

EL CERRITO CITY COUNCIL EL CERRITO REDEVELOPMENT AGENCY

MINUTES

SPECIAL CITY COUNCIL MEETING
Tuesday, January 20, 2009 – 6:30 p.m.
City Council Chambers

SPECIAL REDEVELOPMENT AGENCY MEETING
Tuesday, January 20, 2009 – 7:00 p.m.
Hillside Conference Room

SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
Tuesday, January 20, 2009 – 7:30 p.m.
City Council Chambers

SPECIAL REDEVELOPMENT AGENCY MEETING
Tuesday, January 20, 2009 – Immediately Following the Special Concurrent City
Council/Redevelopment Agency Meeting
Hillside Conference Room

Meeting Location
El Cerrito City Hall – City Council Chambers
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

6:30 p.m. ROLL CALL

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

CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Potter convened the Special City Council meeting at 6:32 p.m.

ORAL COMMUNICATIONS FROM THE PUBLIC – No speakers.

FIRE DEPARTMENT PROMOTIONAL BADGE AND SWEARNG IN CEREMONY

The Fire Chief will conduct a special promotional badge ceremony for several Fire Department personnel and the City Clerk will swear in three firefighters.

Action: Fire Chief Maples presented promotional badges to Battalion Chief Michael Bond, Captain Thomas McCullagh, Captain Teresa Pace, Engineer/Paramedic Brian Cheshareck, Engineer/Paramedic David Cesmat, Engineer/Paramedic Traviss Crumpacker and Engineer/Paramedic David Yun. The City Clerk administered the Oath of Office to all Fire Department personnel present including Firefighter/Paramedic Damien Carrion, Firefighter/Paramedic Robert Murphy and Firefighter Joseph Grupalo.

ADJOURNED SPECIAL CITY COUNCIL MEETING at 6:55 p.m.

ROLL CALL

Agency Members Abelson, Cheng, Lyman, Potter and Chairperson Jones all present.

7:00 p.m.

CONVENE SPECIAL REDEVELOPMENT AGENCY MEETING

Chairperson Jones convened the Special Redevelopment Agency meeting at 7:00 p.m.

ANNOUNCEMENT OF REDEVELOPMENT AGENCY CLOSED SESSION

Conference with Real Property Negotiators

Pursuant to Government Code Section 54956.8

Property: 11450 San Pablo Avenue
El Cerrito, CA 94530

Agency Negotiators: Scott Hanin, Executive Director
Mitch Oshinsky, Community Development Director
Lori Treviño, Redevelopment Agency Manager
Karen Tiedemann, Special Agency Counsel

Negotiating Party: Target Corporation

Under Negotiation: Terms

ORAL COMMUNICATIONS FROM THE PUBLIC – No Speakers.

RECESSED INTO REDEVELOPMENT AGENCY CLOSED SESSION at 7:05 p.m.

POSSIBLE REPORT OUT OF CLOSED SESSION

ADJOURNED SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION at 7:25 p.m.

ROLL CALL

Councilmembers/Agency Members Abelson, Cheng, Lyman, Jones (Agency Chair) and Mayor Potter all 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 7:34 p.m.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Mayor Pro Tem Abelson.
2. **COUNCIL / STAFF COMMUNICATIONS**

Redevelopment Agency Chair Jones reported that the Redevelopment Agency in closed session, on January 5, 2009, had discussed an update regarding the Target site and provided direction to staff. Additionally, on January 10, 2009, the City Council met with the West Contra Costa County Unified School District (WCCUSD) Board of Education with five other City Councils in open session. Councilmember Jones stated that although no action was taken, it was the hope of individual members that El Cerrito would be of some assistance to the School District in the future.

Councilmember Abelson reported on the weekend celebration of Martin Luther King, Jr.'s life which included a documentary on Martin Luther King, Jr. that was held at the Cerrito Theater on Sunday. The documentary was well attended and included many children. On Monday the annual parade and march culminated at the El Cerrito High School Gymnasium. This was the first community activity to take place in the new gym. A variety of groups performed including youth and senior groups. One senior group, the Senior Soul Steppers, included one member of the City's Committee on Aging.

Councilmember Lyman stated, regarding the January 5 WCCUSD Board of Education meeting, that the city's acquisition of the library/senior center site is one way that El Cerrito can provide a cash infusion to the school district to help them with their funding gap.

Councilmember Cheng announced that the Local Government Commission, a statewide non-profit, is sponsoring a monthly lecture series for all East Bay elected officials. The topic at the January 29, 2009 event is SB 375 and will feature several notable speakers. There will also be various monthly discussions about transit oriented development. Councilmember Cheng stated that given that CEQA guidelines are being reformed now and that there are hearings regarding what can be done about greenhouse gasses and what should be considered in environmental review there is a great opportunity for El Cerrito to stay ahead of the curve and mold its policies to work with greenhouse legislation and rules.

Mayor Potter acknowledged this inaugural day of celebration and extended her congratulations to President Obama and the entire country. Mayor Potter also noted that former El Cerrito Mayor Letitia Moore attended the inauguration at the U.S. Capitol and represented El Cerrito's spirit in the celebration.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**

Peter Loubal, El Cerrito, expressed his displeasure with El Cerrito redevelopment projects, particularly the money spent on redevelopment and what has been achieved.

Linda Moss, El Cerrito, representing Friends of Cerrito Theater, expressed the Friends support for the Cerrito Theater, particularly, for its role in the community, the creation of a mini-entertainment district, its role in attracting attention to El Cerrito, and the Theater's recognition

as an historically significant restored art deco era theater.

Peter Loubal, El Cerrito, commented on the Cerrito Theater and stated that it was not worth the large subsidy. Mr. Loubal criticized the initial Target deal and stated that the public should decide the best course of action for the theater.

Sewall Glinternick, El Cerrito, thanked the City Council and City Staff for their assistance over the past thirteen years and announced his retirement from the El Cerrito Chamber of Commerce at the end of the month. Mr. Glinternick announced that the new Chamber manager will be former Fire Chief, Mark Scott.

4. PRESENTATIONS – None

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

Moved, seconded (Abelson/Lyman) and carried unanimously to adopt Consent Calendar Item Nos. 5A and 5B. Consent Calendar Item No. 5C was removed from the Consent Calendar and voted on separately as indicated below.

A. Minutes for Approval

Approve the January 5, 2009 Special City Council Meeting, Special Concurrent City Council/Redevelopment Agency Meeting and Special Redevelopment Agency Closed Session Meeting minutes.

Action: Approved minutes.

B. Destruction of Inactive Police Records

Adopt a resolution authorizing the destruction of inactive police department records in accordance with Resolution 2005–23.

Action: Adopted Resolution No. 2009–02.

C. Scheduling of Annual City Council Worksession

Approve a recommendation to schedule the Annual City Council Worksession on Saturday, February 14, 2009 at 9:00 a.m. in the City Council Chambers.

Action: Removed from the Consent Calendar by Councilmember Jones. Moved, seconded (Abelson/Cheng) and carried unanimously to approve a recommendation to schedule a City Council Worksession on February 14, 2009.

6. PUBLIC HEARINGS – None

7. POLICY MATTERS

REDEVELOPMENT AGENCY ITEM

A. Negotiation with Target Corporation

Staff is requesting approval of a letter agreement with Target Corporation putting a stay on the Agency's repurchase rights from January 23, 2009 to April 30, 2009.

Presenter: Lori Treviño, Redevelopment and Economic Development Manager.

Speaker: Peter Loubal, El Cerrito, characterized the Target issue as a problem that was inherited by current staff and stated that the city has not dealt with the Del Norte problem very well.

Action: Moved, seconded (Potter/Abelson) to direct staff to prepare a letter agreement with Target Corporation to place a stay on the Agency's repurchase rights from January 23, 2009 to April 30, 2009.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

- A. Mayor Potter announced that the Arts & Culture Commission's second gallery exhibition is being installed this week. Additionally, the West County Mayors Supervisors & Supervisors Association monthly meeting has been cancelled due to a conflict with the Annual League of California Cities Mayor and Councilmember Training in Sacramento.
- B. Mayor Pro Tem Abelson reported on her attendance at the East Bay Division of the League of California Cities on January 15. The featured speaker was Dan Hatfield, Editorial Page Editor for the Bay Area News Group. Mr. Hatfield stated that newspapers are in poor financial shape due to their inability to sell advertising. Mayor Pro Tem Abelson received a list of 2009 League Federal Priorities at the meeting. Senator DeSaunier also provided a brief update on the state budget. Mayor Pro Tem Abelson also reported that the Environmental Quality Committee Subcommittees reported on their efforts at the Committee's last meeting. Individual subcommittees include: 1) Incentives for Solar Energy Efficiency Retrofits; 2) Reduction of non-biodegradable packaging in El Cerrito; and 3) City Environmental Recognition Program. Mayor Pro Tem Abelson informed the public that she received an email from the Contra Costa County Transportation Authority about the Hilltop Bridge Replacement Project. On Saturday January 24 from 9:00 p.m. to January 25 11:00 a.m. I-80 is scheduled for a full highway closure for bridge demolition.
- C. Councilmember Cheng reported on the Design Review Board's January 7, 2009 consideration of design plans for the Stege Sanitary District. The Board approved the design plans with conditions. The Board also looked at the replacement of trees at Del Norte Place.
- D. Councilmember Jones – No report.
- E. Councilmember Lyman reported that the Crime Prevention Committee had met last week is planning a Bicycle Safety Day for 2009 which will focus on the demonstration of bicycling skills, bicycle maintenance and highlight the City's bicycle patrol officers. The event will be held on May 16, 2009 from 12:00 p.m. to 4:00 p.m. in the DMV parking lot. Additionally, the Crime Prevention Committee is sending out letters to all those business and property owners who have successfully complied with the 2007 Video Surveillance Act.

SUPPLEMENTAL COMMUNICATIONS

2009 League of California Cities Federal Priorities – Submitted by Mayor Pro Tem Abelson.

9. ADJOURNED SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING at 8:32 p.m.

ROLL CALL

Agency Members Abelson, Cheng, Lyman, Potter and Chairperson Jones all present.

10. CONVENE SPECIAL REDEVELOPMENT AGENCY MEETING

Chairperson Jones convened the Special Redevelopment Agency meeting at 8:32 p.m.

**ANNOUNCEMENT OF REDEVELOPMENT AGENCY CLOSED SESSION
CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8

Property: 10070 San Pablo Avenue, El Cerrito, CA 94530

Agency Negotiators: Scott Hanin, Executive Director
Karen Tiedemann, Agency Counsel
Lori Trevino, Redevelopment Agency Manager
Mary Dodge, Finance Director, Redevelopment Agency Treasurer

Negotiating Parties: Downey Street Productions

Under Negotiation: Terms of Payment

ORAL COMMUNICATIONS FROM THE PUBLIC – See Item 3 above.

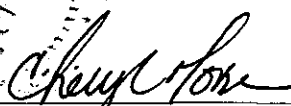
RECESS INTO REDEVELOPMENT AGENCY CLOSED SESSION at 8:33 p.m.

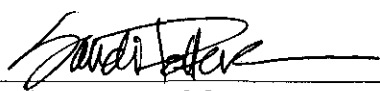
REPORT OUT OF CLOSED SESSION

The Redevelopment Agency Board provided staff and legal counsel direction on how to proceed. A letter to Downey Street Productions is being developed with legal counsel that will become public upon completion. The Redevelopment Agency Board further appointed an adhoc subcommittee of agency members Lyman and Abelson to meet with Downey Street Productions.

**11. ADJOURNED SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION
MEETING at 10:48 p.m.**

This is to certify that the foregoing is a true and correct copy of the minutes of the Concurrent City Council and Redevelopment Agency meeting of January 20, 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