



ALBANY CITY COUNCIL – MINUTES

1000 San Pablo Avenue

Albany, CA 94706

Monday, October 17, 2022

Date approved: November 7, 2022

SPECIAL MEETING – CLOSED SESSION 6:15 PM

1. CALL TO ORDER / ROLL CALL

Present: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan

Absent: None

2. CLOSED SESSION

- 2-1.** Conference with Real Property Negotiators (Government Code section 54956.8)
Property: 755 Cleveland Avenue, Albany, CA
City Negotiators: Jeff Bond and Justin Fried
Negotiating Parties: James Conlon and Eve Stewart
Under Negotiation: Price and terms of payment

No public comment received.

3. ADJOURNMENT OF SPECIAL MEETING – CLOSED SESSION

REGULAR MEETING called to order at 7:12 PM

1. CALL TO ORDER

Council Member Gary 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 Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan

Absent: None

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

City Attorney Mala Subramanian reported no reportable action from the closed session.

4. CEREMONIAL MATTERS

5. CITY MANAGER REPORT

City Manager Nicole Almaguer reported the upcoming election is November 8, 2022, and information is available at albanyca.org/rcv. Hard copies of registration forms are available at City Hall or Albany Library. Ballot tracking is available at wheresmyballot.sos.ca.gov. Vote-by-mail ballots can be sent by USPS mail, or a 24-hour drop box. Parents' Night Out is scheduled for October 21, 2022. Thanks to Albany Fire Department for hosting the annual Open House and Pancake Breakfast event. City efforts to address the declining Blue Gum Eucalyptus on the hill is progressing well. Cal Fire, Bay Area Redwood, and City staff are collaborating on a pilot project addressing a portion



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of dead and dying trees. Scouts are working on Eagle projects and the service agreement with Urban Tilth is ongoing. East Bay Municipal Utility District (EBMUD) is undertaking pavement restoration. Albany FilmFest website offers free access to all FilmFest films until October 23, 2022.

6. GOOD OF THE CITY / PUBLIC COMMENT

Mayor Jordan opened the Good of the City.

A summary of public comment is as follows: a request that Council agendize the incident involving a black child being chased through the streets, and a subcommittee be created to investigate.

7. CONSENT CALENDAR

7-1. Minutes – October 3, 2022

Staff recommendation: Approve

7-2. Ratification of Payroll – Date Paid 10/7/2022: Net Amount \$349,899.82, Taxes/Benefits/Deductions \$358,626.81, Total Payroll \$708,526.63

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 \$194,549.60 (9/30/2022), \$127,067.14 (10/7/2022)

Staff recommendation: Ratify

7-4. Advisory Body Resignations:

- Kate Breeding appointed by Council Member Nason resigned from the Climate Action Committee
- Maria Barakat appointed by Vice Mayor Tiedemann resigned from the Social & Economic Justice Commission

Staff recommendation: Information item

7-5. Proclamation – World Polio Day

Council Member McQuaid recommendation: that the Council proclaim October 24, 2022, as World Polio Day in the City of Albany

7-6. Annual Street Rehabilitation Program (CIP No. 21000) – 2022 Pavement Rehabilitation Project – Award of Construction Contract No. C22-30 and Construction Management Services Contract No. C22-64



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Staff recommendation: that the Council adopt Resolution No. 2022-105, authorizing the City Manager to:

1. Award Contract No. C22-30 to Bay Cities Paving & Grading, Inc. to construct the 2022 Pavement Rehabilitation Project for the not-to-exceed amount of \$1,998,381 from previously appropriated funds for the Annual Street Rehabilitation Program (CIP No. 21000), and
2. Execute Contract No. C22-64 with Zoon Engineering to provide construction management services for the not-to-exceed amount of \$200,000 from previously appropriated funds for the Annual Street Rehabilitation Program (CIP No. 21000)

7-7. Amendment to Contract No. C18-62 – Maintenance Contract for Janitorial Services

Staff recommendation: that the Council adopt resolution No. 2022-106, authorizing the City Manager to execute Amendment #8 to Contract No. C18-62 with Karla's Janitorial Services, extending the term of the contract for an additional year, and increasing the contract amount by \$228,159.38, using funds previously appropriated as part of the Public Works Operating Budget

7-8. Ordinance No. 2022-07 Amendment to the Zoning Ordinance Regarding Community Benefits in the San Pablo Avenue Specific Plan

Staff recommendation: that the Council adopt Ordinance No. 2022-07, amending the Zoning Ordinance regarding community benefits in the San Pablo Avenue Specific Plan – Second Reading, Pass-to-Print

Council Member Gary asked if anyone wished to remove items from the consent calendar.

MOTION:

Moved by Council Member McQuaid, seconded by Vice Mayor Tiedemann, to approve the consent calendar.

AYES: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan

NOES: None

Motion carried and so ordered.

8. PRESENTATION

9. PUBLIC HEARING

9-1. Financing of the Satellite Affordable Housing Associate (SAHA) Project – a 62-Unit Multifamily Housing Facility

Staff recommendation: that the Council adopt Resolution No. 2022-107, approving the issuance of revenue bonds by the California Municipal Finance Authority in an



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aggregate principal amount not to exceed \$35,000,000 to finance and refinance a 62-unit multifamily housing facility for the benefit of Cleveland Ave, L.P., a California Limited Partnership, or another entity created by Satellite Affordable Housing Associates (or an affiliate), and certain other matters relating thereto

Community Development Director Jeff Bond presented the staff report. Satellite Affordable Housing Project is intended to develop a City-owned parcel into affordable housing. Albany Family Housing will be located at the northeast corner of Cleveland Avenue and Washington Avenue and will include sixty-two units of housing. Pursuant to State mandates, the planning application was approved by staff in December 2019. In October 2020, Council approved Resolution No. 2020-104 authorizing the City Manager to execute a Land Disposition, Development and Funding Agreement (DDA). A key source of funding is the Low Income Tax Credit program. In utilizing the program, SAHA has arranged for the California Municipal Finance Authority (CMFA) to serve as an issuer of tax-exempt revenue bonds in an aggregate principal amount not to exceed \$35,000,000. Proceeds of the Bonds will be used to finance a significant portion of the development of the project. CMFA is a joint powers authority formed to assist local governments, non-profit organizations, and businesses with the issuance of both taxable and tax-exempt debt. Bonds will be the sole responsibility of SAHA. The City will have no financial, legal, moral obligation, liability, or responsibility for the project, or the repayment of bonds associated with financing.

A summary of public comment is as follows: support for the program and method of funding.

MOTION:

Moved by Council Member Nason, seconded by Vice Mayor Tiedemann, to adopt Resolution No. 2022-107, approving the issuance of revenue bonds by the California Municipal Finance Authority in an aggregate principal amount not to exceed \$35,000,000 to finance and refinance a 62-unit multifamily housing facility for the benefit of Cleveland Ave, L.P., a California Limited Partnership, or another entity created by Satellite Affordable Housing Associates (or an affiliate), and certain other matters relating thereto.

AYES: Council Members Gary, Nason, and McQuaid, Vice Mayor Tiedemann, Mayor Jordan

NOES: None

Motion carried and so ordered.

10. UNFINISHED BUSINESS

10-1. Rainbow Crosswalk Proposal for the Southern Crosswalk of Cornell Avenue at Solano Avenue

Staff recommendation: that the Council approve the design for a rainbow crosswalk installation at Cornell Avenue and Solano Avenue



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Community Development Director Jeff Bond presented the staff report. In July 2022, Council directed staff to work with the Transportation Commission to develop as a City project a plan for installation of a thermoplastic rainbow crosswalk across the south leg of Cornell Avenue at Solano Avenue. Community members have created chalked rainbows at various locations on City streets for the past several years. A report prepared by Council Member McQuaid noted that the creation of a permanent crosswalk would demonstrate the City's commitment to supporting the visibility, dignity, and equity of all people in the community. Paving of Cornell between Washington and Marin, including this crosswalk is scheduled to begin later this year as part of the 2022 Pavement Rehabilitation Project. The project provides an opportunity to apply the proposed crosswalk to fresh pavement that is less likely to be disturbed by utility work in the near future.

A summary of public comment is as follows: support for the project; a suggestion for a Black Lives Matter installation on City property.

MOTION:

Moved by Council Member McQuaid, seconded by Council Member Nason, to approve the design for a rainbow crosswalk installation at Cornell Avenue and Solano Avenue.

AYES: Council Members McQuaid and Nason, Vice Mayor Tiedemann, Mayor Jordan

NOES: Council Member Gary

Motion carried and so ordered.

11. NEW BUSINESS

11-1. Updated Salary Schedule for City of Albany Employees

Staff recommendation: that the Council adopt Resolution No. 2022-109, approving an updated Salary Schedule for City employees

Finance & Administrative Services Director Heather Rowden presented the staff report. An updated Salary Schedule has been prepared that incorporates negotiated salary adjustments for Albany Peace Officers' Association (APOA) employee classifications, in accordance with the ratified Memorandum of Understanding (MOU). A proposed 3% increase for unrepresented employees is also included.

MOTION:

Moved by Vice Mayor Tiedemann, seconded by Council Member Nason, to adopt Resolution No. 2022-109, approving an updated Salary Schedule for City employees.

AYES: Council Members Gary, McQuaid, and Nason, Vice Mayor Tiedemann, Mayor Jordan

NOES: None

Motion carried and so ordered.



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

City Council Appointed Representation Bodies	Appointee	Alternate
Alameda County Mayors' Conference	Jordan	Tiedemann
Alameda County Transportation Commission	Nason	Jordan
Alameda County Waste Management Authority	Jordan	Nason
Association of Bay Area Government	Gary	Tiedemann
East Bay Community Energy JPA Board	Tiedemann	Jordan
East Bay Sports Field Recreational Authority JPA	Nason	Gary
Housing Authority of Alameda County	McQuaid	N/A
League of California Cities (East Bay)	McQuaid	Tiedemann
Alameda County Mosquito Abatement District	Jordan	N/A
Alameda County Library Advisory Commission	Gary	(vacant)
Alta Bates Hospital Task Force	McQuaid/Nason	N/A
Rausser College of Natural Resources Dean's Advisory Committee on the Gill Tract (DAC)	Gary	N/A
City/AUSD/UC – 2X2X2	Jordan/Tiedemann	N/A
Police & Fire Pension Fund Board	Jordan	McQuaid
Alameda County Paratransit Advisory & Planning Committee (PAPCO)	(vacant)	N/A

Mayor Jordan reported he attended a meeting of the Alameda County Mosquito Abatement District. He thanked Council Member Nason for attending in his stead a Programs and Administration meeting of StopWaste.

Council Member McQuaid reported she attended a Housing Commission meeting, chamber mixer, and a United Against Hate planning meeting. She appreciated the full weekend of fun and different community activities and thanked the community for participating.

Council Member Nason reported she attended Alameda County Transportation Commission and Financial Committee meetings and noted the progress on the Gilman Street overpass. She thanked Mayor Jordan for the opportunity to attend a StopWaste meeting.

Vice Mayor Tiedemann reported he attended the FilmFest Gala. He also attended the Alameda County Mayor's Homeless Working Group, where he received an update on the process for replacing the Continuum of Care administrator for the county, which is ongoing.

Council Member Gary announced that she had no meetings to report.



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13. FUTURE AGENDA ITEMS

Council Member Gary requested a future item dedicated to returning the rental initiative to renters to facilitate the City's assistance with COVID-19 funds.

14. ANNOUNCEMENTS / UPCOMING CITY MEETINGS AND EVENTS

Upcoming City Events – please check on City website www.albanyca.org under City Calendar web page for up-to-date information.

Upcoming City Meetings

1. Climate Action Committee Meeting, Wednesday, October 19, 7:00 PM, Virtual Meeting via phone/video conferencing
2. Community Media Access Committee Meeting, Monday, October 24, 6:00 PM, Virtual Meeting via phone/video conferencing
3. Police & Fire Pension Board Meeting, Tuesday, October 25, 3:00 PM, Virtual Meeting via phone/video Conferencing
4. Planning & Zoning Commission Meeting, Wednesday, October 26, 7:00 PM, City Hall Council Chambers
5. Transportation Commission Meeting, Thursday, October 27, 7:00 PM, City Hall Council Chambers
6. Social & Economic Justice Commission Meeting, Tuesday, November 1, 7:00 PM, City Hall Council Chambers
7. Financial Advisory Committee Meeting, Wednesday, November 2, 7:00 PM, Virtual Meeting via phone/video conferencing
8. Economic Development Committee Meeting, Thursday, November 3, 5:00 PM, Virtual Meeting via phone/video conferencing
9. City Council Meeting, Monday, November 7, 7:00 PM, City Hall Council Chambers

Council Member Gary announced her resignation as Councilwoman with November 7, 2022 as the last service day and requested that her privacy and decision be respected. She extended thanks to Mayor Jordan, Councilmembers, staff, and the voters who supported her during her tenure as Mayor and as Councilwoman.

15. ADJOURNMENT



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7:45 p.m. There being no further business before the City Council, Council Member Gary adjourned the meeting.

Minutes submitted by Anne Hsu, City Clerk.



Preston Jordan
Mayor

Attest:



Anne Hsu, City Clerk