6:00 p.m. STUDY SESSION

Study Session: 2018-2022 Capital Improvement Plan

The Council will hold a study session to receive a staff presentation, public input, and discuss the proposed 2018-2022 Capital Improvement Plan.

Interim City Manager Nicole Almaguer presented the draft Capital Improvement Plan for fiscal years 2018-2022.

Public Works Director Mark Hurley reported the Capital Improvement Plan (CIP) is a roadmap for executing large projects, which are defined as projects costing more than $25,000. One project costs less than $25,000 but is included in the CIP because it is a high-visibility project. The CIP contains projects that the City is required or committed to do and that reflect the City's values. Project descriptions represent staff's best understanding of projects and include the scope, schedule, and funding source. The CIP is a tool for planning financial and human resources and focuses on executing projects and reducing the backlog of mundane projects. Hurley related the roles of the project sponsor, project manager, project team, CIP manager, Public Works staff, and consultants.

The 2016 CIP is aggressive in that it contains projects totaling $31.2 million, $14 million of which are scheduled in the first year. The $31.2 million amount includes $7.6 million in grant funding. $6.4 million of grant funding were used in the execution of $12.1 million of projects. The buildings/facilities category reflects approximately $1 million of City money for the new Public Works Center but does not reflect the over-budget amount of $7 million.

CIP Manager Robert Gonzales advised that all department heads met to review the 2016 CIP and to create a schedule of projects for the draft CIP. The draft CIP totals $31 million and includes new projects totaling $1.3 million, rescheduled projects totaling $2.9 million, escalation costs of $43,000, and scope and cost revisions of $0.8 million. The streets and bikeways category accounts for approximately half of the total draft CIP.
funding. In comparison to the 2016 CIP, this draft CIP shows a decrease in spending for buildings and facilities, roughly the same spending for community improvements, slightly higher spending for major equipment and parks/trails/creeks, less spending for sewers and storm drains, and an increase in spending for streets/bikeways/pedestrian.

Hurley stated $11.6 million is programmed for street paving over the five-year CIP through a mix of funding. Funding is heavy in the first two years and then consistent over the remaining three years. Staff plans to engage a consultant to plan the pavement portion of the CIP and to coordinate paving with other projects. There is some concern that funding in the out years will not be sufficient to maintain gains made in the early years. Current year projects include Evelyn Avenue, the area south of Albany Hill, streets involved in EBMUD projects. $1.4 million is programmed for sidewalk improvements through a mix of sources. The current year contains approximately $0.75 million in funding and $210,000 per year in the out years. A list of sidewalk projects will be presented to the Traffic and Safety Commission during its January meeting, and a Request for Proposals will be presented to the Council in the March timeframe. Sewer projects total $9.8 million across the five-year CIP with funding primarily from the Sewer Capital Fund. The draft CIP reflects $6.4 million in the current year and $1.1 million annually thereafter. Sewer work is dictated by the Consent Decree. While sewer work is currently a year behind, staff has designed projects to bring the work up to date.

Gonzales indicated new projects for San Pablo/Buchanan, the streetscape project for San Pablo, the Complete Streets project, rectangular rapid pedestrian beacons, Police cycle storage, the cycle track from Marin to UC Village, and signal improvements for Marin/Masonic and Solano/Masonic are priority projects. However, not all the projects will be implemented in the first few years of the CIP. Hurley noted a new project for traffic calming citywide. In the first year, $200,000 is programmed to reduce the backlog of projects for traffic calming. The amount of annual programmatic funding is set at $40,000.

A summary of Council comments is as follows: accounting of lease payments received from the new Public Works Center; Governmental Accounting Standards Board (GASB) changes that require scheduling and depreciating City assets; effect of the EBMUD pipeline project on Solano Avenue; support for communicating the schedule for and location of sidewalk repairs to the public; consequences to not meeting the schedule for sewer projects; support for creating a master plan for street lighting and moving street lighting projects forward in the timeline; use, brightness, and placement of LED lighting; support for moving forward EV charging stations, pedestrian beacons, Police cycle storage, and Solano/Masonic and Marin/Masonic intersections; staff's target for the pavement condition index (PCI) following completion of the street paving program; support for deferring the Shrine of Freedom pocket park and Key Route path in order to hold a community dialog; support for purchasing hybrid or electric vehicles and equipment; concerns regarding the Fire Department funding shortfall and overfunding some categories; support for active transportation projects; ability to use sidewalk monies
for project manager salaries; use of monies designated for play fields for appropriate projects.

7:30 p.m. - REGULAR MEETING

CALL TO ORDER

1. PLEDGE OF ALLEGIANCE
   Council Member Pilch led the Pledge of Allegiance.

2. ROLL CALL
   Present: Council Members Barnes, Maass, Pilch, Vice Mayor Nason, Mayor McQuaid
   Absent: none

3. CEREMONIAL MATTERS

3.1 Mayor's Statement: Celebrating Martin Luther King Jr.'s Birthday
   Mayor McQuaid read the following statement regarding Celebrating Martin Luther King Jr.'s Birthday:

   Today we celebrate the birth of Dr. Martin Luther King, Jr. We honor his courage, leadership and ability to speak the truth in a way that inspired so many. The King Center in Atlanta recognizes that between December 1955 (Montgomery Bus Boycott) and April 4, 1968 (his assassination), while Dr. King was the leader of the modern American Civil Rights Movement, African Americans achieved more genuine progress toward racial equality in America than during the previous 350 years. Dr. King is widely regarded as America's pre-eminent advocate of nonviolence and one of the greatest nonviolent leaders in world history.

   Now 50 years later our country feels divided and hate filled. Our national leaders continue to fuel the fires of distrust and fear through their vulgar and racist rhetoric and actions.

   Dr. King once said, “he who passively accepts evil is as much involved in it as he who helps to perpetrate it. He who accepts evil without protesting against it is really cooperating with it.”

   There is no better way to honor Dr. King than to stand up to those who would divide us; to educate those whose fears are driven by ignorance; and to reassure those who are afraid. We do this both individually and as a community.

   I am proud of the many ways Albany stands up against evil. We are a Sanctuary City; in September, the City Council passed Resolution #2017-74, supporting the Deferred Action for Childhood Arrivals Program (DACA); our business community has filled their windows with a variety of signs proclaiming all are welcome, including the Albany Stands UNITED Against Hate signs provided by the city. We have put into place programs and policies to assist those who are
most vulnerable. Community members came together challenging both the city and the school district to do better, to really listen to each other and to recognize and improve upon our shortcomings.

For the 9th year, the City of Albany is hosting Commit to Serve Week January 8 - 16. Visit the Community Center foyer for resources, contacts and ideas to assist in making a pledge of service to your community. Take this opportunity to become a Block Captain, a CERT volunteer, volunteer at your child's school, or help an elderly neighbor with yard work.

Together we can make a difference in our community! Together we can positively answer life's most persistent and urgent question asked by Dr. King, “What are you doing for others?” The opportunities are limitless for making a difference in someone’s life, spreading kindness, and standing against injustice by following the example set by Dr. Martin Luther King Jr.

In addition, Mayor McQuaid read the following statement regarding Sanctuary City:

On April 17, 2017, the Albany City Council unanimously passed Resolution #2017-9, declaring Albany a Sanctuary City. I want to reassure all of our community members that the City of Albany stands firm in that commitment. We recognize that many in our community are feeling fearful and unsafe due to recent threats from Washington regarding potential increased enforcement by federal immigration officials.

I will continue to work with staff and our state and federal elected officials to ensure that the legal rights of our community are upheld. I have asked the Interim City Manager to update and keep current our web site and social media platform with information and resources regarding immigration assistance.

The City of Albany is committed to recognizing the dignity and civil rights of all of our community members, including the right of all community members to live, work, and study in a City that does not subject them to fear, prejudicial treatment or discrimination.

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

5. CONSENT CALENDAR

5-1. Minutes, January 8, 2018

Staff recommendation: Approve

5-2. Ratification of Payroll - Payroll Period: 1/15/18; Net Payroll: $298,477.97; Taxes, Benefits, Withholdings: $341,787.29; Total: $640,265.26

Staff recommendation: Ratify

5-3. Ratification of Bills, Claims and Demands - Ratification of bills, claims and demands against the City of Albany in the amount of: $8,000.00 (11/3/17); $138,173.79 (11/10/17); $785,049.51 (11/17/17); $1,712,256.41 (12/1/17);
$441,367.14 (12/8/17); $332,051.33 (12/15/17); $163,373.29 (12/21/17); $442.11 (12/21/17); $7,204.68 (1/5/18); $74,023.38 (1/5/18); $899,383.70 (1/12/18)

Staff recommendation: Ratify

5-4. Albany Hill Eucalyptus Tree Maintenance

Staff recommendation: that the Council adopt Resolution No. 2018-13 authorizing the interim City Manager to execute Contract No. C18-9 with Professional Tree Care Company in the not-to-exceed amount of $39,000 to remove potentially hazardous eucalyptus trees from Albany Hill along Jackson and Taft Streets

5-5. Extend Agreement with NBS for Assessment District Engineering and Finance & Property Fee Administration Services

Staff recommendation: that the Council adopt Resolution No. 2018-14, authorizing a two-year extension to an existing Agreement with NBS to Provide Assessment District Engineering and Parcel Tax Administration Services for two Fiscal Years (2018/19, and 2019/20).

5-6. Agreement with OpenGov, Inc. for the Provision of Financial Transparency Software

Staff recommendation: that the Council adopt Resolution No. 2018-17 authorizing the City to enter into a three-year agreement (proposed Contract No. C18-25) with OpenGov, Inc. for financial transparency software

5-7. CIP Project No. 50103 – Senior Center Renovation Phase 2 Contract Award (C18-1) and Budget Adjustments

Staff recommendation: that the Council adopt Resolution 2018-7:

1. Authorizing the Interim City Manager to award Contract C18-1 to Greentech Industry Inc. to construct improvements to the kitchen facilities at the Senior Center (CIP No. 50103) in a not-to-exceed amount of $113,500, which includes the Base Bid in the amount of $95,300 and Bid Alternative #1 in the amount of $18,200; and

2. Approve an additional allocation of budget to the project (CIP No. 50103) in the amount of $108,000 from the Designated Donations (Fund 0005) and General Capital (Fund 0001)

5-8. Authorizing Acceptance of a Grant from Bay Area Air Quality Management District for an Equipment Exchange Program

Staff recommendation: that the Council adopt Resolution No. 2018-15 authorizing the City to accept a grant in the amount of $24,509.08 from the Bay Area Air Quality Management District’s Commercial Lawn and Garden Equipment Exchange Program and direct staff to execute the necessary agreements and make the corresponding budget adjustments
5-9. CIP Projects 10002/24004 – Marin Utility Undergrounding and Buchanan Bikeway Phase III Project Contract Change Order Approval

Staff recommendation: that the Council adopt Resolution No. 2018-16 authorizing the City Manager to execute Change Order #2 to Contract C17-1 with Ghilotti Construction in the amount of $66,772.79 for additional costs to resolve conflicts between proposed storm drains and existing water lines

5-10. Temporary Janitorial Service Contract with Township Janitorial Inc.

Staff recommendation: that the Council adopt Resolution No. 2018-12 authorizing the Interim City Manager to award Contract C18-19 to Township Janitorial to provide month-to-month janitorial services in the monthly amount of $12,500 with a not to exceed total amount of $125,000

5-11. Agreement with Godbe Research to Provide Voter Polling Services

Staff recommendation: that the Council:

1. Adopt Resolution No. 2018-18 Authorizing the Interim City Manager to enter into an agreement with Godbe Research in the amount not to exceed $27,300 to provide voter polling services; and

2. Establish a subcommittee comprised of the Mayor and Vice Mayor to work with staff and the consultant to develop the voter polling survey

5-12. City Manager Employment Agreement

Mayor McQuaid recommendation: that the Council adopt Resolution 2018-20, appointing Nicole Almaguer as City Manager and authorizing the execution of an employment agreement

Mayor McQuaid asked if anyone wished to remove an item from the Consent Calendar. Council Member Pilch pulled Item 5-11, and Council Member Maass pulled Item 5-4.

Item 5-4: Public Works Director Hurley reported a survey of monarch butterflies is underway as provided in the Albany Hill Master Plan. The Albany Hill Master Plan also provides for an annual hazardous tree assessment and slowly eliminating eucalyptus trees to allow the growth of native trees. The scope of work for Professional Tree Care Company pertains to removal of hazardous trees rather than elimination of eucalyptus trees to promote the growth of native trees.

Item 5-11: Council Member Pilch reported staff had confirmed that the City Council will discuss ballot measures before staff drafts language for a voter survey. Interim City Manager Almaguer advised that the consultant will assist staff with drafting polling questions. The consultant is concerned that a Council discussion of survey questions may contaminate the survey results. City Attorney Craig Labadie indicated survey language does not meet the criteria for discussion in closed session.
MOTION:
Moved by Council Member Pilch, seconded by Vice Mayor Nason, to approve the Consent Calendar.
AYES: Council Members Barnes, Maass, Pilch, Vice Mayor Nason, Mayor McQuaid
NOES: none
Motion carried and so ordered.

6. GOOD OF THE CITY/PUBLIC FORUM/ANNOUNCEMENTS
Mayor McQuaid opened the Good of the City.

The following persons spoke: None.

7. COUNCIL MEMBER REPORTS ON STATE/REGIONAL/LOCAL MEETINGS ATTENDED AND ANNOUNCEMENT OF FUTURE MEETINGS/CITY MANAGER REPORT/COMMENTS

Vice Mayor Nason reported she and Council Member Maass attended a Bates Sports Fields JPA meeting on January 17. The artificial turf replacement project should be complete in February, and the fields should open on March 3. The most recent City of Berkeley infrastructure bond measure includes funding for planning and permitting a new fieldhouse. The City of Albany should anticipate a request for funds for this project.

Council Member Maass reported that Albany residents comprise 23% of Bates field users even though Albany residents total only 7% of the population of all JPA cities. In the future, the City's contribution to the Bates Sports Fields JPA may be based on use rather than population. On January 11, Council Member Maass attended a Recycling Board meeting, where discussion topics included a five-year review of projects, the state of the recycling market, and improving metrics for trash diversion. Albany has one of the highest diversion rates in Alameda County.

Council Member Barnes reported that he and Mayor McQuaid attended a meeting at the University of Santa Clara, where they heard a presentation by former State Legislator Joe Simitian and participated in a roundtable discussion.

Mayor McQuaid reported that she attended the League of California Cities State Budget Briefing, where they discussed the Governor's proposed budget. Mayor McQuaid and Fire Chief Calkins attended a meeting of the League of California Cities Public Safety Policy Committee, where the primary topic of discussion was the U.S. Attorney General's memo regarding cannabis. Mayor McQuaid also attended the Alta Bates Task Force meeting, the Alameda County Mayors Conference, the art show opening at the Community Center, and the Climate Mayors conference call. She and Vice Mayor Nason met with the CEO of Sutter
Hospital to discuss the impending closure of Alta Bates Hospital and its impact on Albany.

Council Member Pilch reported that he attended the Environmental Quality Policy Committee, where they discussed the Governor's budget, committee goals, a potential bill entitled Safe and Affordable Drinking Water Fund, a new organic waste diversion law, and a legislative update. Council Member Pilch also attended the East Bay Community Energy meeting, where discussions focused on rates and greenhouse gas reductions.

In response to Mayor McQuaid's inquiry, Council Member Pilch advised that job creation, originally touted as a benefit of East Bay Community Energy (EBCE), will be a component of the local business development plan. EBCE's first task is creating a successful program to replace PG&E's program.

Mayor McQuaid requested a future agenda item regarding Albany residents' participation in sports held in a city other than Albany and the Fair Play Act participation assessment.

City Manager Nicole Almaguer reported that the opening of Peggy Thomsen Pierce Street Park may be held at the end of February. She met with Senator Skinner regarding Sanctuary City and concerns about possible Immigration and Customs Enforcement. The City's website contains relevant information. Applications for the Albany Civics Academy are available on the City's website, and the deadline to apply is March 22.

8. PRESENTATION
9. PUBLIC HEARING
10. UNFINISHED BUSINESS
10-1. Safety and Traffic Calming Improvements on Washington Avenue between Pierce Street and Cerrito Street

Traffic & Safety Commission recommendation: that the Council amend the Washington Avenue Traffic Calming Project currently included in the City's CIP to include:

a) Construction of the planned raised crosswalk on Washington Avenue at Catherine's Walk.

b) Development of 35% Plans, Specifications, and Estimates for the design of curb modifications to allow vehicles to park on Washington Avenue without blocking the sidewalk, including a parking inventory and comparison to less expensive alternatives.

Furthermore, the Traffic and Safety Commission asked staff to:
c) Evaluate the feasibility of installing speed humps on Washington Avenue between Polk Street and Cerrito Street.

d) Work with the residents to implement a pilot plan for changing parking patterns along this block to allow full pedestrian access on one side of the street and to delay implementation of the approved red zones and curb parking enforcement.

Staff recommendation: that the City Council approve the Traffic and Safety Commission Recommendation as stated from items a) to c), and direct staff to develop a program for enforcement of restrictions on sidewalk parking along the 800 block of Washington Avenue

Transportation Planner Aleida Andrino-Chavez presented the staff report. Staff began working on this project in 2012, as the Albany Active Transportation Plan was being developed. Residents of this area approached staff with issues such as cut-through traffic, speeding vehicles, and sidewalk accessibility. The University of California Transportation Center conducted a pedestrian safety assessment and made recommendations for improvements. The Traffic and Safety Commission (Commission) directed staff to implement a phased pilot program. In the spring of 2013, staff installed 15-miles-per-hour signage and pavement markings along Washington Avenue Hill and later in 2013 installed barricades to simulate bulb-outs. The pilot program was effective in reducing traffic speeds by 7% and traffic volume by 26%. In the fall of 2013, the Commission recommended the Council install staggered red curbs; bulb-outs at the intersections of Washington with Gateview, Polk, and Cerrito; and a raised crosswalk at Catherine's Walk. The Council asked staff to consider mini roundabouts at Gateview and Cerrito and approved the proposal in 2014. The proposal eliminated approximately 24 parking spaces along the corridor. In the winter of 2014, the City retained Kittleson & Associates to design the bulb-outs and mini roundabouts. In 2016, neighborhood residents presented staff with an alternative design to create parking turnouts as a means to preserve parking. Staff held two informal community meetings to discuss feasibility of the residents' design. In June 2017, the Commission issued its recommendation to the Council.

Laurence Lewis, Kittleson & Associates, advised that the objectives of the residents' design, in general priority order, are to provide a pedestrian pathway; to minimize loss of on-street parking; to reduce speeding and the potential for cut-through traffic; and to consider other factors such as cost and timeframe for implementation. The disadvantage of parking restrictions is the elimination of parking. A midblock raised crosswalk will not provide a continuous pedestrian pathway. One-way traffic will reduce residents' access to their homes. Parking turnouts may require additional engineering to ensure that sidewalks can be constructed.
The following persons spoke: Michael Gold, Preston Jordan, Chris Kent, Carole Klokkevold, Francis Chapman, and Noe Noyola. A summary of comments is as follows: red curbs will increase the number of speeding vehicles; support for a sidewalk on the south side of Washington Avenue; parking turnouts are the only workable solution; support for a speed bump between Cerrito and Polk and a raised crosswalk at Catherine's Walk.

A summary of Council comments is as follows: concern regarding staff revising the scope of the project without Council approval; opposition to installing speed bumps on steep streets; concerns about cost; support for installation of speed bumps, curb extensions, and elimination of some parking; opposition to eliminating one sidewalk; support for the staff recommendation with 35% plans to include evaluation of parking on the north sidewalk; support for development of 35% plans and direct staff to return to Council soon; support for enforcement of parking regulations, traffic calming measures, and red curbs; a suggestion to form a special district for this neighborhood to pay for improvements; Council consensus in favor of parts a) and c) of the recommendation and enforcement of parking regulations on the south side of Washington Avenue; support for phasing improvements to determine the ramifications of improvements; a suggestion to direct staff to close the sidewalk on the north side of Washington Avenue, to create a program to enforce parking regulations on the south side of Washington, and to install cost-effective traffic calming measures at Gateview, speed humps, and a raised crosswalk at Catherine's Walk; concerns about access for emergency vehicles.

Community Development Director Jeff Bond recommended staff utilize the Council's comments to conduct further analysis and develop rough cost estimates and return to the Council for further consideration.

City Manager Almaguer reiterated the Council's consensus to continue this item to a date uncertain in February and to direct staff to perform additional analysis and refine their recommendations to the Council.

11. NEW BUSINESS
12. OTHER BUSINESS, ANNOUNCEMENT OF EVENTS/FUTURE AGENDA ITEMS

Vice Mayor Nason announced an Alta Bates forum is scheduled for February 3 at 11:00 a.m. at the Ashby BART station.

Council Member Pilch announced a community forum of Assembly District 15 candidates on January 29 at Albany High School little theater.
12-1. Upcoming City Events

@the Center: A Night at the Circus with Barrel Full of Monkeys, Friday, January 26, 2018, 7 PM, Community Center

Albany Community-Wide Clothing Swap: Tuesday, January 30, 2018, 7:30 PM, Community Center

12-2. Upcoming City Meetings

Planning & Zoning Commission, Wednesday, January 24, 7 PM, City Hall Council Chamber

Traffic & Safety Commission, Thursday, January 25, 7 PM, City Hall Council Chamber

Economic Development Committee, Thursday, February 1, 2018, 5 PM, City Hall Conference Room

12-3. The next Regular Meeting of the City Council will be held on Monday, February 5, 2018

13. ADJOURNMENT

9:51 p.m. There being no further business before the City Council, Mayor McQuaid adjourned the meeting.

Minutes submitted by Anne Hsu, Interim City Clerk.

Peggy McQuaid
Mayor

Attest:  

Anne Hsu, Interim City Clerk