



City of Alameda

Meeting Agenda

City Council

Tuesday, May 20, 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.

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_58lgWu9ETQsGLXHUtNhWPg

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 895 9365 2452

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 Public Comment on Closed Session Items Only

3 Adjournment to Closed Session to consider:

3-A [2025-5026](#) 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

NEGOTIATING PARTIES: City of Alameda, Pacific Fusion Corporation and Hines Interests Limited Partnership

UNDER NEGOTIATION: Price and terms of Sale

- 3-B** [2025-5025](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
 CITY NEGOTIATORS: Jennifer Ott, City Manager, Noelle White, Acting Human Resources Director, Tim Haines, General Manager - AMP, 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 Announcement of Action Taken in Closed Session, if any

[2025-5102](#) May 20, 2025 Closed Session Announcement

Attachments: [Announcement](#)

5 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** [2025-5048](#) Minutes of the Special Joint City Council and SACIC Meeting Held on

May 6, 2025. [City Council and SACIC] (City Clerk)

- 2-B** [2025-4972](#) Recommendation to Accept the Investment Transactions Report for the Fiscal Year Quarter Ending March 31, 2025. [City Council and SACIC] (Finance 2410)

Attachments: [Exhibit 1: Quarterly Investment Transactions 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

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

[2025-5103](#) May 20, 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** [2025-5041](#) Minutes of the Special and Regular City Council Meetings Held on April 15, 2025, and the Special Meeting Held on May 5, 2025. (City Clerk)

- 5-B** [2025-5058](#) Bills for Ratification. (Finance)

Attachments: [Bills for Ratification](#)

- 5-C** [2025-4978](#) Recommendation to Authorize the City Manager to Execute a Construction Agreement with Silverado Contractors, Inc., for the Demolition of Building 116, 2501 Todd Street, Alameda, in an Amount Not-to-Exceed \$281,160, Including Contingency.
The City previously certified an Environmental Impact Report for Alameda Point. Pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15163, none of the circumstances necessitating further CEQA review are present. (Base

Reuse 29061822)

Attachments: [Exhibit 1: Declaration of Unsafe Building and Notice to Vacate](#)
[Exhibit 2: Site Plan and Photographs](#)
[Exhibit 3: Resolution HAB 25-1](#)
[Exhibit 4: Construction Agreement](#)

- 5-D** [2025-4981](#) Recommendation to Authorize the City Manager to Execute a Four-Year Agreement with RK Roofing & Construction for On-Call Residential Roofing Maintenance Services for Alameda Point Main Street Neighborhood in an Amount Not-to-Exceed \$800,000. In accordance with the California Environmental Quality Act (CEQA), pursuant to the streamlining provision of Public Resources Section 21083.3 and Section 15183 of the CEQA Guidelines, no further environmental review is required. On a separate and independent basis, this action is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exception). (Base Reuse and Economic Development C75200)
- Attachments:** [Exhibit 1: Agreement](#)
- 5-E** [2025-5018](#) Recommendation to Receive an Update on the City's Joint Application with MidPen Housing for a State of California Affordable Housing and Sustainable Communities (AHSC) Program Loan and Grants to Fund Phase One of the Rebuilding Existing Supportive Housing at Alameda Point Housing Development. The Streamlining provision of Public Resources Section 21083.3 and Section 15183 of the California Environmental Quality Act Guidelines Apply and No Further Environmental Review is Required. (Base Reuse and Economic Development 29061822)
- Attachments:** [Exhibit 1: AHSC Fact Sheet](#)
[Exhibit 2: Stardust Gardens One-Mile Radius](#)
- 5-F** [2025-5023](#) Recommendation to Authorize the City Manager to Execute a First Amendment with Terraphase Engineering Inc. in an Amount Not-to-Exceed \$305,000, Including Contingencies, for a Total Contract Amount Not-To-Exceed \$505,000, to Provide Additional Environmental Support Services Related to the Clement Avenue/Tilden Way Project. Amending this agreement for contractual services is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15262, Feasibility and Planning Studies and 15061(b)(3), the general rule that CEQA only applies to actions that have the potential to cause a significant impact on the environment. (Planning Building and Transportation 10062032)

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

5-G [2025-5010](#) Recommendation to Authorize the City Manager to Execute a Cooperative Agreement with Alameda Unified School District (AUSD) to Provide for Use of AUSD Facilities as Emergency Shelters. This action is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense Exemption). (Fire 60532210)

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

5-H [2025-5017](#) Recommendation to Authorize the City Manager to Execute an Agreement with ImageTrend LLC, for Two Years, with the Option to Extend for Up to Three Additional Years, for the Purchase and Implementation of Fire Records Management System for a Total Amount Not-to-Exceed \$179,396. (Fire 10032210-52010)

Attachments: [Exhibit 1: Agreement](#)

5-I [2025-5022](#) Adoption of Resolution Authorizing the City Manager to Execute Required Documents with the Office of Justice Programs to Accept \$963,000 for the 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funding for Operational Costs of the City of Alameda Community Assessment Response and Engagement (CARE) Team and to Amend the Fiscal Year 2024-25 Fire Grants Fund (Fund 220) Operating Budget by Increasing Appropriations by \$963,000. (Fire 220G12080)

Attachments: [Exhibit 1: Community Project Grant Resolution](#)

5-J [2025-5009](#) Adoption of Resolution Amending the Salary Schedule for Part-Time Classifications Effective June 1, 2025 to Reflect Changes to the City of Alameda Minimum Wage and to Maintain Adequate Differentials Between Part-Time Job Categories. (Human Resources 10025060)

Attachments: [Exhibit 1: Minimum Wage Ordinance](#)
[Exhibit 2: Revised Part-Time Salary Schedule Resolution](#)

5-K [2025-4988](#) Adoption of Resolution Approving Final Map and Accepting Dedications and Public Easements for Tract 8696, West Midway Large Lot, for the Rebuilding Existing Supportive Housing at Alameda Point (RESHAP) and West Midway Development Projects. Pursuant to the streamlining provision of Public Resources Section 21083.3 and Section 15183 of the California Environmental Quality Act

(CEQA) Guidelines, and the exemptions set forth in Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268 (ministerial projects), no further environmental review is required. (Public Works)

Attachments: [Exhibit 1: West Midway Large Lot Final Map Resolution](#)

5-L [2025-5019](#) Adoption of Resolution Appointing Michael Roush as a Qualified Examiner to Conduct Administrative Hearings for Parking Violations in Accordance with the California Vehicle Code. (Public Works 26541643)

Attachments: [Resolution](#)

5-M [2025-5042](#) Final Passage of Ordinance Re-Adopting Alameda Municipal Code Section 6-62 (Third-Party Food Delivery Services) of Article XVIII (Fair Housing and Tenant Protections) of Chapter VI (Businesses, Occupations and Industries) to Continue Placing Limits on Charges Imposed by Third-Party Delivery Services; Define Core Product Offering to Mean a Service; and Other Amendments. (Base Reuse and Economic Development 10061810)

6 Continued Agenda Items

7 Regular Agenda Items

7-A [2025-5008](#) Recommendation to Receive an Informational Report on the Status of City of Alameda Vacancies and Recruitment and Retention Efforts as Mandated by Assembly Bill 2561. (Human Resources 10025060)

Attachments: [Presentation](#)
 [Presentation - REVISED](#)

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

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.