

EL CERRITO CITY COUNCIL EL CERRITO REDEVELOPMENT AGENCY

SPECIAL CITY COUNCIL MEETING

Monday, August 17, 2009 – 7:15 p.m.

Hillside Conference Room

SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Monday, August 17, 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 [Special City Council Meeting Cancelled]

7:15 p.m.

CONVENE SPECIAL CITY COUNCIL MEETING

ORAL COMMUNICATIONS FROM THE PUBLIC

BOARD AND COMMISSION INTERVIEWS AND APPOINTMENTS

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

ROLL CALL

Councilmembers/Agency Members Abelson, Cheng, Jones (Agency Chair), Lyman and Mayor Potter present.

7:30 p.m.

CONVENE SPECIAL CONCURRENT CITY COUNCIL / REDEVELOPMENT AGENCY MEETING

Mayor Potter convened the Special Concurrent City Council/Redevelopment Agency meeting at 7:38 p.m.

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Councilmember Lyman.

2. COUNCIL / STAFF COMMUNICATIONS

Councilmember Lyman thanked the Crime Prevention Committee for the success of National Night Out. There were 27 parties and this was one of the most successful events held. Tri City Safety Day will be on September 26 at El Cerrito Plaza from 11-3. Councilmember Lyman stated that there are currently five vacancies on the Crime Prevention Committee and encouraged residents interested in an appointment to the Committee to submit an application.

Mayor Pro Tem Abelson reported on her attendance at the *Rebuilding California – From the Ground Up Summit*, a coming together of cities, counties, school districts and special districts in Sacramento. The Summit focused on jurisdictions working together and not against each other. Mayor Pro Tem Abelson stated that she hopes to carry forward some of the recommendations from the meeting.

Councilmember Cheng announced a transit oriented dinner forum and series hosted by the Local Government Commission for local elected officials, city managers and county administrative officers. Councilmember Cheng said the dinner is free and provides a good opportunity to meet with other elected officials in Alameda and Contra Costa county to work on issues such as creating walkable communities around transit. Councilmember Cheng also highlighted a report from the Center for Community Innovation on San Pablo Avenue housing needs. The report inventories housing needs along the San Pablo Avenue corridor.

Mayor Potter stated that as a result of President Obama's appointment of our congressional representative, Ellen Tauscher, as Undersecretary for Arms Control and International Security with the U.S. State Department, there will be a special primary election on September 1 to vote on a representative to the 10th United States Congressional district. There are 14 candidates running for this election. Polls will be open from 7:00 a.m. to 8:00 p.m. for voters in the 10th Congressional District. A run off, if needed, will be held on November 3. Mayor Potter encouraged everyone to exercise their right to vote in this election. For more information, including polling place information and candidate statements you can call the County Elections Department at 925-335-7800 or refer to the County Election website at www.cocovote.us or contact the City Clerk at 215-4305.

Mayor Potter also announced the City Council's continuing recruitment for vacancies on boards and commissions and encouraged the public to check the city's website for a listing of vacancies and to download an application. Serving on a commission is an excellent way to participate in local government. Mayor Potter also reported on her enjoyable experience at Camp Ravencliff, El Cerrito's residential summer camp. There were over 100 youth at the camp who enjoyed the food, the river, wildlife and the programs. Mayor Potter thanked the camp director, Chris Jones and encouraged all to arrange a visit to Camp Ravencliff in the future.

Jerry Bradshaw, Public Works Director, reported that there were four bidders on the federal paving project that Council authorized at its last meeting. The lowest bid was submitted by Gallagher and Burke, Inc. in the amount of \$732,000 which was lower than the Engineer's estimate of \$780,000. Additionally, new street lights are in and will be installed within the next few weeks.

Joe Gagné, El Cerrito Fire Department, reported that the El Cerrito Fire Department raised \$3,727 in one day during the *Fill the Boot Drive*. [The campaign is a national fund-raising effort by firefighters to raise money to fund research into treatment and a cure for Muscular Dystrophy, along with providing support to patients.] Firefighter Gagné thanked local businesses for their

support and reported that \$47,000 was raised throughout the County. Local 1230 was the largest donor in Northern California.

Scott Kirkland, Police Chief, thanked all for the great success of National Night Out and announced the success of Tip-a-Cop at the Macaroni Grill. Chief Kirkland thanked Sgt. Stephen Bonini for his efforts and thanked those who donated. He reported that \$4,100 was raised for Special Olympics.

A. State Budget Impacts – *Scott Hanin, City Manager.*

City Manager Hanin provided a summary of state budget and borrowing of funds and how it impacts the City of El Cerrito and the El Cerrito Redevelopment Agency.

B. Report Regarding August 5, 2009 Special Redevelopment Agency Meeting – *Bill Jones, Chair, Redevelopment Agency.*

Agency Chair Jones reported that the Redevelopment Agency met in closed session on August 5, as soon as the Agency could after the state legislature took action on the budget, regarding two items: 1) Real Property Negotiations relating to the Target Site; and 2) Real Property Negotiations related to the Senior Center property. Regarding the Senior Center Property, the Agency Board has decided to rescind its offer to purchase the Senior Center property, located at 6500 Stockton Avenue, at this time, from the West Contra Costa Unified School District in light of the California State takeaway of redevelopment funds, and directed staff to notify the District of the Board's action. On behalf of the Agency Board, Chair Jones sent a letter to the West Contra Costa Unified School District Board of Education on August 6, 2009 notifying them of the Agency Board's decision. The letter also stated that should additional funds become available the Agency Board would talk to the School District.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Tom Panas, El Cerrito Historical Society, commented on Agenda Item No. 5(C). Mr. Panas, on behalf of the Historical Society, said the Historical Society's primary interest is in how the proposed contractor will ensure observance of, application of, and compliance with the Secretary of Interior's Standards for rehabilitation of and reconstruction of historic resources, per CEQA Guidelines and stated that the entire site is a historic resource, not just a house. Mr. Panas expressed the Historical Society's strong desire to participate in the CEQA process.

Al Miller, El Cerrito, thanked Ms. Kortz, Recreation Director, the Recreation Department and Corey Mason of World One for their work on the great 4th of July Celebration. Mr. Miller stated that he recently attended a conference of California Sanitation Agencies and received a presentation regarding *Cal Forward* efforts. *Cal Forward* is a non partisan group developing recommendations that will be submitted to the governor who will then submit recommendations to the legislature and will come back to local governments. Mr. Miller encouraged the Council and senior staff to become aware of *Cal Forward's* efforts because its work will affect ways many cities are financed and managed.

4. PRESENTATIONS

A. Recap of Blue Star Veterans Memorial Marker Ceremony – *presentation by Tom Panas.*

Action: Presentation heard.

B. Police Training Program – presentation by Sergeant Robert De La Campa.

Action: Presentation heard.

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

Moved, seconded (Abelson/Lyman) and carried unanimously to adopt Consent Calendar Item Nos. 5A through 5H as indicated below.

JOINT CITY COUNCIL/REDEVELOPMENT ITEM

A. Minutes for Approval

Approve the following: 1) July 7, 2009 Special City Council Meeting, Special Concurrent El Cerrito City Council/Redevelopment Agency/Pension Trust Board and Public Financing Authority Meeting and Special Concurrent City Council/Redevelopment Agency Closed Session Meeting Minutes; and 2) August 5, 2009 Special Redevelopment Agency Closed Session Meeting Minutes.

Action: Approved minutes.

CITY COUNCIL ITEMS

B. Committee on Aging Appointments

Approve a recommendation appointing Chad M. Shepard and Mary Queen to the Committee on Aging.

Action: Approved recommendation appointing Chad M. Shepard and Mary Queen to the Committee on Aging.

C. 1715 Elm Street Environmental Review

Adopt a resolution authorizing the City Manager to execute a contract with Pacific Municipal Consultants (PMC) in an amount not to exceed \$41,397 to perform environmental review services for the 1715 Elm Street condominium project.

Action: Adopted Resolution No. 2009–49.

D. Establish the Police Captain and Police Lieutenant Job Classifications

Adopt a resolution amending the City's Classification Plan to establish the classification of Police Captain and Police Lieutenant and authorize the City Manager to execute a Memorandum of Understanding with the Public Safety Management Group regarding the Police Captain and Lieutenant positions, utilizing the Police Commander Memorandum as the guide, and to establish the salary ranges, as recommended.

Action: Adopted Resolution No. 2009–50.

E. Modify the Job Description and Retitle the Police Secretary Classification to Police Executive Assistant

Adopt a resolution amending the City's Classification Plan to modify the job description for Police Secretary and retitle the position as Police Executive Assistant and affirm the salary range.

Action: Adopted Resolution No. 2009–51.

F. Traffic and Parking Control Items

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

1. Remove a total of 94 feet of green curb markings and corresponding sign fronting 5833 Central Avenue as follows:
 - A) 57 feet of green curb marking and sign on Yosemite Avenue; and
 - B) 37 feet of green curb marking on Central Avenue.
2. Install a STOP sign on Bates Avenue at its intersection with Terrace Drive.
3. Implement curb marking modifications and traffic control measures around Fairmont Elementary School as follows and shown in Exhibit A:
 - A) Install consolidated, 200-foot-long loading zone with white curb markings and signs in front of the school on Kearney Street, increasing the loading zone by 100 feet.
 - B) Relocate the existing 100-foot-long green curb marking on Kearney to the south of the new raised crosswalk and add signs indicating parking is limited to no longer than fifteen consecutive minutes at any time between 7:00 a.m. and 4:00 p.m., Monday through Friday, except holidays.
4. Install stop signs on Lexington Avenue at Eureka Avenue.

Action: Adopted Resolution Nos. 2009-52, 2009-53, 2009-54 and 2009-55.

G. Paving Program Change Order Status Report

On April 6, 2009 the City Council awarded two major contracts for street paving. Those actions included approving contract contingency funding at higher-than-normal levels. The Council conditioned the awards on having staff report back to the Council on any change orders totaling more than \$75,000. This will serve as that status report for the two projects. Staff has not executed any change orders so far on either project, but we have authorized additional work in some instances, and are very close to finalizing additional work in other cases. (*Receive and file*)

Action: Received and filed.

REDEVELOPMENT AGENCY ITEM

H. Authorization to Execute an Agreement with BART Consenting to a Temporary Construction Easement Deed on the Target Property

Adopt a Redevelopment Agency resolution authorizing the Executive Director to execute a consent agreement with the San Francisco Bay Area Rapid Transit District (BART) for a temporary construction easement deed on the Target Property.

Action: Adopted Redevelopment Agency Resolution No. 590.

6. PUBLIC HEARING – None

7. POLICY MATTERS

A. Engage Godbe Research to Perform Voter Research on Potential Future Revenue Measures

Adopt a resolution authorizing the City Manager to enter into an agreement with Godbe Research to undertake a voter survey to ascertain voter opinions related to the funding of future

facilities and possible interim revenue measures resulting from the weakened local economy and the recent significant State takeaways.

Presenter: Brian Godbe, President, and Amelia C. Davidson, Ph.D., Senior Research Manager, Godbe Research.

Action: Moved, seconded (Lyman/Abelson) and carried unanimously to adopt Resolution No. 2009-56.

B. Firefighters Local 1230 Memorandum of Understanding

Adopt a resolution approving a four year extension to the Memorandum of Understanding between the City and the International Association of Firefighters (IAFF) Local 1230 specifying compensation, benefits and working conditions for firefighters.

Action: Moved, seconded (Abelson/Jones) and carried unanimously to adopt Resolution No. 2009-57 as revised to delete the reference to Fire Secretary in the third recital of the resolution.

C. Financial Software Upgrade

Adopt a Resolution authorizing the City Manager to enter into an additional contract with New World Systems (NWS) of \$141,600 for the upgrade of financial software. Costs of the project include necessary hardware, implementation and some additional software. The total cost of the project shall not exceed \$200,000 with funding of \$75,000 existing in the Capital Improvement Program and \$125,000 appropriated from the Equipment Replacement Fund.

Action: Moved, seconded (Lyman/Abelson) and carried unanimously to adopt Resolution No. 2009-58.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

- A. Mayor Potter reported on her attendance at the August Mayors Conference where attendees learned that Assessor Cramer has adopted a policy of automatic re-evaluations. Mayor Potter asked Assessor Cramer about his methodology because El Cerrito, Lafayette, Orinda and some of the other cities are not experiencing the impact of the economic downturn and decline in real estate values in the same way that cities in East County are. The Contra Costa Mayors also received an update from Contra Costa Supervisor Uilkema and El Cerrito has also been in touch with Supervisor Gioia. The state budget cuts have been devastating for the County including a reported layoff of sixty Public Works and Flood Control personnel. The next Contra Costa Mayors Conference is scheduled for September 3. The featured speaker is former San Francisco Mayor Willie Brown. The Arts and Culture Commission has a call out for artists for a request for proposal for the San Pablo Avenue Streetscape Art Component. The deadline for submitting a proposal is September 14 and the next meeting of the Arts and Culture Commission is August 19.
- B. Mayor Pro Tem Abelson reported on her attendance at the East Bay Division of the League of California Cities. Bruce King gave a report on today's business environment and how cities can complete effectively. The presentation was informative and helpful and described the current state of the economy and what can be expected in the future. The Environmental Quality Committee (EQC) met and is considering the animal section of the zoning ordinance, particularly, chicken, bee and goat regulations. The EQC will recommend changes in the

ordinance to the Planning Department which will then present recommendations for the Planning Commission for consideration. The EQC also submitted an Integrated Waste Management Authority mini-grant application, is planning a Green Team tree planting program, and a community outreach event for the fall.

- C. Councilmember Cheng reported on the San Pablo Avenue Specific Plan Advisory Committee meeting and stated that it was pleasing to be at the stage the Committee is at now given the two year public process. There has been good conversation and consensus on the Draft Plan. Significant developments include expanding the density and converse reduction in parking within both BART station areas. Important dialog between the cities of Richmond and El Cerrito has occurred to get on the same page. After the comment period, the Draft Plan will move through the Design Review Board (DRB) and the Planning Commissions of each city prior to coming before each City Council for consideration. At the last DRB meeting, the Board considered an appeal related to a proposed fence at Rose Park Condominiums. Staff and the Board encouraged neighbors to work together. The DRB also performed a conceptual review of the Safeway proposal and generally encouraged Safeway to explore mixed use options and replacement of the gas station with buildings. The Board was generally pleased with Safeway's proposal to open the store to the greenway and include a deli and will forward the Board's comments to the Planning Commission. At the Economic Development Board the Board discussed hosting a home-based business expo with classes and resources as the percentage of people working from home increased has increased by 46%. The Home Office Expo is currently scheduled for October 25, 2009, from 1-5 p.m.
- D. Councilmember Jones reported that at National Night Out one of the residents of the Elm Street area discussed chicken raising with Councilmember Jones. Following up on his earlier query regarding the origins of redevelopment, Councilmember Jones reported that in 1952, the voters enacted Proposition 55 which established Redevelopment. At the Mayors Conference, Mayor Potter questioned the County Assessor and Councilmember Jones thanked Mayor Potter for representing the city so well. The Sports Field Joint Powers Authority is still searching for funding to complete the Tom Bates/Gilman Sports Field.
- E. Councilmember Lyman reported that the Financial Advisory Board (FAB) had reviewed Agenda Item No. 7(C). The FAB will be discussing the scope of the FAB over the next two sessions. The FAB also began discussing the new financial reserve fund policy and has set a goal of having it ready for the Council in December or January. Councilmember Lyman also reported on his attendance as alternate on the Integrated Waste Management Board and announced that the Board had accepted a waste oil grant, issued a mini-grant including a \$6,000 grant to the El Cerrito Community Center Native Garden Project and authorized a press release regarding the abolition of California Integrated Waste Management Board.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

Item No. 4(A) Recap of Blue Star Veterans Memorial Marker Ceremony

- 1. General Orders No. 11, Headquarters Grand Army of the Republic, May 5, 1868 – Submitted by Tom Panas.

Item No. 5(C) 1715 Elm Street Environmental Review

- 2. Comments – Submitted by El Cerrito Historical Society.

Item No. 7(A) Engage Godbe Research to Perform Voter Research on Potential Future Revenue Measures

3. Powerpoint presentation – *Submitted by Brian Godbe.*

Item No. 7(B) Firefighters Local 1230 Memorandum of Understanding

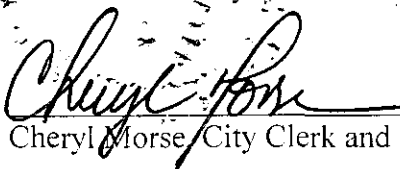
4. Revised Resolution – *Submitted by Sandra Chapek, Employee Services Manager.*

Item No. 7(C) Financial Software Upgrade

5. Amended Software License Agreement for a Logos 400 to Logos.NET Upgrade – *Submitted by Mary Dodge, Finance Director.*

9. ADJOURNED CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING at 10:19 p.m.

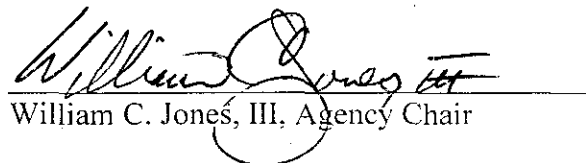
This is to certify that the foregoing is a true and correct copy of the minutes of the Special City Council and Concurrent City Council and Redevelopment Agency meeting of August 17, 2009 as approved by the El Cerrito City Council and Redevelopment Agency.



Cheryl Morse, City Clerk and Secretary to the Redevelopment Agency



Sandi M. Potter, Mayor



William C. Jones, III, Agency Chair