



CITY OF ALBANY
MINUTES OF THE ALBANY CITY COUNCIL
CITY COUNCIL CHAMBER, 1000 SAN PABLO AVENUE
MONDAY, SEPTEMBER 21, 2015

**6:30 p.m. SPECIAL JOINT MEETING OF THE BOARD OF DIRECTORS OF
THE ALBANY MUNICIPAL SERVICES JOINT POWERS AUTHORITY AND
THE ALBANY CITY COUNCIL**

- 1. CALL TO ORDER**
- 2. OPPORTUNITY FOR THE PUBLIC TO SPEAK ON CLOSED SESSION
ITEMS**

The Albany Municipal Services Joint Powers Authority and the City Council convene in the Council Chamber and then adjourn to Closed Session to discuss the following item:

Public employee appointment or employment pursuant to Government Code Section 54957. Position to be filled: Finance Director.

- 3. REPORT ON ACTION TAKEN IN CLOSED SESSION, IF ANY**
- 4. ADJOURNMENT**

7:30 p.m.

CALL TO ORDER

Mayor Maass called the meeting to order at 7:30 pm.

- 1. PLEDGE OF ALLEGIANCE**
Mayor Maass led the Pledge of Allegiance to the Flag.
- 2. ROLL CALL**
Present: Council Members McQuaid, Pilch, Vice Mayor Barnes, Mayor Maass
Absent: Council Member Nason

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

Mayor Maass reported that the Council met in closed session and no action was taken. The Council will be reconvening o closed session following the regular Council meeting.

4. CONSENT CALENDAR**4-1. Minutes, September 8, 2015**

Staff recommendation: Approve

4-2. Ratification of Payroll – City of Albany: Payroll Period: 9/4/2015 Net Payroll: \$203,414.30; Taxes, Benefits, Withholdings: \$163,116.94; Total: \$366,531.24

Staff recommendation: Ratify

4-3. Ratification of Payroll – Albany Municipal Services JPA: Payroll Period: 9/4/2015 Net Payroll: \$60,314.27; Taxes, Benefits, Withholdings: \$36,229.33; Total: \$96,543.60

Staff recommendation: Ratify

4-4. Ratification of Bills, Claims and Demands - Ratification of bills, claims and demands against the City of Albany in the amount of: \$209,028.95 (8/28/15)

Staff recommendation: Ratify

4-5. Albany Unified School District Board of Education appointed Beth Remington to the Park and Recreation Commission

Staff recommendation: information only

4-6. Gift to the City: Caleb’s Memorial Bench and Plaque

Staff recommendation: that the Council adopt Resolution No. 2015-66, accepting a Memorial Bench and Plaque application, submitted by Sheri Wong, in memory of Caleb

4-7. Ordinance No. 2015-09 - Establishing an Expedited, Streamlined Permitting Process for Small Residential Rooftop Solar Systems

Staff recommendation: that the Council adopt Ordinance No. 2015-09 establishing an expedited, streamlined permitting process for small residential rooftop solar systems – Second Reading - Pass to print

- 4-8.** The Council to approve to support four resolutions being voted upon at the Annual League of California Cities Conference, September 30-October 2.

Mayor Maass asked if anyone would like to remove an item from the Consent Calendar. Item 4-8 was pulled from the Consent Calendar.

4-8: Council Member Pilch requested an alternate voting delegate be identified.

MOTION:

Moved by Council Member McQuaid, seconded by Mayor Maass to designate Council Member Pilch as the alternate voting delegate for the League of California Cities Annual Conference.

AYES: Council Members McQuaid, Pilch, Vice Mayor Barnes, Mayor Maass.

NOES: none.

ABSENT: Council Member Nason

Motion carried and so ordered.

Council Member Pilch requested discussion regarding the League of California Cities proposed Resolution No. 2 – calling for legislation to preserve therapeutic environments for group homes and avoid impacts of overconcentration of alcohol and drug abuse recovery and treatment facilities in residential neighborhoods.

A summary of Council comments is as follows: expressed concern with the intent of the resolution; noted the resolution is intended for legislators to develop legislation that encourages collaborative planning on the matter.

MOTION:

Moved by Council Member Pilch, seconded by Council Member McQuaid to approve the Consent Calendar as submitted.

AYES: Council Members McQuaid, Vice Mayor Barnes, Mayor Maass.

NOES: none.

ABSENT: Council Member Nason

Motion carried and so ordered.

5. PRESENTATION

- 5-1.** Social and Economic Justice Commission (SEJC) 2015 Work Plan

That the Council:

- a) Receive a presentation regarding the 2015 Social and Economic Justice Commission Work Plan (SEJC), and provide any comments or direction regarding the work plan; and

- b) Adopt Resolution No. 2015-65 modifying the SEJC meeting frequency to monthly on the first Tuesday of each month

Community and Human Services Manager Isabelle Leduc introduced the item and Margie Marks, Social and Economic Justice Commission Chair presented the work plan to the Council. Marks expressed appreciation to the Council for appointing members to the Commission, and encouraged the Council to support the Commission meeting on a monthly basis as opposed to the current schedule of meeting every other month.

The following people spoke: Kathy Diehl

A summary of comments is as follows: expressed concern with rising rent and housing costs.

A summary of Council comments is as follows: noted the Council has not taken formal action regarding the soda tax matter, expressed interest in the soda tax being a priority item given deadlines for possible ballot measures for the 2016 election; asked for clarification regarding any established City policy regarding rent review, noted the current soda taxes puts the responsibility on the wholesaler and not the retailer; a soda tax can provide funding for programs that aim to mitigate the health impacts associated with soda consumption.

Community Development Director Jeff Bond reported that the City's Housing Element includes the task of evaluating the feasibility of creating a rent review board, with the study to be conducted in 2018.

The Council requested the Commission focus its efforts on review of a soda tax and research on a rent review programs.

MOTION:

Moved by Council Member Pilch, seconded by Council Member McQuaid to adopt Resolution No. 2015-65 modifying the SEJC meeting frequency to monthly on the first Tuesday of each month, and approving the SEJC work plan with direction provided by the Council.

AYES: Council Members McQuaid, Pilch, Vice Mayor Barnes, Mayor Maass.

NOES: none.

ABSENT: Council Member Nason.

Motion carried and so ordered.

5-2. Introduction of the City's "Albany Speaks" Community Engagement Website

Assistant City Manager/City Clerk/PIO Nicole Almaguer presented "Albany Speaks" to the Council. Albany Speaks is a new addition to the City's many social media and electronic communication tools, and is a website that allows for community engagement and online dialogue on City matters. Albany Speaks also

allows for the community to submit comments on upcoming City Council agenda items. The website can be found at www.albanyspeaks.org

6. GOOD OF THE CITY/PUBLIC FORUM/ANNOUNCEMENTS

Mayor Maass opened the Good of the City/Public Forum/Announcements.

The following people spoke: Bob Outis

A summary of comments is as follows: expressed appreciation to the Council for recognizing Alan Riffer.

7. PUBLIC HEARING

8. UNFINISHED BUSINESS

- 8-1.** Confirm Appointees to the Economic Development Committee as Recommended by the Albany Chamber of Commerce and the Solano Avenue Association; and Resolution No. 2015-64 Amending the Process for Making Appointments to the Economic Development Committee

Staff recommendation: that the Council:

1. Confirm Shaun Charles as the Albany Chamber of Commerce Recommended Appointee to the Economic Development Committee;
2. Confirm Allen Cain as the Solano Avenue Association Recommended Appointee to the Economic Development Committee;
3. Adopt Resolution No. 2015-64, amending Resolution No. 2015-39, to revise the process for making appointments to the Economic Development Committee

Assistant City Manager/City Clerk/PIO Nicole Almaguer delivered the staff report. The Council created an Economic Development Committee in July 2015. The Committee is to be comprised of seven members, two of which are to be recommended appointees from the Albany Chamber of Commerce and the Solano Avenue Association. Both the Chamber of Commerce and the Solano Avenue Association have provided letters with their recommended appointees: Shaun Charles for the Albany Chamber of Commerce, and Allen Cain for the Solano Avenue Association. Staff is recommending the Council utilize the standard advisory body appointment process for the remaining five members, with each Council Member appointing a person to the Committee to help streamline and expedite the appointments to the Committee. Staff will then include the appointments on the next Council agenda as an informational item, and will

update the Economic Development Committee webpage on the City's Website as appointments are made.

The following people spoke: Tod Abbott; Brian Parsley; Robert Cheasty.

A summary of comments is as follows: expressed support for the establishment of the Economic Development Committee, expressed appreciation to Robert Cheasty for helping forward the concept of an Economic Development Committee, encouraged the Council to make appointments as a whole to ensure the most suitable mix of Committee Members, expressed the importance of the inclusion of residents on the Committee; expressed support for the Committee to address larger economic concerns for the City and encouraged adding an economic development staff position.

A summary of Council comments is as follows: noted there can be flexibility regarding the composition of individuals appointed to the Committee; the people that have submitted applications have demonstrated experience in economic development, and some applicants are residents that also have local business affiliations, all meetings of the Committee are public meetings and residents can participate.

MOTION:

Moved by Council Member McQuaid, seconded by Council Member Pilch to:

1. Confirm Shaun Charles as the Albany Chamber of Commerce Recommended Appointee to the Economic Development Committee;
2. Confirm Allen Cain as the Solano Avenue Association Recommended Appointee to the Economic Development Committee;
3. Adopt Resolution No. 2015-64, amending Resolution No. 2015-39, to revise the process for making appointments to the Economic Development Committee

AYES: Council Members McQuaid, Pilch, Vice Mayor Barnes, Mayor Maass.

NOES: none.

ABSENT: Council Member Nason

Motion carried and so ordered.

9. NEW BUSINESS

9-1. Capital Improvement Plan: FY2015/2016 – FY2019/2020

Staff recommendation: that the Council review the proposed Capital Improvement Plan 2016 – 2020 and provide direction on any desired adjustments. Staff will return at a future meeting with a proposed Budget Amendment and schedule appropriating funding for the first two years of the CIP program

Paul Rankin Finance Advisor, Regional Government Services Authority delivered the staff report. The proposed Capital Improvement Plan (CIP) for FY FY2015/2016 to FY2019/20 provides a roadmap to the upcoming capital improvements in the City and helps define available project resources as well as upcoming project funding needs. The CIP covers a five year period and is updated every two years. The appropriation of funding for a project is made either in conjunction with the Operating Budget or by adopting a Budget Amendment.

Rankin provided an overview of how projects are categorized including project timelines, descriptions, and funding sources. The analysis used to select the proposed projects included defined priorities of safety, legal mandates, cost/benefit and community enhancement. Other considerations include funding and capacity limitations.

Projects that are \$25,000 or more qualify as CIP. There are 41 capital improvement projects being proposed for planning or implementation during this period, totaling approximately \$31 million dollars. The categories for capital projects are: Community Improvements, Streets/Bikeways/Pedestrian, Sewer/Storm Drain, Parks/Trails/Creeks, Building/Facilities, Major Equipment, Projects Which Are Underfunded, Projects Where there is currently No Secured Funding. The CIP aims to be ambitious while balancing funding availability and staff capacity to implement projects.

The following people spoke: Preston Jordan, Brian Parsley, Ken McCroskey. A summary of comments are as follows: sidewalk repair should have a dedicated funding source similar to street maintenance funding, suggested referring development of a tax measure for sidewalk repair to the Traffic & Safety Commission, the Kains/Adams Cycle Route project is missing from the CIP and is a grant funded project, Cerrito Creek connector trail should be described as a cycling path to match the description in the Active Transportation Plan; encouraged additional consideration to improve lighting on upper Solano as it is a safety issue; expressed concern with using Measure B and BB funds on sidewalk repair as this funding was previously used as matching funds to secure larger grant projects, encouraged a dedicated funding source for sidewalk repair.

A summary of Council comments is as follows: recognized the importance of not overextending City staff, expressed interest in adding lighting to upper Solano Avenue, and whether there are any temporary improvements that can be made; expressed interest in identifying a dedicated funding source for sidewalk repair such as a tax measure; asked about pavement rehabilitation for streets and how street striping is coordinated; expressed interest in adding staff to work on additional transportation projects and grants, and possibly a combined position with economic development.

Public Works Director Ray Chan reported that the Public Works Department is working in coordination with the Community Development Department to ensure the Active Transportation Plan is considered when pavement projects are conducted, at times water based paint is utilized if there is an upcoming pavement project on the same street section, and when a street pavement project is conducted, staff will utilize more permanent thermoplastic paint for striping.

City Manager Leach reported that staff will return at a future meeting with a proposed Budget Amendment and schedule appropriating funding for the first two years of the CIP program.

9-2. Affordable Housing Nexus Fee Study Contract with Silicon Valley Foundation

Staff recommendation: that the Council adopt Resolution No. 2015-62 authorizing the City Manager to enter into an agreement with the Silicon Valley Foundation to prepare an affordable housing nexus fee study

Community Development Director Jeff Bond delivered the staff report. The City Council adopted the Housing Element for the 2015-2023 planning period on February 2, 2015, and the Element includes the goal of conducting an Affordable Housing Nexus Fee Study.

To enact an affordable housing impact fee, cities must first conduct a nexus fee study. A nexus fee study evaluates the relationship between new housing or jobs and the need for the affordable housing they create. It looks at the income of new residents and their spending patterns, the growth in low income households associated with the new jobs, and the affordability gap, or difference, between what low income households can spend on housing and what new housing costs. The Study utilizes data including rents, sale prices, and construction trends to determine a proportional in-lieu affordable housing impact fee for development.

The Nexus Fee study would be a joint effort with the City of San Leandro and Union City, and is expected to cost the City of Albany \$32,000. The study is required to support the establishment of an affordable housing fee. The revenues from the fee would be used to support the development of affordable housing.

There was no public comment on this item.

A summary of Council comments is as follows: expressed concern that there is not an opportunity for a proportional cost for the study given Albany is much smaller than the other cities that are participating, particularly without an estimate of the anticipated fee that may result from the study.

MOTION:

Moved by Council Member McQuaid, seconded by Council Member Pilch to

adopt Resolution No. 2015-62 authorizing the City Manager to enter into an agreement with the Silicon Valley Foundation to prepare an affordable housing nexus fee study.

AYES: Council Members McQuaid, Pilch, Vice Mayor Barnes, Mayor Maass.

NOES: none.

ABSENT: Council Member Nason

Motion carried and so ordered.

10. OTHER BUSINESS, REPORTS ON MEETINGS ATTENDED, ANNOUNCEMENT OF EVENTS/FUTURE AGENDA ITEMS

Council Member McQuaid expressed appreciation to the Recreation Department for the recent pop-up parklet, Council Member McQuaid attended a Youth Engagement Advocacy in Housing Open House in Berkeley and participated in a webinar wrap up of the legislative session hosted by the League of California Cities, and relayed a message from a resident of Clear Lake thanking the Albany Fire Department for their assistance in fighting the recent fire.

10-1. Upcoming City Events

Music in the Park – Wednesdays in September, 6:30 PM, Memorial Park

Run Around Town – Every Sunday, 8:00 AM, Suzette’s Crepe Café, 1226 Solano Avenue

Local Garden Swap – Every Tuesday, 6:30 PM, Community Center

Albany Local Week – September 20 - 27

Senior Center Open House – Thursday, September 24, 9:00 AM, Albany Senior Center

Pizza & Wine Block Party – Thursday, September 24, 6:00 PM, Solano Cellars – 1580 Solano Avenue

Food Truck Friday – Friday, September 25, 2015, 5:00 PM, Albany Community Center

Block Movie Night: Back to the Future – Saturday, September 26, 7:15 PM, Intersection of Solano & Stannage Avenues

Albany Community Triathlon, Sunday, September 27, 8:00 AM – Memorial Park

10-2. Upcoming City Meetings

Planning & Zoning Commission, Wednesdays, September 23, 7:00 PM, City Hall Council Chambers

Traffic & Safety Commission, Thursday, September 24, 7:00 PM, City Hall Council Chambers

11. ADJOURNMENT

The Council reconvened to Closed Session at 9:56 p.m.

Mayor Maass provided a report following the Closed Session: the Council met and gave direction to staff.

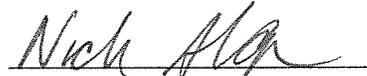
10:17 p.m. There being no further business before the City Council it was moved and seconded to adjourn the meeting.

Minutes submitted by Nicole Almaguer, City Clerk.



Peter Maass
Mayor

Attest:


Nicole Almaguer, City Clerk