



## **ALBANY CITY COUNCIL – MINUTES**

1000 San Pablo Avenue

Albany, CA 94706

Monday, April 07, 2025

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### **REGULAR MEETING: 7:00 PM**

#### **1. CALL TO ORDER / LAND ACKNOWLEDGEMENT**

Mayor López read the Albany Land Acknowledgement Statement as adopted by the City Council per City of Albany Minute Action, November 15, 2021.

#### **2. ROLL CALL**

Present: Council Members Hansen-Romero, Jordan and Miki, Vice Mayor McQuaid, Mayor López

Absent: None

#### **3. REPORT ON ACTION TAKEN IN CLOSED SESSION, IF ANY**

#### **4. CEREMONIAL MATTERS**

##### **4-1. Proclamation – National Crime Victims’ Rights Week**

Vice Mayor McQuaid presented the proclamation to representatives of the Alameda County District Attorney’s Office, Victim/Witness Division.

#### **5. CITY MANAGER REPORT**

City Manager Nicole Almaguer reported the City website has transitioned from albanycalifornia.org to albanycalifornia.gov. New trash and recycling carts per SB1383 have been delivered to Albany homes and businesses. The City, in direct coordination with Waste Management, are available to assist residents navigate through the cart swapping process. Draft Fire Hazard Severity Zone maps are available for public review, and staff is planning a Council Study Session with the Community to understand the fire risks for Albany. With the celebration of Autism Awareness Month in April, the Albany Police Officers are now equipped with Carter Kits Sensory Bags in addition to receiving ongoing training on a regular basis to assist interactions with individuals affected by autism and sensory processing challenges. A Citywide Garage Sale is scheduled for May 3, 2025; information and registration can be found at albanycalifornia.gov/garagesale. College students may apply for a habitat restoration internship with the City. The Alameda Countywide Clean Water Program invites grant applications to encourage grassroots community action.

#### **6. GOOD OF THE CITY/PUBLIC COMMENT**

Mayor López opened the Good of the City.

A summary of public comment is as follows: a suggestion to install solar panels, electric vehicle (EV) charging, battery storage, and induction cooktops at the Community Center; requests to expand the noticing area for large development projects.

#### **7. CONSENT CALENDAR**



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### 7-1. Minutes – March 17, 2025

Staff Recommendation: Approve

### 7-2. Ratification of Payroll – Date Paid 3/21/2025: Net Amount \$494,532.83, Taxes/Benefits/Deductions \$555,677.23, Total Payroll \$1,050,210.06

Staff Recommendation: Ratify

### 7-3. Ratification of Bills, Claims and Demands - Ratification of bills, claims and demands against the City of Albany in the amount of \$157,323.86 (3/14/2025), \$159,167.06 (3/21/2025), \$298,206.03 (3/28/2025)

Staff Recommendation: Ratify

### 7-4. Advisory Body Appointment for City Council Ratification:

- Sabrina Yee recommended for appointment to the high school student seat of the Arts Committee by Vice Mayor McQuaid

Council Member Recommendation: Ratify

### 7-5. Letter of Support – SB (Senate Bill) 456

Mayor López Recommendation: That the Council note and file the letter as submitted.

### 7-6. Contract No. C25-16 with Chavan & Associates, LLP for Financial Audit Services

Staff Recommendation: That the Council adopt Resolution No. 2025-13, authorizing the City Manager to execute Contract No. C25-16 with Chavan & Associates, LLP for Financial Audit Services for fiscal years ending 2025, 2026 and 2027, and 2028 with the option of a two-year extension for fiscal years ending 2029 and 2030

### 7-7. Business License, Sugar Sweetened Beverage, and Sales and Use Tax Consulting Contract No. C25-13 with Hinderliter de Llamas & Associates (HdL)

Staff Recommendation: That the Council adopt Resolution No. 2025-14, authorizing the City Manager to award Contract No. C25-13 to HdL in the not-to-exceed amount of \$250,000 for consulting services

### 7-8. FY 2025-2026 Paratransit Program Plan Application

Staff Recommendation: That the Council adopt Resolution No. 2025-15, authorizing the submission of the FY 2025-26 Paratransit Program Plan Application in the amount of \$97,124.57 to the Alameda County Transportation



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Commission (Alameda City Council) for the continued implementation of the City's Paratransit Program

**7-9. Temporary Street Closure and Waiver of Permit Fees for the Albany Preschool Spring Fair**

Staff Recommendation: That the Council adopt Resolution No. 2025-16:

1. Authorizing the closure of a portion of the 800 block of Masonic Avenue from 842 Masonic Avenue to Solano Avenue on May 3, 2025, for the Albany Preschool Spring Fair; and
2. Waive the encroachment permit fees for the event

**7-10. Temporary Street Closures for July 4<sup>th</sup> Related Traffic Control**

Staff Recommendation: That the Council approve Resolution No. 2025-17, authorizing, for a period of three years, the temporary closure of Buchanan Street west of I-80/I-580, and a portion of Hillside Avenue and Taft Street west of Cerrito Street for July 4<sup>th</sup> related traffic control

**7-11. City Council Procedures & Policies Update**

Staff Recommendation: That the Council adopt Resolution No. 2025-18, approving updates to the City Council Procedures & Policies

**7-12. Annual Storm Drain Rehabilitation Program (CIP No. 35000)  
2023 Storm Drain Repair Project (Contract No. C23-39) Project Completion**

Staff Recommendation: That the Council adopt Resolution No. 2025-19, authorizing the City Manager to:

1. Approve Contract Change Order (CCO) #1 to Contract No. C23-39 with Gradetech;
2. Accept the improvements completed in Contract No. C23-39; and
3. File a Notice of Completion with the County Recorder's Office

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The project is Categorically Exempt from CEQA pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing sewer with negligible expansion of use.

**7-13. Annual Sidewalk Rehabilitation Program (CIP No. 22000)  
Authorize Call for Bids for Sidewalk Repair Phase 10 (C25-17)**

Staff Recommendation: That the Council adopt Resolution No. 2025-20, authorizing the City Manager to approve a call for bids for Phase 10 of the Annual Sidewalk Rehabilitation Program (Contract No. C25-17)



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### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project is categorically exempt from CEQA (California Environmental Quality Act) pursuant to Section 15301 “Existing Facilities” of the CEQA Guidelines, which exempts the repair, maintenance, and minor alteration of streets, sidewalks, pedestrian crossings, and street trees.

Mayor López asked if anyone wished to remove items from the consent calendar. Vice Mayor McQuaid removed Items 7-5 and 7-11.

Item 7-5: Vice Mayor McQuaid thanked Mayor López for writing and sending the letter.

Item 7-11: Vice Mayor McQuaid proposed revisions to Item DD-2 on page 37 of the City Council Procedures and Policies and Item 5 of the City Council Code of Ethics.

### **MOTION:**

Moved by Vice Mayor McQuaid, seconded by Council Member Jordan, to approve the consent calendar with amendments to: 1) City Council Procedures and Policies Item DD-2 to add language regarding the confidentiality of information after a Council Member leaves the Council and 2) City Council Code of Ethics Item 5: “appointed/elected” instead of “appointed.”

AYES: Council Members Hansen-Romero, Jordan and Miki, Vice Mayor McQuaid, Mayor López

NOES: None

Motion carried and so ordered.

## **8. PRESENTATION**

- 8-1.** Marin Avenue Pavement & Curb Ramp Rehabilitation Project – Phase 2 (CIP No. 23004)  
Authorize Call for Bids (Contract No. C24-57)

Staff Recommendation: That the Council receive a presentation regarding Phase 2 of the Marin Avenue Pavement & Curb Ramp Rehabilitation Project (CIP Project No. 25020) and adopt Resolution No. 2025-21, authorizing the City Manager to approve a Call for Bids for Phase 2 of the Marin Avenue Pavement & Curb Ramp Rehabilitation Project (Contract No. C24-57)

### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This Project is categorically exempt from CEQA (California Environmental Quality Act) pursuant to CEQA Guidelines Section 15301 “Existing Facilities” of the CEQA Guidelines, which exempts the repair, maintenance, and minor alteration of streets, sidewalks, pedestrian crossings, and street trees.



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Capital Improvement Plan (CIP) Program Manager Allison Carrillo presented the staff report. The Marin Avenue Pavement and Curb Ramp Rehabilitation Project (Project) began in 2019 and extends from Cornell Avenue to Tulare Street. Phase 1 of the Project and East Bay Municipal Utility District's (EBMUD) waterline renewal project were completed in 2023. The Transportation Commission (TC) reviewed the final design of Phase 2 in late 2024, and staff began preparing construction documents so that construction can begin in the fall of 2025. Construction of Phase 2 is expected to last for one year and is estimated to cost \$8 million, including a \$1 million scope of work for streetlight improvements. Streetlight improvements are listed in the plan set as a bid alternate and currently does not have a dedicated funding source.

Phase 2 consists of 2.8 lane miles of paving, 35 catch basins, and 46 curb ramps. Design considerations include preserving the existing roadway, installing curb ramps that comply with American with Disabilities Act (ADA) requirements, improving signal visibility and reliability, and replacing deteriorating pipes. The Project will improve transportation by reducing crossing distances, increasing the number of marked pedestrian crossings, and installing a buffered bikeway, bike boxes at signalized intersections, and wayfinding signage.

Challenges for construction of Phase 2 are groundwater, a bedrock outcropping at Peralta Avenue, and the location of existing storm drains. To address these concerns, staff proposes to raise the flowline rather than to lower the roadway. This approach will reduce paving costs and risks, improve catchment of stormwater, and allow the use of cold-in-place recycling (CIPR). To facilitate vehicle and pedestrian traffic during construction, staff proposes constructing improvements at diagonal corners of an intersection at the same time and additional temporary pedestrian walkways around construction zones.

A summary of Council comment is as follows: appreciation for staff's innovation; a suggestion to use reflective material on street signs.

### **MOTION:**

Moved by Council Member Jordan, seconded by Vice Mayor McQuaid, to adopt Resolution No. 2025-21, authorizing the City Manager to approve a Call for Bids for Phase 2 of the Marin Avenue Pavement & Curb Ramp Rehabilitation Project (Contract No. C24-57) with an amendment to install reflective street signage.

AYES: Council Members Hansen-Romero, Jordan and Miki, Vice Mayor McQuaid, Mayor López

NOES: None

Motion carried and so ordered.

## **9. PUBLIC HEARING**

## **10. UNFINISHED BUSINESS**

## **11. NEW BUSINESS**



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### 11-1. Request for Financial Contribution to Upcoming Solano Avenue Association (SAA) Events

Staff Recommendation: That the Council consider a financial contribution in the amount of \$40,000 to the Solano Avenue Association (SAA) to sponsor the 2025 Solano Stroll and three Stroll-ish events and provide direction to staff on next steps

Assistant City Manager Isabelle Leduc presented the staff report. The proposal is to contribute \$25,000 for the Solano Stroll and \$5,000 to each of the three Stroll-ish events. Over the previous three years, the City has contributed \$25,000 to \$45,000 from American Rescue Plan Act (ARPA) funds or Council discretionary funds. In addition to monetary support, the City contributes staff time and resources. The City and the City of Berkeley have utilized meridian barricades to increase safety during the Solano Stroll, and the estimated cost of meridian barricades in 2025 is \$53,580. The Council previously expressed interest in larger public events incorporating highly visible and accessible bicycle parking.

If the Council wishes to contribute to the SAA, it may direct staff to allocate funds from ARPA funding and/or the Council discretionary fund. Staff seeks Council direction regarding sponsorship of SAA events, allocation of funding, authorization of street closure, and requirements for bicycle parking.

A summary of public comment is as follows: suggestions to require bicycle parking and sustainable foodware; Stroll-ish events promote Solano Avenue businesses and the City regionally and replace major events lost in the last 5-10 years.

City Manager Almaguer reported the SAA works closely with a consultant team to maximize diversion in the waste stream.

Council Member Hansen-Romero advised that she is an emeritus member of the SAA Board of Directors; however, she does not have voting privileges.

A summary of Council comment is as follows: support for funding the events; concern with city budget limitations and other programs that may need funding; suggestion to provide a smaller amount of funding; a preference to allocate the requested amount from ARPA funds; a suggestion to contribute \$15,000 from ARPA small business funding and \$15,000 from the Council discretionary fund with SAA determining the amount for each event .

### **MOTION:**

Moved by Council Member Miki, seconded by Vice Mayor McQuaid, to allocate \$15,000 from the American Rescue Plan Act small business program and \$15,000 from the Council discretionary fund to support the Solano Avenue Association.





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### **SUBSTITUTE MOTION:**

Moved by Council Member Jordan, seconded by Council Member Hansen-Romero, to allocate \$40,000 from American Rescue Plan Act (ARPA) funds to the Solano Avenue Association.

AYES: Council Members Hansen-Romero and Jordan, Mayor López

NOES: Council Member Miki, Vice Mayor McQuaid

Motion carried and so ordered.

## **12. COUNCIL SUBCOMMITTEE REPORTS, COUNCIL MEMBER REPORTS ON APPOINTED REPRESENTATION OF ALBANY, AND OTHER MEETINGS AND EVENTS**

<b>City Council Appointed Representation Bodies</b>	<b>Appointee</b>	<b>Alternate</b>
Alameda County Mayors' Conference	López	McQuaid
Alameda County Transportation Commission	Jordan	Miki
Alameda County Waste Management Authority	Hansen-Romero	Jordan
Association of Bay Area Government: General Assembly	López	Jordan
Ava Community Energy JPA Board	López	Jordan
East Bay Sports Field Recreational Authority JPA	Hansen-Romero	Miki
Housing Authority of Alameda County	McQuaid	N/A
League of California Cities (East Bay)	Miki	López
Alameda County Mosquito Abatement District	Jordan	N/A
Alameda County Library Advisory Commission	McQuaid	López
UC Gill Tract Community Farm Advisory Committee	López	N/A
Police & Fire Pension Fund Board	López	McQuaid
Alameda County Paratransit Advisory & Planning Committee (PAPCO)	(vacant)	N/A

**12-1.** Report for Housing Authority of County of Alameda (HACA)

**12-2.** Report for League of California Cities Environmental Quality Policy Committee

**12-3.** Report for Alameda County Waste Management Authority (ACWMA) / StopWaste

Council Member Hansen-Romero shared several programs that StopWaste offers.

Council Member Jordan reported his attendance at the Alameda County Transportation Commission (Alameda CTC) meeting, where they learned about an offer to a candidate for Executive Director.

Vice Mayor McQuaid reported her attendance at the Solano Avenue Association Mixer and meetings of the League of California Cities Environmental Quality Policy Committee, District IV EBMUD, and Alameda County Library Advisory Commission. The deadline to apply for Youth Poet Laureate is April 30, 2025.



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Council Member Miki reported he attended the League of California Cities Housing, Community, and Economic Development Committee meeting and learned about revenue taxation on developments, Assembly Bill (AB) 650, Senate Bill (SB) 239, AB 306, and AB 87. He voted against AB 306 because a provision would preclude Reach Codes.

Mayor López reported his attendance at the Ava Community Energy Joint Powers Authority (JPA) Board meeting, in which the Board assigned review of SB 540 to the Marketing, Regulatory, and Legislative Committee. He also attended an Albany Youth in Government meeting.

### 13. FUTURE AGENDA ITEMS

A summary of public comment is as follows: a request for an item regarding EV charging stations.

### 14. ANNOUNCEMENT OF CITY MEETINGS AND EVENTS

Upcoming City Meetings

1. Planning & Zoning Commission Meeting, Wednesday, April 9, 7:00 PM, City Hall Council Chambers
2. Parks, Recreation & Open Space Commission Meeting, Thursday, April 10, 7:00 PM, City Hall Council Chambers
3. Arts Committee Meeting, Monday, April 14, 7:00 PM, City Hall Council Chambers
4. Climate Action Committee Meeting, Wednesday, April 16, 7:00 PM, City Hall Council Chambers
5. City Council Meeting, Monday, April 21, 7:00 PM, City Hall Council Chambers

### 15. ADJOURNMENT

10:09 PM There being no further business before the City Council, Mayor López adjourned the meeting.

Minutes submitted by Anne Hsu, City Clerk.

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Robin D. López  
Mayor

Attest:

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Anne Hsu, City Clerk