

EL CERRITO CITY COUNCIL

EL CERRITO REDEVELOPMENT AGENCY

MINUTES

SPECIAL CITY COUNCIL MEETING
Monday, December 20, 2010 – 6:10 p.m.
Hillside Conference Room

CONCURRENT EL CERRITO CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
Monday, December 20, 2010 – 7:30 p.m.
City Council Chambers

Meeting Location
El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

Ann Cheng – Mayor

Mayor Pro Tem Bill Jones
Councilmember Rebecca Benassini

Councilmember/Agency Chair Janet Abelson
Councilmember Greg Lyman

ROLL CALL

Councilmembers Abelson, Benassini, Jones, Lyman and Mayor Cheng all present.

6:10 p.m.

CONVENED SPECIAL CITY COUNCIL MEETING

Mayor Cheng convened the Special City Council meeting at 6:12 p.m.

ORAL COMMUNICATIONS FROM THE PUBLIC - No comments.

COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS

Conduct interviews of candidates for city boards and commissions. Interviews may result in an announcement of appointment at the meeting. The City Council may also discuss scheduling of future interviews.

Action: Interviews conducted.

ADJOURNED SPECIAL CITY COUNCIL MEETING at 7:15 p.m.

ROLL CALL

Councilmembers Abelson, Benassini, Jones, Lyman and Mayor Cheng all present.

7:30 p.m.

CONVENE CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Mayor Cheng convened the Concurrent City Council/Redevelopment Agency meeting at 7:30 p.m.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Mayor Cheng.

2. **COUNCIL / STAFF COMMUNICATIONS**

Mayor Cheng reported on appointments made at the December 13, 2010 Special City Council Meeting, and announced the following appointments made this evening: 1) Park and Recreation Commission – reappointment of Leslie Goldstein and appointment of Robin Mitchell; 2) Human Relations Commission – reappointment of Patricia Durham, appointment of Erika Rincón Whitcomb, and a delayed appointment for Sara Parker effective June 2011; and 3) Civil Service Commission - David Anderson and Sara Parker. The City Council will continue consideration of additional appointments on January 18, 2011.

Councilmember Lyman reported that the City is producing a video on Sundar Shadi's legacy in conjunction with KCRT. If residents have any knowledge, memories or stories of Mr. Shadi that they would like to share with the project please contact Suzanne Iarla at (510) 215-4318. Councilmember Lyman also reported on the annual Shadi display on Moeser Lane, and invited volunteers to help take down the display on December 27 at 9:00 a.m..

Mayor Cheng reported that January 17, 2011 is the City's annual Dr. Martin Luther King, Jr. Parade and Rally, which will start at 9:30 a.m. at DMV, and will march to El Cerrito High for a rally at 10:30 a.m.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**

Tom Panas, El Cerrito, commented that El Cerrito was allocated money for Measure WW, and he would like the City to use some of its allocation to buy land. Mr. Panas referred the Council to a Contra Costa Times report on buying land. Mr. Panas also noted that he is noticing the new benches around town and likes them.

4. **PRESENTATIONS** – None

5. **ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5D**

Moved (Abelson/Jones) and carried unanimously to approve Consent Calendar Item Nos. 5A through 5D in one motion as indicated below.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY ITEM

A. **Minutes for Approval**

Approve the December 13, 2010 Special City Council minutes.

Action: Approved minutes.

CITY COUNCIL ITEMS

B. **Recycling Center Construction Management Services Contract Amendment**

Adopt a resolution authorizing the City Manager to execute a contract amendment with Swinerton Management and Consulting in an amount not to exceed \$92,640 to perform project

and construction management services for the El Cerrito Recycling Center project and to approve change orders in the amount of \$20,000.

Action: Adopted Resolution No. 2010–75.

C. Various On-Street Parking Revisions

Adopt resolutions authorizing the Public Works Director/City Engineer to:

1. Install 60 feet of yellow curb marking on the west side of South 56th Street in front of 1537 South 56th Street for a commercial vehicle loading zone.
2. Establish four-hour parking on the west side of San Pablo Avenue between Knott Avenue and Wall Avenue.
3. Implement a consolidated passenger and commercial vehicle loading zone on the east side of San Pablo Avenue in front of 10070 San Pablo Avenue as follows and as shown in Exhibit A of the resolution:
 - Remove the existing 20 foot long yellow curb marking in front of 10078 and 10082 San Pablo Avenue; and
 - Install a 40-foot-long yellow curb marking in front of 10070 San Pablo Avenue and “5-MINUTE PASSENGER LOADING, 3:00 PM to 12:00 AM” sign.

Action: Adopted Resolution Nos. 2010–76, 2010–77 and 2010–78.

D. Cancellation of 1/3 Regular City Council Meeting

Approve the City Manager’s recommendation to cancel the January 3, 2011 City Council meeting consistent with the prior year’s practice. The next City Council meeting will be held on Tuesday, January 18, 2011.

Action: Approved recommendation.

6. PUBLIC HEARINGS

A. Proposed Integrated Waste Management Fees

Conduct a public hearing and upon conclusion adopt a Resolution fixing and setting rates for the Integrated Waste Management (IWM) fee effective January 1, 2011.

Presenter: Garth Schultz, Environmental Analyst, Environmental Services Division.

Mayor Cheng opened the public hearing. No speakers.

Action: Moved, seconded (Lyman/Abelson) and carried unanimously to close the public hearing.

Mayor Pro Tem Jones commented that as the City’s representative on the *Recyclemore* Board, the Board spent months discussing their budget. They are all looking at how rate increases affect each of their cities, making sure there is value added. Second, as rates are coming up tonight it is apparent to him and to the Board that there has to be consideration for different ways of approaching rates going forward, particularly with landfill consideration. There needs to be

consideration for costs plus profit for the company but is also fair to residents. This is an industry wide issue, and it is good we're studying it now. Mayor Pro Tem Jones noted that this is a substantial increase in IWM rates percentage-wise, at one point the City went 13 years without raising the rates. However, the City has extra collection now, and the new Recycling Center, and he believes this is a good time because of the good interest rate on financing, and we will be back on track starting next year.

Councilmember Lyman commended staff for putting a package together which reduced the proposed increase from what was originally planned. It is a large increase but considering the services the City is getting plus the Recycling Center, these are services residents want and fit with what the City is providing.

Mayor Cheng also commended staff and noted that the public can download the reports and data on how our community is on task toward meeting goals of reducing waste of up to 50% by 2020. Mayor Cheng also noted a statistic in the staff report that illustrates that implementation of composting pickup can reduce greenhouse gases, and that this is a very cost effective way to help reduce waste. She thanked the residents for doing their part in reducing waste.

Action: Moved (Lyman/Benassini) and carried unanimously to adopt Resolution 2010-79, effective January 1, 2011.

B. Proposed East Bay Sanitary Collection Rates

Conduct a public hearing and upon conclusion adopt a resolution establishing maximum allowable rates for the collection of garbage and green waste collection and container rental rates charged by East Bay Sanitary Company, effective January 1, 2011.

Presenter: Garth Schultz, Environmental Analyst, Environmental Services Division.

Mayor Cheng opened the public hearing. No speakers.

Action: Moved, seconded (Lyman/Jones) and carried unanimously to close the public hearing.

Mayor Pro Tem Jones stated that he felt it was a good experiment to roll out the greenwaste program as a bi-weekly program, that it was a good attempt to keep costs down, and that we need to move up to the standard service state-wide. Residents have commented that this is what they want. He noted that he feels that rates in the future will move toward a service rate type of charge and feels that it is good that El Cerrito can work with East Bay Sanitary Company (EBS) as the Company has been with the City for a long time and knows the City well. Mayor Pro Tem Jones stated that he hopes that this relationship continues, that it is beneficial to us to look at service charges, and that it is his hope and belief that the rates are competitive. Going forward, he is optimistic we can work with EBS, keeping in mind that the industry is going through serious adjustment on garbage service.

Councilmember Lyman read a line from the staff report that he felt summarized the issue: "jurisdictions...have made, or are exploring, changes to their rate structures to stabilize revenues while preserving the incentive to reduce waste in response to account migration, including charging separately for solid waste, recycling, and green waste service."

Councilmember Abelson agreed with what was said, and appreciated that staff continued to analyze the program and is happy to see the city making changes based on how the system is operating. This makes her feel good about living in El Cerrito, particularly that the city constantly strives to find ways to improve our systems. Councilmember Abelson stated that she is glad the City is looking at the rate structure to make sure the city is fairly compensating EBS, and that the city is also working to meet our climate protection goals.

Councilmember Benassini thanked staff for the detailed reports and stated that she looks forward to working with staff on greenwaste service for multifamily units.

Action: Moved, seconded (Benassini/Abelson) and carried unanimously to adopt Resolution No. 2010-80, effective January 1, 2011.

7. POLICY MATTERS

REDEVELOPMENT AGENCY ITEM

A. Creation of Master Developer Area for the Moeser Lane Shopping Center

Adopt a Redevelopment Agency Resolution stating that it is in the best interests of the City of El Cerrito Redevelopment Agency Project Area for parcels in the Moeser Lane Shopping Center to be assembled and developed by a master developer as a unified development, and authorizing the Executive Director to issue a solicitation for master development proposals.

Presenters: Dwayne Dalman, Senior Economic Development Project Manager and Lori Treviño, Redevelopment Agency Manager.

Speakers: Stan Lee, Fair Oaks, identified himself as one of the property owners. Mr. Lee questioned the urgency of the resolution. Mr. Lee stated that the property is not in disrepair, or abandoned, or a blight on the community. He stated that the resolution is premature and unwarranted at this time and it is not in the best interests to force property owners and potentially disrupt their livelihood. He asked the Board to reconsider the resolution.

Action: Moved, seconded (Cheng/Lyman) and carried unanimously to adopt Redevelopment Agency Resolution No. 601 as amended on the floor to revise item number 3 of the enacting clause to state:

3. The Agency Executive Director is authorized and directed to take the necessary steps, consistent with Part III of the Rules, to solicit proposals, both from developers and the owners of the Unified Development Site; that proposals include an existing owner will be given preference, taking into account the Agency's goals and objectives for the site; and to present for Agency Board consideration recommendations concerning such selection.

CITY COUNCIL ITEM

B. City Council Liaison Assignments

Discuss City Council appointments to local boards, commission and committees and regional bodies and approve appointments for 2011.

Action: Mayor Cheng referred to the approval of the City Council appointments to local boards, commission and committees for 2011 as listed in the agenda packet.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

- A. Councilmember Abelson reported that she was reappointed to State League of California Cities Community Services Policy Committee and the Administrative Services Policy

Committee. Councilmember Abelson also reported that Pinole Mayor Roy Swearingen was elected West Contra Costa Transportation Advisory Committee (WCCTAC) Chair and she was elected Vice Chair.

- B. Mayor Cheng reported that the next West County Mayors and Supervisors meeting will be January 27, 2011 at El Cerrito City Hall.
- C. Mayor Pro Tem Jones wished everyone a good holiday season
- D. Councilmember Lyman reported that the Financial Advisory Board met to review investment policy and overall financial policy including reserves.
- E. Councilmember Benassini – No report.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

Item No. 6 Public Hearings – Proposed Integrated Waste Management Fees and Proposed East Bay Sanitary Collection Rates

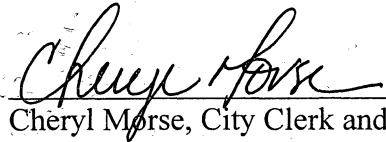
- 1. Staff powerpoint presentation – *Submitted by Garth Schultz, Environmental Analyst.*

Other

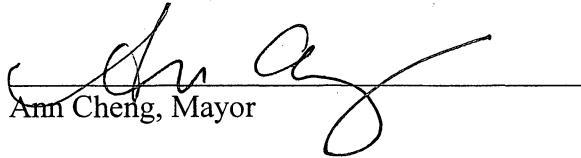
- 2. *East Bay land rush*, West County Times, December 15, 2010 – *Submitted by Tom Panas.*

9. ADJOURNED CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING at 9:42 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the Special City Council and Concurrent City Council and Redevelopment Agency meetings of December 20, 2010 as approved by the El Cerrito City Council.



Cheryl Morse, City Clerk and Secretary to the Redevelopment Agency



Ann Cheng, Mayor



Janet Abelson, Redevelopment Agency Chair