/2](#)

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

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, 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.