

NOTE: These minutes are subject to Council approval and are not verbatim; however, tapes are available for public review.

MINUTES OF THE ALBANY CITY COUNCIL
IN REGULAR SESSION, 1000 SAN PABLO AVENUE
MONDAY, MARCH 21, 2005

7:00 p.m.

Joint Work Session with the City Council and the Planning & Zoning Commission to discuss the Housing Element of the Zoning Ordinance to discuss: The Housing Element of the General Plan, The Draft Housing Section of the Zoning Ordinance and New State law on Density Bonus (SB 1818).

8:00 p.m.

Mayor Good who led the Pledge of Allegiance to the Flag called the regular meeting of the Albany City Council to order on the above date.

ROLL CALL

Present: Council Members Javandel, Lieber, Maris, Okawachi & Mayor Good
Absent: None

STAFF PRESENT

Beth Pollard, City Administrator; Robert Zweben, City Attorney; Jacqueline Bucholz, City Clerk; Judy Lieberman, Assistant City Administrator; Ann Chaney, Community Development Director; Richard Cunningham, Public Works Manager; Nicole Narver, Environmental Resources Associate.

3. CONSENT CALENDAR

(Consent Calendar items are considered to be routine by the City Council and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted. There will be no separate discussion on these items unless a Council Member or a member of the audience requests removal of the items from the Consent Calendar.)

3. CONSENT CALENDAR

- 3-1.** City Council minutes, March 7, 2005.

Staff recommendation: Approve.

- 3-2.** a. Ratification of City of Albany net payroll in the amount of \$162,107.31; taxes, benefits & withholdings in the amount of \$118,218.61. Total payroll in the amount of \$280,325.92 Payroll period. 03/04/05.

b. Ratification of Albany Municipal Services JPA net payroll in the amount of \$40,063.26; taxes, benefits & withholdings in the amount of \$28,233.72. Total payroll in the amount of \$68,296.98; Payroll period: 03/04/05.

Staff recommendation: Ratify.

- 3-3.** a. Ratification of bills, claims & demands against the City of Albany in the amount of \$859,399.17. Period: (File #300-40)

Staff recommendation: Ratify.

- 3-4.** Resolution #05-9 – A Resolution of the Albany City Council Authorizing that LCC, Inc. Provide Services Related to the Posting of the Charges, Fees, and/or Taxes Referenced Below to the 2005/06 Alameda County Property Tax Roll (City Sewer Service Charge, Clean Storm Water Fee, Library Service Tax of 1994, Paramedic Supplement Tax & Measure N, Advanced Life Support Special Tax). (File #600-30)

Staff recommendation: Approve Resolution #05-9.

- 3-5.** Funds available for contributions to City, Non-Profit, Local public agencies, individuals and other organizations for one-time projects or programs. (File #100-30)

Staff recommendation: That Council determine that up to \$2,500 is available in fiscal year 2004-05 for potential appropriation to a City project or program, or for contribution to a non-profit, local public agency, individual, or other organizations for a one-time project or program.

Mayor Good asked if anyone would like to remove an item from the Consent Calendar and the City Clerk asked to remove Item3-1.

3. CONSENT CALENDAR**3-1. City Council Minutes, March 7, 2005**

The City Clerk stated that Council Member Maris requested the following change to the March 7, 2005, minutes: Page 3, Item 3-6: Second line add the language “and street parking”. Page 7, Item 7: No. 2 – amended the language to read as follows: Council representatives attended a City of Dixon field trip at Golden Gate Fields regarding its pending proposal for a racetrack at Dixon Downs.

MOTION:

Moved by Council Member Maris, seconded by Council Member Javandel to approve the Consent as submitted with the correction to the March 7, 2005, minutes.

AYES: Council Members Javandel, Lieber, Maris, Okawachi & Mayor Good

NOES: None

ABSENT: None

Motion carried and so ordered.

4. PRESENTATION/PUBLIC HEARING**5. UNFINISHED BUSINESS****6. NEW BUSINESS****6-1. Buchanan Street Landscape Improvements**

(File #820-20)

The Assistant City Administrator reported that there are 10 Buchanan Street medians between San Pablo Avenue and the freeway ramp. Over the past 10 years the landscaping on these medians has fallen into a state of disrepair and re-landscaping has become necessary.

The City submitted a grant to the Alameda County Waste Management Authority and Recycling Board (ACWMA/RB) for \$7,500 using a \$5,000 matching amount. The grant was part of a “Bay Friendly Landscaping” project and certain design, construction and maintenance standards, designed for maximum sustainability, were to be followed.

The Assistant City Administrator noted that planning and design for the project started at the end of May, 2004 and the project plans are now completed. In addition, the Public Works Department has worked with D&H Landscaping to assess and repair the existing irrigation system on the medians. The next step in the project is to prepare bid documents and go out to bid and apply to the ACWMA/RB for additional funds for the project. Construction could begin at the end of this summer or in early fall.

The design plan includes a preliminary maintenance plan for the medians and the level of care required for this project is higher than the existing time spent by the maintenance crew.

The Assistant City Administrator stated that the project cost for all ten medians was roughly estimated by the landscape designer at \$100,000 and this amount has been allocated from the Landscape & Lighting Assessment District No. 88-1 for the project.

6-1. Buchanan Street Landscape Improvements

The City will also apply to the ACWMA/RB for a \$15,000 grant, which would include \$10,000 for capital costs and \$5,000 for maintenance.

Ms. Theresa Eade, Alameda County Waste Management Authority, spoke to the Council indicating that maintenance is a very big issue in the project. Ms. Eade noted that the Waste Management Authority put a lot of thought into this project and appreciates the fact that Albany has a policy not to use chemical pesticides.

Council Member Maris asked how long this process lasts and Ms. Eade responded that a decomposable sheet of cardboard is put down, then compost and mulch on top, which will suppress the annual weeds and should be done every two (2) years.

The Assistant City Administrator stated that the City is trying to do everything possible for a low maintenance project.

The Public Works Manager stated if this project is successful there will be an element of municipal prestige, however, the risk is as the first City to do this type of project it could fail. The Public Works Manager noted that he estimates that 2% of man-hours will be needed to take care of the medians. There will be critical exposure in the first two (2) years and will be labor intensive and noted that the City will learn something about this process.

Council Member Okawachi stated that she believes this project is worthwhile and is worth the risk and noted that the medians are at the entrance to the City and should be attractive.

Council Member Lieber stated that one of the goals should be for this to be less maintenance intense and once the plantings are mature maybe the City would be more willing to pay for a beautiful median if the model works.

Council Member Javandel stated that he also likes the idea that the project is environmental and sustainable and believes that overall the project is worth taking the risk.

Council Member Maris asked what the possibility would be to extend the project to the freeway entrance at Buchanan at the Eastshore area. The Public Works Manager responded that the key issue right now for that area is the lack of infrastructure – water.

Council Member Javandel asked how tall the trees would grow and the Assistant City Administrator responded the smaller ones would be approximately 30' and the live Oaks approximately 40'. The Assistant City Administrator noted that the City did not have a lot of choices due to the number of trucks using the street and how narrow the road is.

MOTION:

Moved by Council Member Javandel, seconded by Council Member Lieber to authorize staff to proceed to prepare this project for bidding and to submit a grant to the Alameda County Waste Management Authority and Recycling Board for \$15,000 for this project.

AYES: Council Members Javandel, Lieber, Maris, Okawachi & Mayor Good

NOES: None

ABSENT: None

Motion carried and so ordered.

6-2. Residential Street Sweeping Program Options
(File #820-30)

The Community Development Director reported that the City is required by its National Pollutant Discharge Elimination System Permit, which is enforced by the Regional Water Quality Control Board (RWQCB) to conduct street sweeping on a monthly basis or propose an alternative street sweeping program subject to approval by the RWQCB.

In the past, the City has conducted an alternative street sweeping program consisting of a citywide residential street sweeping three times per year and commercial street sweeping on a weekly basis. Public notification for the residential sweeping has been provided by flyers and cones with "No Parking" signs placed on the streets to be swept approximately 2-3 days before the scheduled sweeping and then removed by the Maintenance Department.

The Community Development Director noted that funds to implement an enhanced program were instituted in 2001 when the City put into effect a 2.58% franchise fee specifically earmarked for street sweeping. However, the enhanced program was never put into place, largely due to lack of staff time to plan, develop and administer the program. Contract sweeping was implemented in 2002 due to the advanced age of the City's sweeper.

At this time, the City's residential street sweeping program has not been entirely effective and several issues have led to the inadequacies including staffing constraints, lack of dedicated oversight and lack of a sweeping schedule.

The Community Development Director stated that staff developed three options 1) Maintain the three times a year, with temporary coning. 2) Increase to four or six times a year with temporary coning. 3) Institute monthly street sweeping with permanent signage. Based on the requirements from the Regional Water Quality Board, the costs and the greatest potential benefit to the public, staff is recommending a monthly street sweeping program with the installation of permanent signage.

Mayor Good asked if it would be a good idea for the City to buy its own street sweeper? The Public Works Manager stated the problem is with redundancy and the fact there would be no back up sweeper and noted that the contractor has a number of sweepers always available.

Council Member Lieber asked if the City could apply for any grants due to a cleaner environment? The Assistant City Administrator responded that unfortunately there are no grants available for this program.

Mr. Ray Anderson agreed that it was a good idea and asked if the City would have a Traffic Officer enforcing parking and issuing tickets? The Community Development Director responded yes that there would be enforcement and noted the City would have more clout when using permanent signs.

MOTION:

Moved by Council Member Maris, seconded by Council Member Okawachi to direct staff to pursue a monthly street sweeping program and the accompanying

6-2. Residential Street Sweeping Program Options

MOTION:

installation of permanent signage regarding the City's residential street sweeping program.

AYES: Council Members Javandel, Lieber, Maris, Okawachi & Mayor Good

NOES: None

ABSENT: None

Motion carried and so ordered.

7. OTHER BUSINESS/ANNOUNCEMENT OF EVENTS

Mayor Good announced the following: 1) That he attended the League of California Cities, East Bay Division, and noted that the Economic Forecast for the East Bay has moderately improved due to low tech employment. 2) Attended Marin School and read "Beatrice and the Goat" to a 2nd grade class. 3) Attended an ACAP meeting on March 16, 2005, which provides grants to low-income people and noted that Washington is trying to cut the funding. 4) Attended the Mayor's Conference in Livermore and noted that the City of Livermore showcased their wine.

Council Member Lieber stated that although the Casino San Pablo project has been taken off the table it was not taken off permanently and is still liable to increase in size. Council Member Lieber noted that he has had several press conferences opposing urban gambling and slot machines at Golden Gate Fields and commented that Albany is still a target for large scale gambling.

Council Member Lieber stated that he and Council Member Javandel had a tour of the Veteran's Memorial Building and will bring this item back at a future meeting with some ideas.

Council Member Javandel noted that although the City can purchase the Veteran's Memorial Building for a \$1 it would cost a lot more to make the necessary improvements and maintain the building. Council Member Javandel stated that he went to the City of Dixon's website regarding their proposed project at Dixon Downs and noted it is interesting to see what is being proposed and that there is a tremendous amount of development to be considered.

Council Member Maris announced the following: 1) Attended the Housing Advisory Board and noted that Albany has 30-40 Section 8 housing vouchers. Council Member Maris noted this group sponsors a re-entry program, which gets housing and jobs for people who need help. 2) Noted that a representative from Albany has not been appointed to any subcommittees on the Congestion Management Authority and stated that he is trying to be appointed. 3) The Albany/Berkeley Mental Health Board is trying to fund counselors in the schools and noted that he is on the subcommittee for this. Also that there are mental health services through the Alameda County.

8. GOOD OF THE CITY/PUBLIC FORUM

For persons desiring to address the City Council on an item that is not on the agenda please note that City policy limits each speaker to five (5) minutes. The Brown

8. GOOD OF THE CITY/PUBLIC FORUM

Act limits the Council's ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

Mayor Good opened the Good of the City/Public Forum and asked if anyone would like to speak. There being no one the Good of the City/Public Forum was closed.

9. ADJOURNMENT

9:15 p.m. – There being no further business before the City Council it was moved and seconded to adjourn the meeting.

Minutes submitted by Jacqueline L. Bucholz, CMC, City Clerk.

ROBERT GOOD
MAYOR

ATTEST:

JACQUELINE L. BUCHOLZ, CMC
CITY CLERK