



## ALBANY CITY COUNCIL – MINUTES

1000 San Pablo Avenue  
Albany, CA 94706  
Monday, July 20, 2026

Date approved: September 8, 2026

### **REGULAR MEETING: 6:00 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 (arrived at 6:17 PM), López, and Miki, Vice Mayor Hansen-Romero (arrived at 6:07 PM), Mayor McQuaid

Absent: None

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

#### **4. CEREMONIAL MATTERS**

##### **4-1. Certificate of Recognition for Albany High School Ultimate Frisbee Team**

Mayor McQuaid presented the certificate to the Albany High School Ultimate Frisbee Team.

##### **4-2. Proclamation in Recognition of Disability Pride Month**

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 received.

#### **7. CONSENT CALENDAR**

##### **7-1. Minutes – July 6, 2026**

Staff Recommendation: Approve

##### **7-2. Ratification of Payroll -- Date Paid 7/10/2026: Net Amount \$506,907.57, Taxes/Benefits/Deductions \$522,276.12, Total Payroll \$1,029,183.69**

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 \$317,281.55 (7/2/2026), \$2,937,208.90 (7/10/2026)

Staff Recommendation: Ratify

- 7-4.** Investment Transactions

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

- 7-5.** Advisory Body Resignations

- Charlotte Trenkle appointed by Council as a Whole resigned from the Parks, Recreation & Open Space Commission
- Anthony Ugalde appointed by Council as a Whole resigned from the Transportation Commission

Staff Recommendation: Information item

- 7-6.** Letter of Support – California Coastal Management Program

Mayor McQuaid Recommendation: That the Council approve submittal of a letter of support for the California Coastal Management Program

- 7-7.** Letter to Supervisor Fortunato Bas Regarding Youth Voting Implementation Information

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

- 7-8.** Request for Encroachment Permit for a Temporary Street Closure and Request for Waiver of Permit Fees for the Albany Community Triathlon Event for a Period of Three Years

Staff Recommendation: That the Council adopt Resolution No. 2026-53:

1. Authorizing staff to approve and issue the encroachment permit for a period of three years for the partial temporary street closure of Key Route Boulevard and the temporary street closures of Portland Avenue, Thousand Oaks Boulevard, and Carmel Avenue, around the Memorial Park and Albany High School block to accommodate the Albany Community Triathlon event;
2. Waive the permit fees for the event

- 7-9.** Contract with Insight Housing for Albany Project HOPE – Housing Opportunities Expanded



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Staff Recommendation: That the Council:

1. Review Scope of Services provided by Insight Housing to continue to implement Albany Project HOPE through Fiscal Years 2026-2027 and 2027-2028; and
2. Adopt Resolution No. 2026-54, authorizing the City Manager to enter into Contract No. C26-30 with Insight Housing for July 1, 2026 through June 30, 208 at a cost not to exceed \$457,965 for the continued provision of services for Albany Project HOPE – Housing Opportunities Expanded, the City's homeless outreach, engagement, and housing navigation program

- 7-10.** Appropriation of State and California Citizens Option for Public Safety and Front-Line Law Enforcement Allocation Fiscal Year 2026-27 Funding in Accordance with Government Code Section 30061

Staff Recommendation: That the Council adopt Resolution No. 2026-55, authorizing the allocation of Supplemental Law Enforcement Services Funding or Citizens Option for Public Safety Funds to be distributed to a special revenue fund annually and included in the Police Department's operating budget for allocation

- 7-11.** Application to the Alameda County Transportation Commission 2028 Comprehensive Investment Plan Call for Projects

Transportation Commission Recommendation: That the Council adopt resolutions authorizing the City Manager to submit grant applications for the Pierce-Cleveland Connector Path, Solano Access and Safety Improvements, and Albany Safe Routes to Schools projects to the Alameda County Transportation Commission 2028 Comprehensive Investment Plan and the Metropolitan Transportation Commission One Bay Area Grant Cycle 4 programs and enter into funding agreements with the Alameda County Transportation Commission and/or the Metropolitan Transportation Commission upon award of grant

Staff Recommendation: That the City Council adopt:

1. Resolution No. 2026-56, authorizing the City Manager to submit a grant application for the Pierce-Cleveland Connector Path project to the Alameda County Transportation Commission 2028 Comprehensive Investment Plan and the Metropolitan Transportation Commission One Bay Area Grant Cycle 4 programs and enter into funding agreements with the Alameda County Transportation Commission and/or the Metropolitan Transportation Commission upon award of grant;
2. Resolution No. 2026-57, authorizing the City Manager to submit a grant application for the Solano Access and Safety Improvements project to the Alameda County Transportation Commission 2028 Comprehensive Investment Plan and enter into a funding agreement with the Alameda County Transportation Commission upon award of grant; and



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3. Resolution No. 2026-58, authorizing the City Manager to submit a grant application for the Albany Safe Routes to Schools project to the Alameda County Transportation Commission 2028 Comprehensive Investment Plan and enter into a funding agreement with the Alameda County Transportation Commission upon award of grant.

**7-12. Authorizing for Grant of Bikeway Easement and Agreement with The Regents of the University of California for the Jackson Street Bikeway Project (CIP No. 25015)**

Staff Recommendation: That the City Council adopt Resolution No. 2026-59, authorizing the City Manager to execute Grant of Bikeway Easement and Agreement with The Regents of the University of California for the City to install, operate, and maintain a paved path running from the intersection of Buchanan Street and Jackson Street to the intersection of Ohlone Avenue and Jackson Street

**ENVIRONMENTAL CLEARANCE / CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Caltrans completed environmental review of the project and determined on February 12, 2026 that the project is categorically excluded from National Environmental Policy Act (NEPA). City staff filed notice of exemption of the project from California Environmental Quality Act (CEQA) on April 24, 2026, completing the environmental phase of the project.

**7-13. Amending Chapter 7 of the Albany Municipal Code Regarding Ranked Choice Voting Elections**

Staff Recommendation: That the Council adopt Ordinance No. 2026-04, adding Section 7-1.10 to the Albany Municipal Code and amending Section 7-3.4 from the Albany Municipal Code relating to Ranked Choice Voting Elections – Second Reading, Pass-to-Print

**7-14. Youth Voting for Albany Unified School District Board of Education Election in November 2026**

Staff Recommendation: That the Council adopt Resolution No. 2026-60, calling for youth voting to be included for the election of Members of Albany Unified School District Board of Education for the November 2026 election

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

Transportation and Sustainability Manager Justin Fried amended the staff recommendation for Item 7-12. The correct name of the agreement in Resolution No. 2026-59 is Grant of Path Easement and Agreement. The easement is intended to serve cyclists, pedestrians, and other path users.



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### **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**

### **9. PUBLIC HEARING**

#### **9-1. Update to Measure F (2006) Street Paving & Storm Drain Facility Improvement Special Tax**

Staff Recommendation: That the Council adopt Resolution No. 2026-61:

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 amending Chapter 4 Section 4-10 of the Albany Municipal Code to update the City's Street Paving and Storm Drain Facility Improvement Special Tax, by adding a very-low income rebate provision, and providing for an adjusted tax rate and adding a 50% low-income exemption/rebate in the event a parcel over 500,000 square feet in size becomes exempt from this parcel tax, applying the tax to possessory interests if the parcel owner is exempt from this tax, and making other clarifying updates; and
2. Requesting that 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure

Finance Director Reina Schwartz presented the staff report. If approved, the ballot measure will provide a 100% renter rebate for very-low-income households and a 50% exemption/rebate for low-income homeowners and renters, apply the tax to possessory interests, and change the index to the annual Consumer Price Index (CPI) with a cap of 3% and a banked catch-up provision. If a parcel greater than 500,000 square feet becomes untaxable, the tax methodology for all parcels in the City will convert to per lot-square-foot at a rate of \$0.0638 per lot-square-foot. These changes do not affect the estimated revenue generated by the tax.

Mayor McQuaid opened the public hearing.

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

A summary of Council comment is as follows: a proposal to implement the 50% exemption/rebate for low-income homeowners and renters upon approval of the measure.



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### MOTION:

Moved by Council Member Jordan, seconded by Council Member López, to adopt Resolution No. 2026-61 with an amendment to implement the rebate/exemption for low-income households upon adoption of the tax measure:

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 amending Chapter 4 Section 4-10 of the Albany Municipal Code to update the City's Street Paving and Storm Drain Facility Improvement Special Tax, by adding a very-low income rebate provision, and providing for an adjusted tax rate and adding a 50% low-income exemption/rebate in the event a parcel over 500,000 square feet in size becomes exempt from this parcel tax, applying the tax to possessory interests if the parcel owner is exempt from this tax, and making other clarifying updates; and
2. Requesting that 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure.

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

NOES: None

Motion carried and so ordered.

### 9-2. Update to the Emergency Medical Services, Advanced Life Support, and Fire Protection Special Tax

Staff Recommendation: That the Council adopt Resolution No. 2026-62:

1. Calling for the placement of a special tax measure on the November 3, 2026 General Municipal Election ballot an Ordinance amending Chapter 4 Section 4-7 of the Albany Municipal Code to update the City's Emergency Medical Services, Advanced Life Support, and Fire Protection Special Tax, by providing for an adjusted tax rate and adding a 50% low-income exemption/rebate in the event a parcel over 500,000 square feet in size becomes exempt from the parcel tax, applying the tax to possessory interest if the parcel owner is exempt from this tax, and making other clarifying updates; 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure

Finance Director Reina Schwartz presented the staff report. If approved by the voters, the measure will apply the tax to possessory interests and change the index to CPI with a cap of 3% and a banked catch-up. These changes do not significantly affect the estimated revenue generated by the tax. Should a parcel greater than 500,000 square feet become



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untaxable, the tax rates will change to \$0.254 per building square foot for developed residential and commercial property and \$0.110 per lot square foot for undeveloped parcels; and very-low-income households will be eligible for a 100% exemption/rebate while low-income households will be eligible for a 50% exemption/rebate. With the triggering event, staff estimates tax revenue will increase by approximately \$500,000.

Mayor McQuaid opened the public hearing.

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

A summary of Council comment is as follows: a suggestion to implement the rebate/exemption for low-income households upon approval of the measure.

### **MOTION:**

Moved by Council Member Jordan, seconded by Council Member López, to adopt Resolution No. 2026-62 with an amendment to implement the rebate/exemption for low-income households upon approval of the measure:

1. Calling for the placement of a special tax measure on the November 3, 2026 General Municipal Election ballot an Ordinance amending Chapter 4 Section 4-7 of the Albany Municipal Code to update the City's Emergency Medical Services, Advanced Life Support, and Fire Protection Special Tax, by providing for an adjusted tax rate and adding a 50% low-income exemption/rebate in the event a parcel over 500,000 square feet in size becomes exempt from the parcel tax, applying the tax to possessory interest if the parcel owner is exempt from this tax, and making other clarifying updates; 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure.

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

NOES: None

Motion carried and so ordered.

### **9-3. Business License Tax**

Staff Recommendation: That the Council adopt Resolution No. 2026-63:

1. Calling for the Placement of a general tax measure on the November 3, 2026 General Municipal Election ballot for submitting to the voters an ordinance amending Chapter 5 Sections 5-1 and 5-2 of the Albany Municipal Code to update the City's Business license Tax, levying the tax based upon business gross receipts instead of number of employees and updating the process and procedures for collection on the business license tax; 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure

Finance Director Reina Schwartz presented the staff report. The proposed measure will change the base rate to \$50 for the first \$50,000 in annual gross receipts and \$150 for annual gross receipts of \$50,001 to \$200,000. Only the base rate will be indexed annually. Retail businesses including public utilities will pay the base rate plus \$1 per \$1,000 of annual gross receipts above \$200,000. Other businesses including commercial rental, contractor, professional and services will pay the base rate plus \$5 per \$1,000 of annual gross receipts above \$200,000. Residential rental businesses will pay according to the existing schedule, but the rate will be indexed annually. The exempt category will remain. Staff estimates the proposed measure will increase tax revenue by approximately \$600,000.

Mayor McQuaid opened the public hearing.

A summary of public comment is as follows: do not support a tax based on gross receipts.

Mayor McQuaid closed the public hearing.

A summary of Council comment is as follows: if the measure is approved, future Councils will have the ability to adjust the rates.

### **MOTION:**

Moved by Council Member Jordan, seconded by Council Member López, to adopt Resolution No. 2026-63:

1. Calling for the Placement of a general tax measure on the November 3, 2026 General Municipal Election ballot for submitting to the voters an ordinance amending Chapter 5 Sections 5-1 and 5-2 of the Albany Municipal Code to update the City's Business license Tax, levying the tax based upon business gross receipts instead of number of employees and updating the process and procedures for collection on the business license tax; 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure.

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

NOES: None

Motion carried and so ordered.



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### 9-4. Real Property Transfer Tax

Staff Recommendation: That the Council adopt Resolution No. 2026-64:

1. Calling for the placement of a general tax measure on the November 3, 2026 General Municipal Election Ballot for submitting to the voters an Ordinance Amending Chapter 4 Section 4-5 of the Albany Municipal Code increasing the rate of the real property transfer tax; and
2. Requesting that 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure

Finance Director Reina Schwartz presented the staff report. The proposed measure institutes tiered rates, with the tiers based on the percentile of transactions during the 12 months preceding September 1 of the preceding year as rounded to the nearest \$100,000 increment. The rates will be 1% of the value of consideration for the first tier (0%-25%), 1.5% for the second tier (25%-50%), 2% for the third tier (50%-75%), 2.5% for the fourth tier (75%-90%), and 3% for the fifth tier (90%-100%). While revenue from the real property transfer tax is extremely volatile, the new rates could increase annual revenue by \$1 million.

Mayor McQuaid opened the public hearing.

A summary of public comment is as follows: the loss of revenue from Golden Gate Fields will affect all businesses.

Mayor McQuaid closed the public hearing.

A summary of Council comment is as follows: support for a one-year average rather than a three-year average; a suggestion to substitute “adjusting” for “increasing” the real property transfer tax in the resolution.

#### **MOTION:**

Moved by Council Member Jordan, seconded by Council Member López, to adopt Resolution No. 2026-64 with an amendment to substitute “adjusting” for “increasing”:

1. Calling for the placement of a general tax measure on the November 3, 2026 General Municipal Election Ballot for submitting to the voters an Ordinance Amending Chapter 4 Section 4-5 of the Albany Municipal Code increasing the rate of the real property transfer tax; and
2. Requesting that 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; and
3. Setting rules and deadlines for the filing of written arguments regarding said measure



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

NOES: None

Motion carried and so ordered.

### 10. UNFINISHED BUSINESS

### 11. NEW BUSINESS

#### 11-1. Council Subcommittee(s) for the Preparation of Ballot Measure Arguments on the November 3, 2026 General Municipal Election

Staff Recommendation: That the Council assign a Council subcommittee or subcommittees to prepare written arguments for the six ballot measures as identified in Resolution Nos. 2026-29, 2026-51, 2026-61, 2026-62, 2026-63, 2026-64, per the rules set in each of the said Resolutions

City Clerk Anne Hsu presented the staff report. The Council has approved six ballot measures for the November 2026 General Municipal Election. The Council may form one or more subcommittees to prepare primary and rebuttal arguments for the ballot measures.

#### **MOTION:**

Moved by Council Member Jordan, seconded by Council Member López, to assign:

1. Council Member Miki and Mayor McQuaid to subcommittees to write arguments for the measures to update Measure D (requirement for zoning changes) and the Street Trees and Streetlighting Parcel Tax;
2. Council Member Jordan and Council Member López to subcommittees to write arguments for the measures to update Measure F (Street Paving and Storm Drain Parcel Tax) and Measure K (Emergency Medical Services, Advanced Life Support, and Fire Protection Parcel Tax);
3. Vice Mayor Hansen-Romero and Council Member Miki to a subcommittee to write arguments for the measure to update the Business License Tax; and
4. Vice Mayor Hansen-Romero and Council Member Jordan to a subcommittee to write arguments for the measure to update the Real Property Transfer Tax.

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

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**

Council Member López attended a meeting of the Ava Community Energy Board, which discussed funding for the e-bike rebate program, San Leandro's change in default service plan, an EcoBlock Grant, and the Integrative Resource Plan analysis.

Vice Mayor Hansen-Romero attended a StopWaste meeting and learned about changes to consumer labels.

Council Member Jordan attended a meeting of the Alameda County Mosquito Abatement District, which approved compensation for the general manager and discussed a report of West Nile Virus in a dead crow.

Mayor McQuaid attended Congresswoman Simon's Town Hall with Council Members Jordan and López, Mayors' Conference, and the Working Group on Homelessness meeting.

#### **12-1. Alameda County Paratransit Advisory & Planning Committee Report (Appointee Pansino)**

Jeanne Pansino attended the Paratransit Advisory & Planning Committee (PAPCO) meeting where they reviewed the fiscal year and highlighted the upcoming year.

### **13. FUTURE AGENDA ITEMS**

None.

### **14. ANNOUNCEMENT OF CITY MEETINGS AND EVENTS**

#### **1. Labor Day – Monday, September 7, 2026 (City Offices Closed)**

Upcoming City Meetings (No regular City public meeting will be held during the August recess.)

1. Planning & Zoning Commission Meeting, Wednesday, July 22, 7:00 Pm, City Hall Council Chambers
2. Police & Fire Pension Board Meeting, Tuesday, July 28, 3:00 PM, City Hall Council Chambers
3. City Council Meeting, Tuesday, September 8, 7:00 PM, City Hall Council Chambers



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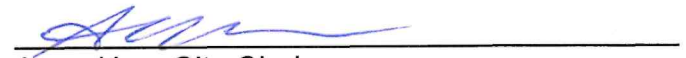
### 15. ADJOURNMENT

8:05 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