



City of Alameda

Meeting Agenda City Council

Tuesday, October 1, 2024

7:00 PM

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

**The agenda was revised on September 23 at 2:30 p.m. to update the start time and add
Closed Session item 4-B.**

**MEETING TIMES: Closed Session - 5:15 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_xfB8WDrDR92vLV8sKO5suw

For Telephone Participants:

Zoom Phone Number: 669-900-9128

Zoom Meeting ID: 862 2017 1962

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

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

SPECIAL CITY COUNCIL MEETING - 5:15 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 [2024-4319](#) Recommendation to Approve Jennifer Ott, City Manager, Abigail
Thorne-Lyman, Base Reuse and Economic Development Director,**

Nicole Franklin, Base Reuse Manger, Walker Toma, Community Development Manager, and Len Aslanian, Assistant City Attorney, as Real Property Negotiators for 2151 Ferry Point (Little Opera House Inc., dba Radium). (Base Reuse and Economic Development 29061822)

3 Public Comment on Closed Session Items Only

4 Adjournment to Closed Session to consider:

4-A [2024-4320](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Government Code Section 54956.8) PROPERTY: 2151 Ferry Point, 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 and Little Opera House, Inc.
UNDER NEGOTIATION: Price and terms of lease option

4-B [2024-4431](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code § 54957
Positions Evaluated: City Manager - Jennifer Ott

5 Announcement of Action Taken in Closed Session, if any

[2024-4447](#) October 1, 2024 Closed Session Announcement
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 [2024-4265](#) Proclamation Declaring October 2024 as Filipino-American History Month.

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 [2024-4409](#) Minutes of the Special and Regular City Council Meeting Held on September 3, 2024. (City Clerk)

5-B [2024-4423](#) Bills for Ratification. (Finance)
Attachments: [Bills for Ratification](#)

5-C [2024-4406](#) Recommendation to Approve Renewal of National Naval Aviation Museum Loan for Displayed Aircraft at Alameda Point. This action does not constitute a “project” as defined in California Environmental Quality Act (CEQA) Guidelines Section 15378. (Base Reuse and Economic Development 29061822)
Attachments: [Exhibit 1: Loan](#)
[Correspondence from Councilmember Herrera Spencer](#)

5-D [2024-4371](#) Recommendation to Authorize the City Manager to Execute a One-Year Agreement with Terraphase Engineering in an Amount Not-to-Exceed \$295,803 Annually, with the Option of Four One-Year Extensions, for a Total Five-Year Expenditure Not-to-Exceed \$1,310,083, for Environmental Consulting Services at Alameda Point (Base Reuse and Economic Development 29061822)
Attachments: [Exhibit 1: Agreement](#)

5-E [2024-4374](#) Recommendation to Authorize the City Manager to Execute an Agreement with Roofing & Solar Construction, Inc. for the Mastick Senior Center Roof Replacement Project for an Amount Not-to-Exceed \$943,000. This action is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). (Public Works 31041520)
Attachments: [Exhibit 1: Agreement](#)

5-F [2024-4393](#) Recommendation to Authorize the City Manager to Execute an Agreement with Power Engineering Construction, in an Amount Not-to-Exceed \$867,713, for the Lagoon 5 Dredging Project and the Alameda West Lagoon System Outfall Maintenance Project, No. P.W.

07-24-21; and

Adoption of Resolution Certifying the Findings in the 2024 Addendum to the 2014 California Environmental Quality Act (CEQA) Initial Study (IS) and Mitigated Negative Declaration (MND) for the City of Alameda Dredged Material Management Program. (Public Works 31041520)

Attachments: [Exhibit 1: Agreement](#)

[Exhibit 2: 2024 Addendum](#)

[Exhibit 3: Resolution 14911, 2014 Initial Study, and Mitigated Negative Declaration](#)

[Resolution](#)

5-G [2024-4295](#) Adoption of Resolution Amending the Fiscal Year 2024-25 Capital Improvement Budget Appropriating \$204,913.23 of Remaining 2013 General Obligation Bond Proceeds for the Automated Material Handler Project and Other Eligible Library Improvement Projects (C43000). (Library 21052300)

Attachments: [Resolution](#)

6 Continued Agenda Items

6-A [2024-4348](#) Recommendation to Approve Implementation of Various Parking Efficiency and Management Actions, including: (1) Authorizing the City Manager to Execute a Five-Year Agreement with IPS Group, Inc., for the Purchase, Installation, Maintenance and Management of 20 New MS3 Parking Pay Stations; the Maintenance and Management of 820 Existing Single-Space Parking Meters; and a Park Smarter Mobile Payment Option in an Amount Not-to-Exceed \$1,176,045; and (2) Receiving an Update on Setting a Parking Pricing Strategy for Ferry Terminals.

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 15183 (Projects Consistent with a General Plan or Zoning). (Public Works 26541642) [Continued from September 17, 2024]

Attachments: [Exhibit 1: Parking Pricing Strategy](#)

[Exhibit 2: Agreement](#)

[Correspondence](#)

[Presentation](#)

[Correspondence from Councilmember Herrera Spencer](#)

[Photo Shared by Councilmember Herrera Spencer](#)

7 Regular Agenda Items

7-A [2024-4370](#) Introduction of Ordinance Authorizing the City Manager to Execute a Lease for a Retail Suite Portion of the Historic Alameda Theater Building, with Shear Terror, LLC dba It'll Do, a California Limited Liability Company, Located at 2315 Central Avenue, Suite 122, Alameda, California, for a Term of Sixty-three (63) Months with One Extension Option for Sixty (60) 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 Section 15301 (Existing Facilities). (Base Reuse and Economic Development 29061822)

Attachments: [Exhibit 1: Proposed Lease](#)
[Ordinance](#)
[Presentation](#)
[Correspondence](#)

7-B [2024-4402](#) Study Session on the Future Development of the Enterprise District Area in Alameda Point. (Base Reuse and Economic Development)

Attachments: [Exhibit 1: Map of Existing Constraints](#)
[Exhibit 2: Map of Proposed Development Footprints](#)
[Exhibit 3: Summary of Mayor's Economic Development Advisory Panel](#)
[Presentation](#)
[Supplemental Memo](#)

7-C [2024-4410](#) Recommendation to Receive an Update on Construction Impacts from the Oakland Alameda Access Project. (City Manager)

Attachments: [Exhibit 1: Oakland Alameda Access Project Overview](#)
[Presentation](#)
[Exhibit 2: November 2020 Support Letter](#)
[Exhibit 3: August 2024 Letter of Concurrence with Conditions of Support](#)
[Presentation](#)
[Correspondence - Updated 10/1](#)

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

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 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 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.