



City of Alameda

Meeting Agenda

City Council

Tuesday, July 15, 2025

7:00 PM

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

The agenda was revised on July 9, 2025 at 4:30 p.m. to indicate Item 7-B has been
withdrawn and will not be heard

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_hnE4w0goRF2MRmVwTojl6g

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 827 2013 5625

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 JOINT MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO
THE COMMUNITY IMPROVEMENT COMMISSION - CLOSED SESSION - 5:00 P.M.**

1 Roll Call - City Council and SACIC

**2 Consent Calendar - Items are routine and will be approved by one motion
unless removed by the Council/SACIC**

2-A [2025-5205](#) Recommendation to Approve City Manager Jennifer Ott, Base Reuse

and Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, Assistant City Attorney Len Aslanian and David Doezeema, Keyser Marston, as Real Property Negotiators for 2317 Central Avenue, Alameda, CA (Alameda Theater & Cineplex). [City Council and SACIC] (Base Reuse and Economic Development 10061810)

- 2-B** [2025-5219](#) Recommendation to Approve Jennifer Ott, City Manager; Abby Thorne-Lyman, Base Reuse and Economic Development Director; Nicole Franklin, Base Reuse Manager; Walker Toma, Community Development Manager; and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for Grand Marina, 2099 Grand Street, Alameda CA 94501. [City Council] (Base Reuse and Economic Development (21661825))

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

- 4-A** [2025-5218](#) 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: Harbor Bay Business Park Association [City Council]
- 4-B** [2025-5222](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 2099 Grand Street, 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, Grand Marina
UNDER NEGOTIATION: Price and terms [City Council]
- 4-C** [2025-5206](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 2317 Central Avenue (Alameda Theater), Alameda, CA
CITY/SUCCESSOR AGENCY TO THE COMMUNITY IMPROVEMENT COMMISSION (SACIC) NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Economic Development Division Manager Dwayne Dalman, and Assistant City Attorney Len Aslanian
NEGOTIATING PARTIES: City of Alameda, SACIC, and Alameda Theater & Cineplex

UNDER NEGOTIATION: Price and Terms of Lease and Loans [City Council and SACIC]

- 4-D [2025-5200](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code § 54957
Position Evaluated: City Clerk - Lara Weisiger [City Council]

5 **Announcement of Action Taken in Closed Session, if any**

6 **Adjournment - City Council/SACIC**

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 [2025-5238](#) Minutes of the Special City Council Meeting, the Special Joint City Council and Successor Agency to the Community Improvement Commission and City Council Meeting Held on June 17, 2025. (City Clerk)
- 5-B [2025-5239](#) Bills for Ratification. (Finance)
- Attachments:** [Bills for Ratification](#)
- 5-C [2025-5129](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Service Provider Agreement with the Alameda-Contra Costa Transit District (AC Transit) to Continue the AC Transit Free Bus Pass Program for Seniors and People with Disabilities for an Additional Two-Year Term, Not-to-Exceed \$690,000, for a Total Five-Year Compensation Amount Not-To-Exceed \$1,363,000.

In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3), the common-sense exemption, because the activity does not have the potential for causing a significant effect on the environment. (Planning, Building, and Transportation 21862741)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: First Amendment](#)

- 5-D** [2025-5175](#) Recommendation to Authorize the City Manager to Execute a Second Amendment to the Agreement with CMG Landscape Architecture for Up to \$545,000, Including Contingencies, for a Total Agreement Amount Not-To-Exceed \$3,387,000, to Provide Additional Technical Services Related to the Sea Level Rise Adaptation Projects. This project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15262 - Feasibility and Planning Studies. (Planning Building and Transportation 10062032)

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: First Amendment](#)
[Exhibit 3: Second Amendment](#)

- 5-E** [2025-5167](#) Recommendation to Authorize the City Manager to Execute First Amendments with Bureau Veritas North America (BVNA) and Interwest, Respectively, for Total Agreement Amounts Not-To-Exceed \$2,074,999, to Provide Third Party Plan Check Services through June 30, 2028. (Planning, Building and Transportation 20962720)

Attachments: [Exhibit 1: BVNA Agreement](#)
[Exhibit 2: BVNA First Amendment](#)
[Exhibit 3: Interwest Agreement](#)
[Exhibit 4: Interwest First Amendment](#)

- 5-F** [2025-5150](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Prado 9-1-1 Investigative Services to Conduct Background Investigations for Pre-Employment and Concealed Carry Weapon License Applicants, for a Total Amount Not-to-Exceed \$150,000. (Police 1003110)

Attachments: [Exhibit 1: Agreement](#)

- 5-G** [2025-5151](#) Recommendation to Authorize the City Manager to Execute a Five-Year Agreement with Ava G. Investigative Services to Conduct Background Investigations for Pre-Employment and Concealed Carry Weapon License Applicants, for a Total Amount Not-to-Exceed \$150,000. (Police 1003110)

Attachments: [Exhibit 1: Agreement](#)

- 5-H [2025-5154](#) Recommendation to Authorize Updates to the Existing Alameda Police Department Policy Manual to Conform to Best Practices and to Ratify Policies that Have Been Updated Pursuant to Legal Updates, Significant Liability Issues, and Imminent Safety. (Police 10031100)

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

- 5-I [2025-5184](#) Recommendation to Authorize the City Manager to Execute a Three-Year Agreement with Avallation, LLC for City Network Resiliency Services in an Amount Not-to-Exceed \$182,976. (Information Technology C80900)

Attachments: [Exhibit 1: Agreement](#)

- 5-J [2025-5197](#) Recommendation to Approve the Third Amendment to the Employment Agreement for the City Attorney, Effective July 13, 2025.

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: Amended Agreement](#)
[Exhibit 3: First Amendment](#)
[Exhibit 4: Second Amendment](#)
[Exhibit 5: Third Amendment](#)

- 5-K [2025-5198](#) Recommendation to Approve the First Amendment to the Employment Agreement for the City Manager, Effective July 13, 2025.

Attachments: [Exhibit 1: Agreement](#)
[Exhibit 2: First Amendment](#)

- 5-L [2025-5159](#) Recommendation to Accept the Work of Chrisp Company for Sign & Stripping Maintenance Project, No. P.W. 10-21-35.
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 310)

- 5-M [2025-5160](#) Recommendation to Authorize the City Manager to Execute an Agreement with Armer Norman and Associates, Inc., in an Amount Not-To-Exceed \$2,271,825, for the Underground Fuel Storage Tanks Replacement Project at Maintenance Service Center and Alameda Police Station.

This project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (existing facilities) and 15302 (replacement or reconstruction). (Public Works 310)

Attachments: [Exhibit 1: Agreement](#)

- 5-N** [2025-5161](#) Recommendation to Accept the Work of Radius Earthwork Inc., for the Pavement Management Project, Phase 42, No. P.W. 11-23-30. 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 310)
- 5-O** [2025-5163](#) Recommendation to Authorize the City Manager to Execute an Agreement with Bayside Stripe & Seal, Inc. for Alameda Neighborhood Greenways Pacific Avenue - Oak Street to Lafayette Street, No. P.W. 04-25-09, in an Amount Not-to-Exceed \$276,255, 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). (Public Works 310)
Attachments: [Exhibit 1: Agreement](#)
- 5-P** [2025-5165](#) Recommendation to Accept the Work of Columbia Electric, Inc. for the Highway Safety Improvement Program Upgrades to Improve Pedestrian Safety Project, No. P.W. 01-24-04. 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 310)
- 5-Q** [2025-5166](#) Recommendation to Authorize the City Manager to Execute an Agreement with Bay Cities Paving & Grading, Inc. for Pavement Management Project, Phase 43, No. P.W. 03-25-06, in an Amount Not-to-Exceed \$6,719,050, 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). (Public Works 310)
Attachments: [Exhibit 1: Agreement](#)
- 5-R** [2025-5168](#) Recommendation to Accept the Work of Andrew M. Jordan, Inc., DBA A&B Construction, for the Alameda Point Reuse Area Infrastructure Replacement Phase 1 and Phase 2, No. P.W. 11-19-55. On February 4, 2014, the City certified the Alameda Point Final Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). On a separate and independent basis, in accordance with CEQA, this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061 (Common Sense). (Public Works 310)

Attachments: [Exhibit 1: Reuse Area Phasing Map](#)

- 5-S** [2025-5164](#) Recommendation to Authorize the City Manager to Execute an Agreement with Globe Engineering Development for Harbor Bay Business Park Bus Stops and Ferry Terminal Improvements, Project No. P.W.02-23-01, in an Amount Not-to-Exceed \$815,271.60, Including Contingency; and
Adoption of Resolution Amending the Fiscal Year 2024-25 Capital Improvement Budget by Increasing Revenue and Appropriations in Capital Improvement Program C62100 by Appropriating \$261,000 from Transportation Improvement Fund Balance (Fund 287).
In accordance with the California Environmental Quality Act (CEQA), this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section (Existing Facilities). (Public Works)

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

- 5-T** [2025-5170](#) Recommendation to Authorize the City Manager to Execute an Agreement with Bay Cities Paving & Grading, Inc. for Construction of Clement Avenue/Tilden Way Improvements Project No. P.W. 04-25-14, in an Amount Not-to-Exceed \$8,373,060.21, Including a 15% Contingency;
Recommendation to Authorize the City Manager to Execute an Agreement with 4LEAF, Inc. for Construction Engineering and Inspection Services for the Clement Avenue/Tilden Way Improvements Project in an Amount Not-to-Exceed \$1,102,124.10, Including a 10% Contingency; and
Adoption of Resolution Amending the Fiscal Year 2024-25 Capital Budget by Reducing Revenue and Appropriations in Capital Improvement Program C55300 by \$75,000, Reducing Revenue and Appropriations of Measure BB Paratransit Funds in Capital Improvement Program C61000 by \$200,000, and Appropriating \$2,100,000 of Safe Routes to BART (SR2B) Grant Funds to Capital Improvement Program 65300 to Increase Revenue and Appropriations for Capital Improvement Program C65300 by \$2,375,000.
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) and Section 15304 (Minor Alterations to Land). (Public Works)

Attachments: [Exhibit 1: Construction Agreement](#)
[Exhibit 2: Consultant Agreement Resolution](#)

- 5-U** [2025-5169](#) Adoption of Resolution to Summarily Vacating a Public Utility Easement, Power Easement, Pathway Easement, and Streetlight Easement at 1051 Harbor Bay Parkway.
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 310)
Attachments: [Resolution](#)
- 5-V** [2025-5171](#) Adoption of Resolution Declaring Intention to Form City of Alameda Community Facilities District No. 25-1 (West Midway Facilities), and to Authorize the Levy of a Special Tax Therein to Finance Public Facilities in and for Such Community Facilities District;
Adoption of Resolution Declaring Intention to Incur Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City of Alameda Community Facilities District No. 25-1 (West Midway Facilities); and
Adoption of Resolution Declaring Intention to Annex Territory to Community Facilities District No. 17-1 (Alameda Point Public Services District) and to Authorize the Levy of Special Taxes Therein. (Public Works 281)
Attachments: [Exhibit 1: Boundary Map](#)
 [Exhibit 2: Annexation Map](#)
 [Exhibit 3: Sample Tax Bill](#)
 [Resolution - Intention to Form](#)
 [Resolution - Bonded Indebtedness](#)
 [Resoution - Intention to Annex](#)
- 5-W** [2025-5155](#) Adoption of Resolution Approving Memorandum of Understanding between the Alameda Police Managers 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: APMA MOU - Redlined](#)
 [Exhibit 2: APMA MOU - Clean](#)
 [Exhibit 3: APMA Salary Schedule Effective July 13, 2025](#)
 [Resolution](#)
- 6** **Continued Agenda Items**
- 7** **Regular Agenda Items**
- 7-A** [2025-5207](#) Adoption of Resolution Authorizing the City Manager to Negotiate and Execute a Transient Occupancy Tax Sharing Agreement with the

Oakland Roots & Soul in an Amount Not-To-Exceed \$150,000 in Support of a World Cup Team in their Alameda Facility during the World Cup Tournament in Summer, 2026. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Fiscal Analysis and Assumptions Resolution](#)

- 7-B** [2025-5213](#) WITHDRAWN - Public Hearing to Consider an Appeal of the Planning Board's Approval of Use Permit Amendment No. PLN24-0094 to Allow Additional Operating Hours for the Existing Legal Non-Conforming Gas Station Located at 1310 Central Avenue, as well as Sale of Packaged Foods and Non-alcoholic Beverages in the Existing Store; and Adoption of Resolution Upholding the Planning Board's Approval of Use Permit Amendment PLN24-0094 to Allow Additional Operating Hours for the Existing Legal Non-Conforming Gas Station Located At 1310 Central Avenue, as Well as Sales of Packaged Foods and Non-Alcoholic Beverages in the Existing Store.
This project is categorically exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 - Existing Facilities. (Planning, Building and Transportation 20962710) [Will not be heard on July 15, 2025]

Attachments: [Exhibit 1: Planning Board Resolution](#)
[Exhibit 2: Appeal](#)
[Exhibit 3: Existing Use Permit Resolution](#)

- 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** [2025-5193](#) Consider Directing Staff to Draft an Ordinance Prohibiting the Sale and Distribution of Mylar Balloons in the City. (Councilmember Jensen)
- 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>
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<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.