



# City of Alameda

## Meeting Agenda

### City Council

---

Tuesday, January 21, 2025

7:00 PM

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

---

**MEETING TIMES: Closed Session - 5:00 p.m.**  
**Regular Meeting - 7:00 p.m.**

*The City allows members of the public to participate in person or remotely*

**Public Speaking Times:**

**Up to 4 speakers: 3 minutes**

**5 or more speakers: 2 minutes**

**Speakers cannot cede time**

**For information to assist with remote participation, please click:**

**<https://www.alamedaca.gov/zoom>**

**For Zoom registration, please click:**

**[https://alamedaca-gov.zoom.us/webinar/register/WN\\_WizQWM3QTEa0qJH1Aip9wg](https://alamedaca-gov.zoom.us/webinar/register/WN_WizQWM3QTEa0qJH1Aip9wg)**

**For Telephone Participants:**

**Zoom Phone Number: 669-900-9128**

**Zoom Meeting ID: 838 8713 5043**

**Any requests for reasonable accommodations should be made by contacting the City Clerk's office: [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) or 510-747-4800**

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

**SPECIAL CITY COUNCIL MEETING - 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 [2025-4654](#) Recommendation to Approve Jennifer Ott, City Manager, Abigail Thorne-Lyman, Base Reuse and Economic Development Director, Alesia Strauch, Base Reuse Manager, Ted Anderson, Senior Director, Cushman & Wakefield, and Len Aslanian, Assistant City Attorney, as**

Real Property Negotiators for the Property Located at Building 530, 390 West Oriskany Avenue, Area Bounded by West Pacific Avenue, Orion Street and Viking Street, West Ticonderoga Avenue, and Central Avenue (Pacific Fusion). (Base Reuse and Economic Development 29061822)

**3 Public Comment on Closed Session Items Only**

**4 Adjournment to Closed Session to consider:**

- 4-A**     [2025-4655](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)  
PROPERTY: Building 530, 390 West Oriskany Avenue, Area Bounded by West Pacific Avenue, Orion Street and Viking Street, West Ticonderoga Avenue, and Central Avenue  
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, Cushman & Wakefield Senior Director, Ted Anderson  
NEGOTIATING PARTIES: City of Alameda and Pacific Fusion  
UNDER NEGOTIATION: Price and terms of Sale

**Attachments:**     [Correspondence](#)

- 4-B**     [2025-4663](#)     CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)  
CITY NEGOTIATORS: Jennifer Ott, City Manager, Jessica Romeo, Human Resources Director, and Doug McManaway, Deputy City Attorney  
EMPLOYEE ORGANIZATIONS: Alameda City Employees Association (ACEA), Alameda Police Management Association (APMA), Alameda Police Officers Association (APOA, Alameda Police Officers Association - Non-Sworn (PANS), Electric Utility Professionals Association (EUPA) International Brotherhood of Electrical Workers (IBEW), and Management and Confidential Employees Association (MCEA)  
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment
- 4-C**     [2025-4691](#)     PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Pursuant to Government Code § 54957  
Positions Evaluated: City Attorney - Yibin Shen

**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**
- 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    [2025-4686](#)    Minutes of the Special and Regular City Council Meetings Held on December 17, 2024. (City Clerk)
- 5-B    [2025-4692](#)    Bills for Ratification. (Finance)  
**Attachments:**    [Bills for Ratification](#)
- 5-C    [2025-4658](#)    Recommendation to Accept Report on the Appointment of Open Government Commission Members. (City Clerk 10022020)
- 5-D    [2025-4661](#)    Recommendation to Authorize the City Manager to Execute an Agreement with Keyser Marston Associates, Inc. for Economic and Financial Consulting Services for an Initial Term of One Year for a Total Not-to-Exceed Cost of \$200,000, with the Option of Four One-Year Extensions at \$150,000 Per Year, in an Amount Not-to-Exceed \$800,000. (Base Reuse and Economic Development 29061822)  
**Attachments:**    [Exhibit 1: Agreement](#)
- 5-E    [2025-4675](#)    Recommendation to Authorize the Continued Action to Address Declaration of Unsafe Building and Notice to Vacate, Case Number X24-0470, for the City-Owned Building Located at Building 114, 2450 Saratoga Street, Alameda, California. [Requires four affirmative votes] In accordance with California Environmental Quality Act (CEQA), this project is statutorily exempt from further environmental review pursuant to Public Resources Code Section 21080(b)(4) and CEQA Guidelines

Section 15269(c) relating to actions necessary to prevent or mitigate an emergency. (Base Reuse and Economic Development C75400)

- 5-F**      [2025-4651](#)      Recommendation to Accept the Work of Gruendl Inc. dba Ray's Electric, for the Lincoln Avenue / Walnut Street Safety Improvement Project (No. P.W. 01-24-05).  
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). (Public Works 31041520)
- 5-G**      [2025-4652](#)      Recommendation to Authorize the Purchase of Six Dodge Durango Police Vehicle Upfit Packages in an Amount Not-to-Exceed \$152,735.52 from Kerr Industries. (Public Works 60141581)  
**Attachments:**    [Exhibit 1: Quote](#)  
                                 [Exhibit 2: Vehicle Upfit Package Details](#)  
                                 [Exhibit 3: Program Letter](#)
- 5-H**      [2025-4676](#)      Recommendation to Ratify a Construction Agreement with McGuire and Hester, Inc. for High Priority Shoreline Rock Slope Repairs on the Bay Farm Island Dike for an Amount Not-to-Exceed \$500,000; and Adoption of Resolution Appropriating \$354,000 from the Bay Farm Island Dike Fund (Fund 286) Available Fund Balance to Alameda Capital Project Fund (Fund 301) Project #C35000, Shoreline Maintenance Fiscal Year 2024-25 Capital Improvement Budget.  
[Requires four affirmative votes]  
In accordance with California Environmental Quality Act (CEQA), this project is statutorily and categorically exempt from further environmental review pursuant to Public Resources Code Section 21080(b)(4) and CEQA Guidelines Section 15269(c) relating to actions necessary to prevent or mitigate an emergency. (Public Works 31041C35000)  
**Attachments:**    [Exhibit 1: Agreement Resolution](#)
- 5-I**      [2025-4645](#)      Adoption of Resolution Authorizing the City Manager to Negotiate and Execute a Five-Year Agreement with All City Management Services Inc. for School Crossing Guard Services in an Amount Not-to-Exceed \$2,345,640. (Police 1003110)  
**Attachments:**    [Exhibit 1: Agreement](#)  
                                 [Exhibit 2: Sole Source Documentation Resolution](#)
- 5-J**      [2025-4687](#)      Final Passage of Ordinance Amending the Encinal Terminals Master Plan and Development Agreement (Entered into by the City Council on

February 1, 2022) to Modify Interim Milestones and Related / Conforming Amendments Pursuant to Alameda Municipal Code (AMC) Section 30-4 and Sections 30-91 Through 30-95. General Plan: Mixed Use. Zoning: MX, Mixed Use.

California Environmental Quality Act (CEQA) Determination: Exempt - prior environmental review was conducted for the project and none of the circumstances necessitating further CEQA review are present. Amending the implementation timeline has no foreseeable effect on the environment. (Planning, Building and Transportation 20962710)

**Attachments:** [Ordinance](#)

- 5-K [2025-4688](#) Final Passage of Ordinance Authorizing the City Manager to Execute a Lease for a Portion of Building 169 with the Pacific Pinball Museum, a 501(C)(3) California Nonprofit Organization, Located at 1680 Viking Street, Suite 101 at Alameda Point, Alameda, California, for a Term of Thirty-Six Months. [Requires 4 affirmative votes]
- 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 15061(b)(3) (Common Sense). (Base Reuse and Economic Development 29061822)

## 6 Continued Agenda Items

## 7 Regular Agenda Items

- 7-A [2025-4648](#) Recommendation to Endorse the Concept Designs for the Estuary Adaptation Project and the Bay Farm Island Adaptation Project and to Accept a Status Update on the Subregional Adaptation Plan. This project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15262. (Planning Building and Transportation 10062032)

**Attachments:** [Exhibit 1: Projects](#)  
[Exhibit 2: Frequently Asked Questions](#)  
[Exhibit 3: 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

**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 [2025-4685](#) Mayor's Nominations for the Commission on Persons with Disabilities, Golf Commission, Historical Advisory Board, and Public Utilities 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
- 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 and sign language interpreters available if requested prior to the meeting
- To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting, please contact the City Clerk at 510-747-4800 or [clerk@alamedaca.gov](mailto:clerk@alamedaca.gov) at least 48 hours prior to the meeting
- View documents related to this agenda or sign up to receive agendas 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](mailto: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.