



ALBANY CITY COUNCIL – MINUTES

1000 San Pablo Avenue
Albany, CA 94706
Monday, July 06, 2026

Date approved: July 20, 2026

REGULAR MEETING: 7:00 PM

1. CALL TO ORDER / LAND ACKNOWLEDGEMENT

Council Member 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 Jordan, López, and Miki, Vice Mayor Hansen-Romero,
Mayor McQuaid

Absent: None

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

4. CEREMONIAL MATTERS

4-1. Proclamation in Recognition of the RotaCare West Contra Costa Free Clinic and Dr. Pate Thomson

Mayor McQuaid presented the proclamation to Judy Kerr of the Albany Rotary Club.

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.

A summary of public comment is as follows: encouragement on the City's greenhouse gas emissions reduction; information on an event at the Albany Library regarding Golden Gate Fields; inquiry on Measure D.

7. CONSENT CALENDAR

7-1. Minutes – June 15, 2026

Staff Recommendation: Approve

7-2. Ratification of Payroll –

- Date Paid 6/12/2026: Net Amount \$483,673.59, Taxes/Benefits/Deductions \$530,408.89, Total Payroll \$1,014,082.48
- Date Paid 6/26/2026: Net Amount \$540,201.36, Taxes/Benefits/Deductions \$591,656.83, Total Payroll \$1,131,858.19

Staff Recommendation: Ratify



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- 7-3.** Ratification of Bills, Claims and Demands - Ratification of bills, claims and demands against the City of Albany in the amount of \$202,320.42 (6/12/2026), \$129,289.15 (6/18/2026), \$1,637,407.32 (6/26/2026)

Staff Recommendation: Ratify

- 7-4.** Advisory Body Resignation

- Dexter Johnson appointed by Council Member Jordan resigned from the Arts Committee (effective July 14, 2026)

Staff Recommendation: Information item

- 7-5.** Cooperation Agreement with Alameda County to Continue Albany's Participation in the Alameda County Urban County to Receive Community Development Block Grant Entitlement Funds

Staff Recommendation: That the Council adopt Resolution No. 2026-47, authorizing the City Manager to execute a cooperation agreement with Alameda County to continue the City of Albany's participation in the Alameda County Urban County for Community Development Block Grant funds

- 7-6.** Urban 37 Fire Inspector Services Contract

Staff Recommendation: That the Council adopt Resolution No. 2026-48, authorizing the City Manager to update the professional services contract with Urban 37, the consulting firm that currently provides fire inspection and plan review services in an amount not to exceed \$150,000

Mayor McQuaid asked if anyone wishes to remove items from the consent calendar. No one removed an item.

MOTION:

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

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

NOES: None

Motion carried and so ordered.

8. PRESENTATION

- 8-1.** Albany Parks, Recreation & Open Space Master Park Plan Addendum

Parks, Recreation & Open Space Commission Recommendation: That the Council accept the addendum to the Albany Parks, Recreation & Open Space Master Plan with suggested revisions



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Staff Recommendation: That the Council adopt Resolution No. 2026-49, accepting the addendum to the Albany Parks, Recreation & Open Space Master Plan and direct staff to incorporate the key finding and conclusions into the City's maintenance and capital plans for Albany Parks

ENVIRONMENTAL CLEARANCE / CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Accepting the Addendum to the Albany Parks, Recreation & Open Space Master Plan is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15601(b)(3), Review for Exemption; Section 15004, Time of Preparation related to the proposed action not authorizing potential uses as "projects" as defined under CEQA; and Section 15262 related to the adoption of feasibility, planning studies, and policy documents for possible future actions.

Community Development Director Dina Tasini presented the staff report. Staff conducted community outreach through an online community survey and an in-person survey of Albany High School students. In May 2026, the Parks, Recreation and Open Space Commission (PROS Commission) recommended staff submit the Addendum to the Albany Parks, Recreation & Open Space Master Plan (Addendum) to the Council.

The Addendum is the result of community outreach and a needs assessment of park facilities. In general, the analysis revealed that most residents are satisfied with park facilities, few expressed support for sand volleyball during outreach, but seek more maintenance. Staff will continue to evaluate park spaces, refine community interests and needs, and incorporate sand volleyball into the Capital Improvement Program (CIP) for the Ohlone Greenway and Peggy Thomsen Pierce Street Park.

Sara Peschel, Groundworks, presented the Addendum. Key findings from the community survey include ways the community utilizes parks, improvements that the community wants, barriers to more frequent use, and opportunities for greater use. Priorities for improvements focus on more shade and seating, more sports facilities, and improved playground equipment. Top priorities for future development are the Ohlone Greenway, Peggy Thomsen Pierce Street Park, and the Key Route median. While the area under Interstate 80 is not a park, it has the potential for a skate park, sand volleyball, courts, and climbing walls.

A summary of public comment is as follows: community interests for both court and sand volleyball.

A summary of Council comment is as follows: proposals for sports courts will need further review; the space under I-80 could be a good connector.

MOTION:

Moved by Council Member Jordan, seconded by Council Member Miki, to: 1) adopt Resolution No. 2026-49, accepting the Addendum to the Albany Parks, Recreation &



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Open Space Master Plan with an amendment to include sand volleyball at Peggy Thomsen Pierce Street Park and the Ohlone Greenway; and 2) direct staff to incorporate the key findings and conclusions into the City's maintenance and capital plans for Albany Parks.

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

NOES: None

Motion carried and so ordered.

9. PUBLIC HEARING

9-1. Delinquent Solid Waste Collection Accounts

Staff Recommendation: That the Council adopt Resolution No. 2026-50, confirming the report and special assessment list associated with delinquent solid waste collection accounts and authorizing the delinquent charges be placed on the Alameda County property tax roll

Community Development Director Tasini presented the staff report. Staff have compiled a list of delinquent accounts to which City staff and Waste Management have sent five notices.

Mayor McQuaid opened the public hearing.

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

MOTION:

Moved by Council Member Miki, seconded by Council Member Jordan, to adopt Resolution No. 2026-50, confirming the report and special assessment list associated with delinquent solid waste collection accounts and authorizing the delinquent charges be placed on the Alameda County property tax roll.

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

NOES: None

Motion carried and so ordered.

9-2. Street Trees and Streetlighting Special Parcel Tax

Staff Recommendation: that the Council approve Resolution No. 2026-51:

1. Calling for the placement of a special tax measure on the November 3, 2026 General Municipal Election ballot for submitting to the voters an ordinance adding Article 16 to Chapter 4 of the Albany Municipal Code to enact a special parcel tax to fund the improvement and maintenance of City street trees and streetlighting; and



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2. Requesting the Board of Supervisors of Alameda County to consolidate a general municipal election to be held on November 3, 2026, with the Statewide General Election to be held on the same date; and
3. Setting rules and deadlines for the filing of written arguments regarding a City parcel tax measure

Public Works Program Manager Devora Zauderer presented the staff report. Based on direction from Council, staff have proposed a street trees and streetlighting parcel tax based on a rate of \$0.0354 per lot square foot, a 3% maximum annual escalator, a 500,000-sq.-ft. parcel cap, a 100% exemption for very-low-income households, and a 50% exemption for low-income households. The proposed rate supports an annual revenue target of \$775,000. The proposed parcel tax supports an increase in near-term streetlighting projects, can be applied to eligible possessory interest properties, and will continue until repealed by voters. If approved by voters, the parcel tax would become effective on July 1, 2027.

Mayor McQuaid opened the public hearing.

A summary of public comment is as follows: concern about additional taxes from the state and county; inquiries about street tree maintenance and bike lanes on Solano Avenue.

Public Works Program Manager Zauderer advised that, if the voters approve the tax, tax revenue would support streetlighting improvements and street tree maintenance.

Mayor McQuaid closed the public hearing.

MOTION:

Moved by Council Member Jordan, seconded by Council Member Miki, to adopt Resolution No. 2026-51:

1. Calling for the placement of a special tax measure on the November 3, 2026 General Municipal Election ballot for submitting to the voters an ordinance adding Article 16 to Chapter 4 of the Albany Municipal Code to enact a special parcel tax to fund the improvement and maintenance of City street trees and streetlighting; and
2. Requesting the Board of Supervisors of Alameda County to consolidate a general municipal election to be held on November 3, 2026, with the Statewide General Election to be held on the same date; and
3. Setting rules and deadlines for the filing of written arguments regarding a City parcel tax measure

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

NOES: None

Motion carried and so ordered.

MOTION:

Moved by Council Member Jordan, seconded by Council Member Miki, to express the Council's intent for staff to present a street tree policy that amends the Albany Municipal



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Code such that the City of Albany assumes responsibility for street tree maintenance, should the voters approve the tax.

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

NOES: None

Motion carried and so ordered.

9-3. Amending Chapter 7 of the Albany Municipal Code Regarding Ranked Choice Voting Elections

Staff Recommendation: That the Council introduce and waive first reading of Ordinance No. 2026-04, adding Section 7-1.10 to the Albany Municipal Code and repealing Section 7-3.4 from the Albany Municipal Code Relating to Ranked Choice Voting Elections

City Clerk Anne Hsu presented the staff report. Ranked Choice Voting (RCV) was implemented as the method of election in 2022. However, Chapter 7 of the Albany Municipal Code does not contain language that allows the Council to cancel an election when the number of qualified candidates is equal to or less than the number of vacant seats. The proposed Ordinance amends rather than repeals Chapter 7 to provide the Council with such an option.

Mayor McQuaid opened the public hearing.

A summary of public comment is as follows: concern about waiving the first reading of the ordinance.

Mayor McQuaid closed the public hearing.

A summary of Council comment is as follows: the language could save the City and Albany Unified School District the expense of an election.

MOTION:

Moved by Council Member Jordan, seconded by Council Member López, to introduce and waive first reading of Ordinance No. 2026-04, adding Section 7-1.10 to the Albany Municipal Code and amending Section 7-3.4 of the Albany Municipal Code relating to Ranked Choice Voting Elections.

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

NOES: None

Motion carried and so ordered.

10. UNFINISHED BUSINESS



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10-1. Active Transportation Plan Adoption

Transportation Commission Recommendation: That the Council adopt the Active Transportation Plan

Staff Recommendation: That the Council adopt Resolution No. 2026-52, adopting the Albany Active Transportation Plan and finding that the adoption of the Albany Active Transportation Plan is not a project under the California Environmental Quality Act

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Adoption of the Albany Active Transportation Plan is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), Review for Exemption; Section 15004, Time of Preparation related to the proposed action not authorizing potential uses as “projects” as defined under CEQA; and Section 15262 related to the adoption of feasibility, planning studies, and policy documents for possible future actions.

Transportation and Sustainability Manager Justin Fried presented the staff report. The Albany Active Transportation Plan (ATP) was adopted in 2012 and last updated in 2019. On May 28, 2026, the Transportation Commission reviewed the draft ATP, provided comments, and recommended for Council adoption. The draft ATP contains a number of revisions based on comments from the Transportation Commission and public. The draft ATP recommends four priority programs: lighting, speed management and enforcement, intersection safety and visibility, and railroad safety. The appendices provide a full project list, details of stakeholder engagement, and an analysis of Uptown Solano Avenue bike facilities.

A summary of public comment is as follows: opposition to the bike lane on Solano Avenue; concerns about safety and access to businesses on Solano; support for the bike lane on Solano; support for the proposed ATP.

A summary of Council comment is as follows: support for the Solano concept; a suggestion for changes to the list of Priority Projects and the Bicycle Priority Network map; concerns about the Solano cycle track; support for the draft ATP but not the Solano concept.

MOTION:

Moved by Mayor McQuaid, seconded by Vice Mayor Hansen-Romero, to extend the meeting to 11:00 PM to hear all remaining agenda items.

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

NOES: None

Motion carried and so ordered.



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MOTION:

Moved by Council Member Jordan, seconded by Council Member López, to: 1) adopt Resolution No. 2026-52, adopting the Albany Active Transportation Plan with amendments to add the Cerrito Creek Pedestrian Connection Project to the Priority Project list and the intersections of Key Route Boulevard with Portland Avenue and Thousand Oaks Boulevard to the Bicycle Priority Network map; and 2) finding that the adoption of the Albany Active Transportation Plan is not a project under the California Environmental Quality Act.

AYES: Council Members Jordan, López, and Miki, Mayor McQuaid

NOES: Vice Mayor Hansen-Romero

Motion carried and so ordered.

11. NEW BUSINESS

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

Council Member Miki attended the 4th of July celebration.

Council Member López attended the Greater and Greener Conference.

Council Member Jordan attended a meeting of the Ava Community Energy Board of Directors, where they passed a budget.

Vice Mayor Hansen-Romero attended a StopWaste meeting and a ribbon-cutting ceremony for a new business.

Mayor McQuaid attended the Association of Bay Area Governments' (ABAG) annual meeting, City Council Public Safety Ad Hoc Committee meeting, Block Captain workshop, League of California Cities' cornhole tournament, East Bay Regional Park District's tour of Golden Gate Fields and staff meeting, the Housing Authority's resource fair, Albany Friends of Seniors' 2nd of July barbeque, the ribbon-cutting, and Alameda County Library Advisory Commission meeting.

13. FUTURE AGENDA ITEMS

None.

14. ANNOUNCEMENT OF CITY MEETINGS AND EVENTS

Upcoming City Meetings

1. Planning & Zoning Commission Meeting, Wednesday, July 8, 7:00 Pm, City Hall Council Chambers



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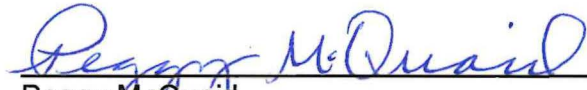
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2. Parks, Recreation & Open Space Meeting, Thursday, July 9, 7:00 Pm, City Hall Council Chambers
 3. Arts Committee Meeting, Monday, July 13, 7:00 Pm, City Hall Council Chambers
 4. Climate Action Committee Meeting, Wednesday, July 15, 7:00 Pm, City Hall Council Chambers
 5. City Council Meeting, Monday, July 20, 7:00 Pm, City Hall Council Chambers

15. ADJOURNMENT

10:51 PM There being no further business before the City Council, Mayor McQuaid adjourned the meeting in memory of Scott Haggerty, former member of the Board of Supervisors.

Minutes submitted by Anne Hsu, City Clerk.



Peggy McQuaid
Mayor

Attest:



Anne Hsu, City Clerk