

EL CERRITO CITY COUNCIL EL CERRITO REDEVELOPMENT AGENCY

MINUTES

SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Monday, October 19, 2009 – 7:30 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Sandi Potter – Mayor

Mayor Pro Tem Janet Abelson
Councilmember Greg Lyman

Councilmember/Agency Chair William C. Jones, III
Councilmember/Agency Vice-Chair Ann Cheng

ROLL CALL

Present: Councilmembers/Agency Members Abelson, Jones (Agency Chair), Lyman
and Mayor Potter.

Absent: Councilmember Cheng.

7:30 p.m.

CONVENE SPECIAL CONCURRENT CITY COUNCIL / REDEVELOPMENT AGENCY MEETING

Mayor Potter convened the Special Concurrent City Council/Redevelopment Agency meeting at
7:34 p.m.

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Councilmember Jones.
- 2. COUNCIL / STAFF COMMUNICATIONS**

Councilmember Jones announced that long time El Cerrito resident, Don Wilson, a teacher at Pinole Valley High School, was honored as Teacher of the Year in the West Contra Costa Unified School District. Councilmember Jones also reported on his review of a KPIX-TV show regarding the 20th anniversary of the Loma Prieta Earthquake which served as a serious reminder of why cities are taking action on unreinforced masonry buildings which cause the most trouble and result in the greatest property damage and loss of life.

Mayor Potter acknowledged the many city-sponsored events that occurred over the weekend which included the environmental showcase, tree planting, the celebration of arts, and Fire Station Open House.

Mayor Pro Tem Abelson reminded the public that the city's annual Halloween carnival will be held on October 30 from 3:30-7:30 at Community Center which will include the city's first dog parade and costume contest. All proceeds will benefit the Bruce King Memorial Dog Fund. On Saturday, over 100 street trees, obtained through a grant, were planted throughout the city which was followed by an environmental fair at City Hall. The environmental showcase was initiated by the City's Environmental Quality Committee (EQC) who obtained partial grant funding for a free give-away of non-disposable restaurant take-out food containers. Anyone who was not at the fair and wishes to obtain a free re-useable take-out food container can contact the Environmental Services Division at 215-4350.

Mayor Pro Tem Abelson also announced the EQC's program to recognize Green Champions – Stewards of the Environment in El Cerrito. Those interested in applying or nominating someone for an award should obtain a form. The EQC has been looking at different ways to reduce the carbon footprint in El Cerrito. Initial studies showed that 2% of El Cerrito's carbon footprint was caused by city government, 45% by transportation, and the rest was caused by residents and businesses. Habits will need to be changed to reduce the carbon footprint. Finally, the Environmental Services Division will be offering various workshops such as composting, healthy gardens without chemicals, reducing your carbon footprint, and healthy homes. Information on the workshops is posted on the website and most programs are free.

Mayor Pro Tem Abelson reported on her attendance at focus forum on transportation for local communities sponsored by the Association of Bay Area Governments and facilitated by the Metropolitan Transportation Committee. Mayor Pro Tem also attended a tree planting sponsored by the Garden Club and Mr. Schroeder's family in memory of Art Schroeder, Wall of Fame, at the memorial grove. Some of his ashes were scattered.

Mayor Potter encouraged all residents to vote in the November 3, 2009 Special 10th Congressional District Election.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Al Miller, El Cerrito, reported that 124 city street trees were planted on Saturday. Mr. Miller also thanked the Garden Club for their efforts in facilitating the planting of a tree in memory of Art Schroeder. Mr. Miller expressed appreciation for the efforts of Melanie Mintz, Environmental Services Manager for coordinating El Cerrito's participation in the October 9, 2009 *Beads on a Green Necklace* event, a one day tour of completed environmental projects in El Cerrito. Mr. Miller said he was very proud to be a resident of El Cerrito.

4. PRESENTATIONS – None

5. ADOPTION OF THE CONSENT CALENDAR – Items 5A through 5E

Moved, seconded (Lyman/Jones and Abelson; Ayes – Abelson, Jones, Lyman and Potter; Noes – None; Absent – Cheng) and carried to approve Consent Calendar Item Nos. 5A through 5E.

JOINT CITY COUNCIL/REDEVELOPMENT ITEM**A. Minutes for Approval**

Approve the October 5, 2009 Special Redevelopment Agency and October 5, 2009 Special Concurrent City Council/Redevelopment Agency Meeting Minutes.

Action: Approved minutes.

CITY COUNCIL ITEMS

B. Amendment to El Cerrito Municipal Code Chapter 16.32 – Seismic Hazards Identification and Mitigation Program *First Reading October 5, 2009. Vote: Unanimous.*

Approve by title, waive any further reading and adopt Ordinance No. 2009–05 amending El Cerrito Municipal Code Chapter 16.32 – Seismic Hazards Identification and Mitigation Program.

Action: Adopted Ordinance 2009–05.

C. Shelter in Place Education Day Proclamation

Approve a proclamation recognizing the importance of preparing for emergencies and encouraging participation in the Contra Costa Community Awareness and Emergency Response (CAER) Group's public education efforts in support of the parents, teachers, students and staff that will be participating with hundreds of other schools in the Shelter-in-Place Drill and proclaiming November 4, 2009 as "Shelter-in-Place Education Day."

Action: Approved proclamation.

D. Environmental Services for Creekside Park Lighting Project

Adopt a resolution: 1) Authorizing the City Manager to execute an agreement with ESA in an amount not to exceed \$32,000 for the preparation of an environmental document for Creekside Park Lighting project; 2) Authorizing the City Manager to approve change orders not to exceed \$5,000; and 3) Appropriating \$40,000 to the project to be funded through Measure WW proceeds.

Action: Adopted Resolution No. 2009–67.

E. Agreement with TPD Trailers, Inc. to Purchase a Driving Under the Influence Trailer

Adopt a Resolution authorizing the City Manager or his designee to enter into an agreement with TPD Trailers, Inc. to purchase a Driving Under the Influence (DUI) trailer in an amount not to exceed \$27,125.00 with additional funds from the grant award to be used toward outfitting the trailer for use.

Action: Adopted Resolution No. 2009–68.

6. PUBLIC HEARING – None

7. POLICY MATTERS

REDEVELOPMENT AGENCY ITEM

A. Study Session for Redevelopment of Tradeway Property, 10860 & 10848 San Pablo Avenue *(Continued from the October 5, 2009 Concurrent City Council/Redevelopment Agency meeting.)*

Conduct a study session regarding the future redevelopment of the Tradeway property located at 10860 and 10848 San Pablo Avenue. Redevelopment Agency staff is requesting the Agency Board to provide direction regarding redevelopment goals and timeframe for disposition of the Tradeway property.

Presenter: Hilde Myall, Senior Housing Project Manager.

Speakers: Tom Panas, El Cerrito Historical Society, reiterated the comments of the Historical Society regarding the site of the former Contra Costa Florist and Chamber of Commerce historic site. The Historical Society believes the historic resources report prepared by the city was misguided and incomplete as it does not refer to the cultural significance of this property as a historic resource. Mr. Panas stated that the cultural significance of the site warrants further findings, research and analysis. Mr. Panas introduced correspondence from the National Park Service and stated that the Park Service also found the city's historic resources report inadequate and reported that the Historical Society does not object to a proper adaptive reuse of this historic site, so long as the new use and any improvements to the site pay appropriate respect to its historic integrity and to its importance to the cultural fabric of the community. Reuse should be pursued consistent with management best practices and historic preservation.

Al Miller, El Cerrito, reported that in previous discussions of affordable housing that he attended most people do not understand what affordable housing is. When affordable housing is placed within the context of salaries and a corresponding occupation, people develop a more positive opinion. Mr. Miller suggested future Council discussions regarding affordable housing connect a salary range with occupations, such as city staff, teachers and public safety officials to provide a better context for the discussion.

Action: Presentation heard. The Redevelopment Agency Board (Absent – Cheng) directed staff to prepare a Request For Qualifications for an affordable housing complex project with a senior focus that has flexibility for various uses on the ground floor, depending on what the economy will support, consistent with redevelopment law and the city's own laws and policies, including the San Pablo Avenue Area Specific Plan.

CITY COUNCIL ITEMS

B. Proposition 1A Securitization Program

Staff is recommending Council adopt a resolution and the required documents to participate in the Proposition 1A Securitization Program. In this program California Communities, a joint powers authority, will purchase the City's receivable from the State of California due to the recent "borrowing" of 8%, or approximately \$668 thousand of property taxes, at no cost to the city.

Presenter: Mary Dodge, Administrative Services Director.

Action: Moved, seconded (Lyman/Abelson; Ayes – Abelson, Jones, Lyman, Potter; Noes –

None; Absent–Cheng) and carried to adopt Resolution No. 2009–69.

C. Contract for Emergency Work Across and Under St. John's Church Property

Adopt a resolution adopting findings and authorizing the negotiation and execution of a contract in an amount not to exceed \$200,000 and appropriating necessary funds for emergency work to repair a potentially dangerous storm drain system across and under the St. John's Church property at 11140 San Pablo Avenue.

Presenter: Jerry Bradshaw, Public Works Director.

Action: Moved, seconded (Jones/Lyman; Ayes – Abelson, Jones, Lyman and Potter; Noes – None; Absent – Cheng) and carried to adopt Resolution No. 2009–70.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

- A. Mayor Potter acknowledged the Arts and Culture Commission and staff for their efforts in the Arts Celebration and City Hall Gallery artist reception. Mayor Potter also stated that the Human Relations Commission (HRC) had not met for the first six months of the year, had gained three members and were able to meet three times. However, the city recently received a resignation from one of the newest members. Mayor Potter asked staff to develop a status report for the Council and report back on recruitment for the Human Relations Commission, a review of the existing structure and possible alternatives for the future so the city is able to maintain its programs related to the HRC particularly the Martin Luther King, Jr. Parade.
- B. Councilmember Abelson referenced her earlier report of Environmental Quality Committee (EQC) activities. The EQC is working on an environmental movie series. The Climate Action and Outreach Committee will be working on a climate action plan and public outreach over the next year.
- C. Councilmember Cheng. Absent. No report.
- D. Councilmember Jones reported that the Planning Commission did not meet in September. The Gilman Fields/Tom Bates Sports Fields Joint Powers Authority (JPA) will be meeting this week. The JPA will be discussing parking issues. Councilmember Jones stated that he looks forward to providing a report at the next City Council meeting.
- E. Councilmember Lyman stated that the Financial Advisory Board will be recommending new language to its resolution and has made progress on reserve policy criteria. At its last meeting, the Crime Prevention Committee discussed the goals and scope of the Committee with staff and the Police Department. The Committee will focus on 4th of July, Bicycle Safety Day, Tri-Safety Day, and National Night Out events and Neighborhood Watch and home security inspection programs. Councilmember Lyman encouraged residents interested in working with the Crime Prevention Committee to submit an application.

SUPPLEMENTAL REPORTS

Item No. 2 Staff Communications

1. Recognizing Our Green Champions in El Cerrito – El Cerrito Residential Environmental Recognition Program – *Submitted by Mayor Pro Tem Abelson.*

Item No. 7(A) Study Session for Redevelopment of Tradeway Property, 10860 & 10848 San Pablo Avenue

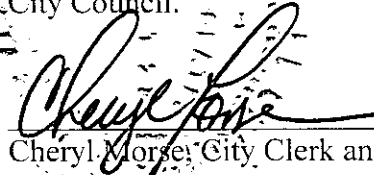
2. El Cerrito Historical Society including a letter dated July 7, 2009 and October 16, 2009

from the United States Department of the Interior.

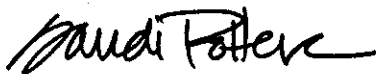
9. **ADJOURNED CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING** at 10:05 p.m.

The next regularly scheduled meeting of the City Council is Monday, November 2, 2009.

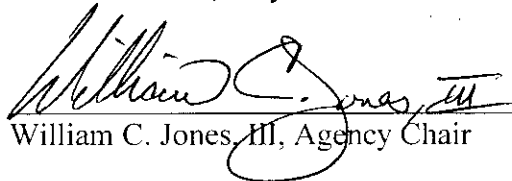
This is to certify that the foregoing is a true and correct copy of the minutes of the Special Concurrent City Council and Redevelopment Agency meeting of October 19, 2009 as approved by the El Cerrito City Council.



Cheryl Morse, City Clerk and Secretary to the Redevelopment Agency



Sandi M. Potter, Mayor



William C. Jones, III, Agency Chair