



ALBANY CITY COUNCIL – MINUTES

1000 San Pablo Avenue

Albany, CA 94706

Monday, June 15, 2026

Date approved: July 6, 2026

REGULAR MEETING: 6:00 PM

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

Vice Mayor Hansen-Romero 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 Jordan and Miki, Vice Mayor Hansen-Romero, Mayor McQuaid

Absent: Council Member López

Mayor McQuaid congratulated the Albany High School Boys Ultimate Frisbee team for winning the national championship.

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

4. CEREMONIAL MATTERS

4-1. Proclamation in Recognition of Juneteenth

Council Member Miki read the proclamation.

5. CITY MANAGER REPORT

City Manager Nicole Almaguer provided a report on recent projects, events, and programs.

6. GOOD OF THE CITY / PUBLIC COMMENT

Mayor McQuaid opened the Good of the City.

No public comment was received.

7. CONSENT CALENDAR

7-1. Minutes – June 1, 2026

Staff Recommendation: Approve

7-2. Ratification of Payroll -- Date Paid 5/29/2026: Net Amount \$534,785.11, Taxes/Benefits/Deductions \$441,367.63, Total Payroll \$976,152.72

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 \$138,383.47 (5/29/2026), \$395,367.53 (6/5/2026)

Staff Recommendation: Ratify



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7-4. Investment Transactions

Staff Recommendation: That the Council receive the investment transactions for the month of May 2026

7-5. Notice of Opposition – Initiative 25-0006A1

Mayor McQuaid Recommendation: That the Council note and file the notice as submitted

7-6. Advisory Body Appointment

- Randy Lee appointed by Council Member López to the Arts Committee

Staff Recommendation: Information item

7-7. Calling for a General Municipal Election, requesting Consolidation with the Statewide General Election, and Adopting Regulations for Candidates for Elective Offices for the November 3, 2026 Election

Staff Recommendation: That the Council adopt:

1. Resolution No. 2026-31, calling and giving notice for the holding of a general municipal election on Tuesday, November 3, 2026, for the election of Members of the City Council and Members of the Board of Education using proportional ranked choice voting (PRCV); and
2. Resolution No. 2026-32, requesting the Board of Supervisors of the County of Alameda to consolidate a general municipal election to be held with the Statewide General Election on Tuesday, November 3, 2026; and
3. Resolution No. 2026-33, adopting regulations for candidates for elective offices administered by the local elections official pertaining to candidate statements submitted to the voters

7-8. Amendment to Animal Care Services Contract

Staff Recommendation: That the Council adopt Resolution No. 2026-34, approving an amendment to renew the animal care services Contract with the City of Berkeley for a period of 3 years, Fiscal Year 2026/27 to Fiscal Year 2028/29 (July 1, 2026 – June 30, 2029), in an amount not-to-exceed \$413,582

7-9. Fiscal Year 2026/27 Contract with Alameda County for Additional Library Services

Staff Recommendation: That the Council adopt Resolution No. 2026-35, authorizing the City Manager to enter into an agreement with the County of Alameda for additional library services for Fiscal Year 2026/27 in the amount of \$761,712



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7-10. Updated Salary Schedule for City Albany Employees

Staff Recommendation: That the Council adopt Resolution No. 2026-36, approving an updated salary schedule for City employees

7-11. Resolution Adopting an Updated Investment Policy

Staff Recommendation: That the Council adopt Resolution No. 2026-37, adopting an updated Investment Policy

7-12. City of Albany Appropriations Limit for Fiscal Year 2026/27

Staff Recommendation: That the Council adopt Resolution No. 2026-38, establishing the City of Albany Appropriations Limit for Fiscal Year 2026/27

7-13. Proposed Authorized Adjustments to Local Taxes and Fees Collected on the Property Tax Bill for Fiscal Year 2026/27: Library Services Act of 1994; Supplemental Library Services Act of 2006; Emergency Medical Services, Advanced Life Support, and Fire Protection Tax; 2006 Street Paving and Storm Drain Improvement Tax; Sidewalk Parcel Tax; 2018 Parks and Open Space Parcel Tax; Annual Clean Storm Water National Pollutant Discharge Elimination System Service Charge; and Sewer Service Charges

Staff Recommendation: That the Council adopt Resolution No. 2026-39, confirming Fiscal Year 2026/27 rates applied to the City of Albany Special Taxes and Fees collected on the annual property tax bill

7-14. Fiscal Year 2026/27 Tax Rate for the Pension Override Tax

Staff Recommendation: That the Council adopt Resolution No. 2026-40, adopting the Fiscal Year 2026/27 (July 1, 2026 to June 30, 2027) tax rate for the pension override tax to fund City of Albany pension obligations

7-15. Annual Sidewalk Rehabilitation Program (CIP No. 22000) – Authorize Call for Bids for Sidewalk Repair Phase 12 (Contract No. C26-25)

Staff Recommendation: That the Council adopt Resolution No. 2026-41, authorizing the City Manager to approve a Call for Bids for the Project (Contract No. C26-25)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) / ENVIRONMENTAL CLEARANCE

This Project is categorically exempt from California Environmental Quality Act (CEQA) 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.



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7-16. Prop 68 Parks Improvement Projects (CIP No. 41016/41017)

Appropriation of Additional Funds for Peggy Thomsen Pierce Street Park Improvements

Staff Recommendation: That the Council adopt Resolution No. 2026-42, authorizing the appropriation of \$155,195 in funds from available fund balance in the Developer Parkland In-Lieu Fee Fund (2402) to the Prop 68 Parks Improvement Projects (CIP No. 41016/41017) for the installation of the Peggy Thomsen Pierce Street Park Improvements

7-17. Grant Application for United States Tennis Association Grant Program

Jewel's Terrace Park Tennis Court and Memorial Park Tennis Court Reconstruction and Resurfacing Projects

Annual Parks Rehabilitation Program (CIP No. 41000)

Staff Recommendation: That the Council adopt Resolution No. 2026-43, authorizing the City Manager to:

1. Submit a grant application to the United States Tennis Association Grant Program for the Jewel's Terrace Park Tennis Court and Memorial Park Tennis Court Reconstruction and Resurfacing Projects; and
2. Enter into a grant agreement with United States Tennis Association if awarded, and appropriating grant funds awarded for expenditure on the projects under the Annual Parks Rehabilitation Program (CIP No. 41000)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) / ENVIRONMENTAL CLEARANCE

This Project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15302 "Replacement or Reconstruction" of the CEQA Guidelines, which exempts the replacement or reconstruction of existing structures or facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Mayor McQuaid asked if anyone wishes to remove items from the consent calendar. Council Member Jordan removed Item 7-15.

Item 7-15: CIP Program Manager Allison Carrillo reported that staff is working with the property owner and PG&E to determine the necessary repairs.

MOTION:

Moved by Council Member Jordan, seconded by Vice Mayor Hansen-Romero, to approve the consent calendar.

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

NOES: None

ABSENT: Council Member López

Motion carried and so ordered.



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8. PRESENTATION

9. PUBLIC HEARING

9-1. Amending the City of Albany Master Fee Schedule

Staff Recommendation: That the Council adopt Resolution No. 2026-44, amending the City of Albany Master Fee Schedule for Fiscal Year 2026/27

Finance Manager Cassondra Murphy presented the staff report. Fees are set to recover some or all costs of providing City services. Some fees increase annually based upon the Consumer Price Index (CPI), and the CPI increase from calendar year 2025/26 to 2026/27 is 2.18%. Other fees changed based on Council action to waive permit fees, an update to the Senate Bill (SB) 330 pre-application base rate, charges to the City, and fees charged by other agencies.

Mayor McQuaid opened the public hearing.

No public comment was received, and Mayor McQuaid closed the public hearing.

MOTION:

Moved by Council Member Jordan, seconded by Vice Mayor Hansen-Romero, to adopt Resolution No. 2026-44, amending the City of Albany Master Fee Schedule for Fiscal Year 2026/27 with amendments to waive permit fees for installation of solar thermal panels and revise the name of the Christmas tree and pumpkin lot permit to be more generic.

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

NOES: None

ABSENT: Council Member López

Motion carried and so ordered.

9-2. Resolution Amending the Fiscal Year 2025/26 and Fiscal Year 2026/27 Operating Budgets and Adopting the Fiscal Year 2026/27 Sugar-Sweetened Beverage Tax Spending Plan

Staff Recommendation: That the Council adopt Resolution No. 2026-45:

1. Amending the Operating Budget for Fiscal Year 2025/26;
2. Amending the Operating Budget for Fiscal Year 2026/27; and
3. Adopting the Fiscal Year 2026/27 Sugar-Sweetened Beverage Tax Spending Plan

Finance Director Reina Schwartz presented the staff report. The budget for Fiscal Year (FY) 2025/26 and FY 2026/27 was adopted in June 2025. Adjustments are needed to maintain a balanced budget. In FY 2025/26, tax and fee revenues performed better than anticipated; labor costs were underestimated; and services and supplies and insurance costs were overestimated. Revenues in the Pension Property Tax Fund exceeded budget, and staff proposes an additional transfer of funds to the Emergency Medical Services (EMS) Fund.



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The FY 2026/27 budget was adopted with a projected deficit of \$1.1 million. Staff have revised revenue projections to reflect increases in property taxes, recreation rentals, and special revenues and decreases in sales taxes. Staff revised expenditure projections to reflect increases in labor costs and Unfunded Accrued Liability (UAL) costs. To balance the FY 2026/27 budget, an across-the-board decrease of approximately \$960,000 is needed. Staff anticipates an increase in revenues and a larger increase in expenses for the Pension Property Tax Fund. Revenues for the EMS Fund are expected to increase slightly.

Revenue from the Sugar-Sweetened Beverage (SSB) Tax is estimated to be approximately \$226,000 for FY 2026/27. Staff recommends funding the Bike Safety Program, All-bany Swims, and Move 'n' Groove event at the FY 2025/26 amounts and the Crossing Guard Program at the actual cost of \$195,373 for a Spending Plan totaling \$227,873.

Mayor McQuaid opened the public hearing.

A summary of public comment is as follows: a suggestion for additional funding for the Bike Safety Program.

Mayor McQuaid closed the public hearing.

A summary of Council comment is as follows: a preference to reduce the amount for the Move 'n' Groove event; support for increasing funding for All-bany Swims; preference to re-allocate funding from Move 'n' Grove to All-bany Swims.

MOTION:

Moved by Council Member Jordan, seconded by Council Member Miki, to adopt Resolution No. 2026-45 to 1) amend the Operating Budget for Fiscal Year 2025/26, 2) amend the Operating Budget for Fiscal Year 2026/27, and 3) adopt the Fiscal Year 2026/27 Sugar-Sweetened Beverage Tax Spending Plan as amended to remove funding from Move 'n' Groove and to fund All-bany Swims with \$17,500.

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

NOES: None

ABSENT: Council Member López

Motion carried and so ordered.

10. UNFINISHED BUSINESS

10-1. Potential Revision to Rate for Business License Tax and Technical Changes to Sections 5-1 and 5-2 of Chapter V of the Albany Municipal Code Relating to the Business License Tax

Staff Recommendation: That the Council select a preferred tax methodology and provide direction to staff regarding a ballot measure to restructure the City's Business License tax for the November 2026 General Municipal Election



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Finance Director Schwartz and Eric Myers, Hinderliter de Llamas & Associates, presented the staff report. Staff developed Model 4.1 and Model 4.1 RR in response to Council direction during the May 18, 2026 meeting. In both models, businesses with gross receipts up to \$200,000 would be charged a flat rate of \$200. Under Model 4.1, retail businesses would be charged an additional \$1 for each \$1,000 over \$200,000, and general and residential rental businesses would be charged an additional \$4.45 for each \$1,000 over \$200,000. Under Model 4.1 RR, retail businesses and general businesses would be charged the same as Model 4.1, and residential rental businesses would be charged \$120/unit. Model 4.1 would increase tax revenues by \$447,000, and Model 4.1 RR would increase tax revenues by \$524,000.

A summary of Council comment is as follows: concern that service businesses would pay significantly more, especially compared to neighboring jurisdictions; a preference to modify Model 4.1 RR by charging \$50 on gross receipts of \$1-\$50,000, \$150 on \$50,001 to \$200,000, general business \$5/\$1000 on gross receipts above \$200,000; a suggestion to list categories for general businesses to allow a future decrease in rates and to include language for a periodic increase; a preference to maintain three general categories.

MOTION:

Moved by Council Member Jordan, seconded by Council Member Miki, to select Model 4.1 RR and to 1) change the general business rate to \$5/\$1000 for gross receipts over \$200,000 and for retail to \$1/\$1000 for gross receipts over \$200,000; 2) implement a flat rate of \$50 for gross receipts up to \$50,000 for all businesses, and an additional flat rate of \$150 on \$50,001 to \$200,000 in gross receipts; 3) apply a Consumer Price Index increase to the flat rate amounts and limits annually; and 4) include business categories from Model 3 at the rate of \$5/\$1000 for gross receipts over \$200,000.

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

NOES: None

ABSENT: Council Member López

Motion carried and so ordered.

10-2. Update to Emergency Medical Services, Advanced Life Support, and Fire Protection Tax

Staff Recommendation: That the Council provide direction on an update to the methodology of calculation and revenue target for the Emergency Medical Services, Advanced Life Support, and Fire Protection Services Tax for voter consideration at the November 2026 General Municipal Election

Amanda Welker, NBS, presented new modeling based on the Council's direction during the May 18, 2026 meeting. Option 1 increases the rate per lot-square-foot from \$0.075 to \$0.093 and excludes the Golden Gate Fields property to reach the revenue target of \$2 million. Option 2 uses a rate of \$0.203 per building-square-foot for residential and non-residential lots and a rate of \$0.09 per lot-square-foot for vacant lots to provide revenue of \$2 million. Option 3 increases the rate per building-square-foot for residential and non-residential lots to \$0.254 and the rate per lot-square-foot for vacant lots to \$0.110 to



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provide \$2.5 million in revenue. The three options do not include exemptions; Council direction is requested.

After a discussion of tax structures, balancing tax increases and City expenses, trigger language, rebate/exemptions, and possessory interest properties, the Council directed staff to 1) implement a tax on possessory interest properties now; 2) maintain the current tax structure and rate with trigger language if the Golden Gates Fields property becomes nontaxable 3); include a CPI increase for rates; and 4) allow a 50% rebate/exemption for households with incomes between the very-low-income and low-income thresholds if the Golden Gate Fields property becomes nontaxable.

11. NEW BUSINESS

11-1. Policy on the Disruption of Telephonic or Internet Service During City Council Meetings

Staff Recommendation: That the Council adopt Resolution No. 2026-46, approving the Policy on Disruption of Telephonic or Internet Service During City Council Meetings per Senate Bill 707 and adding this Policy as Section D within the City Council Procedures & Policies

City Clerk Anne Hsu presented the staff report. SB 707 requires jurisdictions to allow members of the public to participate in public meetings through a two-way phone or audio/visual platform and to adopt a policy for responding to service disruptions to remote access during public meetings.

MOTION:

Moved by Council Member Miki, seconded by Council Member Jordan, to adopt Resolution No. 2026-46, approving the Policy on Disruption of Telephonic or Internet Service During City Council Meetings per Senate Bill 707 and adding this Policy as Section D within the City Council Procedures & Policies.

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

NOES: None

ABSENT: Council Member López

Motion carried and so ordered.

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

Vice Mayor Hansen-Romero attended a StopWaste meeting and encouraged review of its many programs.

Council Member Jordan attended meetings of the Mosquito Abatement District Board, which discussed the Executive Director's review and compensation, and the Alameda County Transportation Commission Planning, Policy and Legislation (PPL) Committee.



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The PPL Committee approved programs for regional transit measures and to support transit operations.

Mayor McQuaid attended a League of California Cities webinar about legislation, a Community Services Policy Committee meeting, the Safety Expo, a Housing Authority of Alameda County meeting, the Mayors' Conference, and watched the webinar regarding the Alameda County budget. She was elected Vice Chair of the Housing Authority of Alameda County.

13. FUTURE AGENDA ITEMS

None.

14. ANNOUNCEMENT OF CITY MEETINGS AND EVENTS

1. Juneteenth – Friday, June 19, 2026 (City Offices Closed)
2. Independence Day – Friday, July 3, 2026 (Observed, City Offices Closed)

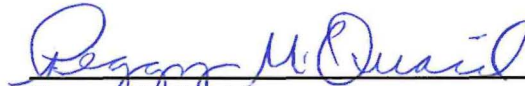
Upcoming City Meetings

1. Climate Action Committee Meeting, Wednesday, June 17, 7:00 Pm, City Hall Council Chambers
2. Planning & Zoning Commission Meeting, Wednesday, June 24, 7:00 Pm, City Hall Council Chambers
3. Transportation Commission Meeting, Thursday, June 25, 7:00 Pm, City Hall Council Chambers
4. City Council Meeting, Monday, July 6, 7:00 Pm, City Hall Council Chambers

15. ADJOURNMENT

9:38 PM There being no further business before the City Council, Mayor McQuaid adjourned the meeting.

Minutes submitted by Anne Hsu, City Clerk.



Peggy McQuaid
Mayor

Attest:



Anne Hsu, City Clerk