



City of Alameda

Meeting Agenda

City Council

Tuesday, September 2, 2025

7:00 PM

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

The agenda was revised on August 27 at 12:00 p.m. to indicate Item 4-D on the Closed Session agenda was withdrawn

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_L4u3UKe4TCCZBzjUYDCxmA

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 886 1793 6164

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 [2025-5284](#) Recommendation to Approve Jennifer Ott, City Manager, Noelle White, Human Resources Director, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Assistant City Attorney, as Labor

Negotiators with the International Association of Firefighters, Local 689, and Alameda Fire Chiefs Association for the City of Alameda.
(Human Resources 10025060)

- 2-B** [2025-5285](#) Recommendation to Approve Jennifer Ott, City Manager; Abby Thorne-Lyman, Base Reuse and Economic Development Director; Nicole Franklin, Base Reuse Manager; Len Aslanian, Assistant City Attorney; and Walker Toma, Community Development Manager, as Real Property Negotiators for the Leases of the Premises Located at Fortman Marina, 1535 Clement Avenue, Alameda CA 94501 and Ballena Isle Marina, 1150 Ballena Boulevard, Alameda CA 94501.
(Base Reuse and Economic Development 21661825)

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

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

- 4-A** [2025-5314](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
CITY NEGOTIATORS: Jennifer Ott, City Manager, Noelle White, Human Resources Director, Tim Haines, General Manager Alameda Municipal Power, Jack Hughes, Liebert Cassidy Whitmore, and Doug McManaway, Deputy City Attorney
EMPLOYEE ORGANIZATIONS: Electric Utility Professionals Association (EUPA), International Brotherhood of Electrical Workers (IBEW), and International Association of Firefighters, Local 689 (IAFF) and Alameda Fire Chiefs Association (AFCA)
UNDER NEGOTIATION: Salaries, Employee Benefits and Terms of Employment
- 4-B** [2025-5311](#) CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Potential Initiation of Litigation Pursuant to Government Code Section 54956.9, Subsection (d)(4)
Number of cases: Three (As Plaintiff - City Initiating Legal Action)
- 4-C** [2025-5286](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)
PROPERTY: 1535 Clement Avenue, Alameda, CA 94501 and 1150 Ballena Boulevard, Alameda CA 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, Fortman Marina, Ballena Isle Marina
UNDER NEGOTIATION: Price and terms [City Council]
- 4-D** [2025-5268](#) WITHDRAWN - CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8)

PROPERTY: 1399 Ferry Point, Pier 3 North, Alameda Point, Alameda, CA

CITY NEGOTIATORS: City Manager Jennifer Ott, Base Reuse and Economic Development Director Abigail Thorne-Lyman, Base Reuse Manager Alesia Strauch, and Assistant City Attorney Len Aslanian

NEGOTIATING PARTIES: City of Alameda and Aircraft Carrier Hornet Foundation

UNDER NEGOTIATION: Price and Terms of Lease [Will not be heard on September 2, 2025]

5 Announcement of Action Taken in Closed Session, if any

2025-5351 September 2, 2025 Closed Session Announcement

Attachments: Announcement

2025-5352 July 15, 2025 Closed Session Announcement - Announced at the September 2, 2025 Meeting

Attachments: Announcement

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

3-A [2025-4742](#) Proclamation Declaring September 15 through October 15, 2025 as Hispanic and Latino Heritage Month.

Attachments: [Proclamation](#)

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 [2025-5245](#) Minutes of the Special and Regular City Council Meetings Held on

Attachments: [Exhibit 1: Woods Works Fire Protection Agreement](#)
[Exhibit 2: RCM Fire Protection Agreement](#)
[Exhibit 3: Tri-Signal Integration Agreement](#)

- 5-G** [2025-5265](#) Recommendation to Authorize the City Manager to Execute a First Amendment to the Agreement with Dialog Design LP for Architectural Services to Extend the Term by Two Years to September 16, 2027, to Provide Design and Construction Administration Services for the Day Center Relocation Project.

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 15302 (Replacement or Reconstruction). (Housing and Human Services Division 10021833)

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

- 5-H** [2025-5288](#) Recommendation to Accept a City of Alameda Annual Communications Report. (City Manager 10021030)

- 5-I** [2025-5270](#) Recommendation to Accept the Work of Golden Bay Construction, for the Mecartney Road Pedestrian Crossing Improvements Project, PW No. 07-24-20.

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-J** [2025-5271](#) Recommendation to Authorize the City Manager to Execute an Agreement with National Auto Fleet Group to Upfit an Animal Control Services Van for a Total Amount Not-to-Exceed \$112,200. (Public Works 601)

Attachments: [Exhibit 1: Agreement](#)

- 5-K** [2025-5272](#) Recommendation to Authorize the City Manager to Execute an Agreement with Mark Lee & Yong Kay, Inc., DBA Bay Construction Co. for the Civic Center Parking Structure Renovation Project, No. P.W. 04-25-07, in an Amount Not-to-Exceed \$1,568,600, 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 C44000)

Attachments: [Exhibit 1: Agreement](#)
[Correspondence from Staff](#)

- 5-L** [2025-5273](#) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement with Nichols Consulting Engineers (NCE) in an Amount Not-to-Exceed \$600,000 for On-Call Clean Water Program Services.
In accordance with California Environmental Quality Act (CEQA), this action is categorically exempt pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment). (Public Works 26441610)
Attachments: [Exhibit 1: Agreement](#)
- 5-M** [2025-5274](#) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$750,000 to BSK Associates for On-Call Geotechnical, Environmental, and Construction Testing Services.
In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 31041520)
Attachments: [Exhibit 1: Agreement](#)
- 5-N** [2025-5275](#) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$750,000 to NN Engineering, Inc. for On-Call Transportation Engineering Services.
In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 31041520)
Attachments: [Exhibit 1: Agreement](#)
- 5-O** [2025-5276](#) Recommendation to Authorize the Purchase of One Bucket/Aerial Truck Replacement Consistent with the Revised Vehicle Replacement Policy in an Amount Not-to-Exceed \$243,066.35 from Owen's Equipment. (Public Works 601)
Attachments: [Exhibit 1: Quote](#)
- 5-P** [2025-5281](#) Recommendation to Authorize the City Manager to Execute a Sixth Amendment to the Agreement with CDM Smith, Inc., to Increase Compensation by \$235,500, Including Contingencies, for a Total Aggregate Compensation Not-to-Exceed \$4,014,428, to Continue Construction Support for the Central Avenue Safety Improvements Project.
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 31041520)

Attachments: [Exhibit 1: Agreement and Amendments 1-5](#)
[Exhibit 2: Sixth Amendment](#)

- 5-Q** [2025-5282](#) Recommendation to Authorize the City Manager to Execute a Five-Year Service Provider Agreement in an Amount Not-to-Exceed \$371,129, including Contingencies, with Wood Rodgers, Inc., for Civil Engineering Services to Complete the Marina Village Parkway Storm Drain Improvements Project and Flooding Analysis Project. In accordance with the California Environmental Quality Act (CEQA), this project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Public Works 31041520)
- Attachments:** [Exhibit 1: Agreement](#)
- 5-R** [2025-5283](#) Recommendation to Accept the Work of Bay Cities Paving & Grading, Inc., for the Clement Avenue Safety Improvements Project (No. P.W. 08-23-19). 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 31040520)
- 5-S** [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) [Not heard on July 15, 2025]
- 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-T** [2025-5287](#) Public Hearing to Consider Adoption of Resolution Amending Master Fee Resolution No. 12191 to Make Clerical and Administrative Corrections to the Fee Schedule for the Planning Division and Public Works Department. (Finance 10024051)

Attachments: [Exhibit 1: Planning Department](#)
[Exhibit 2: Public Works Department](#)
[Resolution](#)

6 Continued Agenda Items

7 Regular Agenda Items

- 7-A** [2025-5213](#) 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) [Not heard on July 15, 2025]

Attachments: [Exhibit 1: Planning Board Resolution PB-25-03](#)
[Exhibit 2: Appeal](#)
[Exhibit 3: Existing Use Permit PB-12-11](#)
[Resolution](#)
[Public Comment](#)
[Correspondence](#)
[Presentation](#)
[Additional Correspondence](#)
[Submittal](#)

- 7-B** [2025-5306](#) Workshop to Discuss Alameda's Infrastructure and Facility Needs Regarding Streets and Traffic Safety. (City Manager 10021030)

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

- 7-C** [2025-5277](#) Recommendation to Receive Rise Up Alameda (Guaranteed Income Pilot Program) 12-Month Interim Report. (Base Reuse and Economic Development 10061810)

Attachments: [Exhibit 1: Study](#)
[Presentation](#)

- 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 [2025-5262](#) Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference.**
Attachments: [2025 League Voting Delegate](#)
- 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.