

# EL CERRITO CITY COUNCIL

## MINUTES

**SPECIAL CITY COUNCIL MEETING**  
**Tuesday, February 6, 2018 – 6:00 p.m.**  
**Hillside Conference Room**

**REGULAR CITY COUNCIL MEETING**  
**Tuesday, February 6, 2018 – 7:00 p.m.**  
**City Council Chambers**

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

Gabriel Quinto – Mayor

Mayor Pro Tem Rochelle Pardue-Okimoto  
Councilmember Paul Fadelli

Councilmember Janet Abelson  
Councilmember Greg Lyman

### ROLL CALL

Councilmembers Abelson, Fadelli, Lyman, Pardue-Okimoto, and Mayor Quinto all present.

### 6:00 p.m. CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Quinto convened the special City Council meeting at 6:00 p.m.

**ORAL COMMUNICATIONS FROM THE PUBLIC – *No speakers.***

### COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS

Conduct interviews of candidates for the City Boards and Commissions. Interviews may result in an announcement of appointment at the meeting.

**Action:** Four interviews completed.

**ADJOURNED SPECIAL CITY COUNCIL MEETING** at 7:02 p.m.

### ROLL CALL

Councilmembers Fadelli, Lyman, Pardue-Okimoto, Abelson and Mayor Quinto all present.

### 7:00 p.m. CONVENE REGULAR CITY COUNCIL MEETING

Mayor Quinto convened the regular City Council at 7:08 p.m.

**1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE** was led by Mayor Pro Tem Rochelle Pardue–Okimoto.

## **2. COUNCIL / STAFF COMMUNICATIONS**

Councilmember Abelson reported on her attendance at the *New Partners for Smart Growth Conference* in San Francisco. There were many dynamic and interesting presentations. She also attended the Chamber of Commerce luncheon which featured Fiona Ma as the main speaker, the LimeBike grand opening at City Hall and an East Bay Division League of California Cities event with state legislators.

Councilmember Fadelli attended the City's Recreation Department crab feed. He also attended his first Arts and Culture Commission meeting as the Council Liaison. The Commission will be supporting the Fourth of July music event scheduled on July 3, 2018. The Commission is also supporting the effort to provide a stipend to the Down Home Music Store on San Pablo Avenue. Councilmember Fadelli also attended the League of California Cities East Bay Division meeting with Councilmember Abelson and said he is excited about the new LimeBike program.

Councilmember Lyman announced that the Charter Committee met on February 5 and invited all to attend the Committee's next meeting on February 12.

Mayor Pro Tem Pardue-Okimoto attended Contra Costa Mayors Conference in San Pablo which included a tour of San Pablo's new library. There was also an interesting presentation by the United States Geological Survey (USGS). Mayor Pro Tem Pardue-Okimoto encouraged all to store water, develop a plan for family members in the event of a disaster and encouraged all to attend Community Emergency Response Team (CERT) program trainings. Last weekend she was honored to be Master of Ceremonies at the Save Alta Bates Hospital event held in Berkeley. She also attended an event about race sponsored by Congressional Representatives Barbara Lee and Mark DeSaulnier.

Mayor Quinto attended the annual League of California Cities New Mayors' and Councilmembers Conference and Training in Sacramento in January. He also attended the League's East Bay Division meeting in Berkeley. Some of the major topics the state legislators are working on are housing, immigration, and education. On January 26, he attended a presentation on fuel cell technology at the Bay Area Air Quality Management District Board meeting and expressed his enthusiasm for electrical vehicle infrastructure. On January 30, he attended the LimeBike launch event with council members Abelson, Fadelli, and Pardue-Okimoto. He thanked Will Provost, Administrative Analyst, for coordinating the event. LimeBike also operates in Albany and may operate in Richmond, too. Mayor Quinto also attended the Contra Costa Mayors Conference and encouraged residents to prepare for an earthquake. He also attended a "Conversation on Race" co-hosted by Congressional Representatives Lee and DeSaulnier with Councilmember Pardue-Okimoto at Contra Costa College on February 3.

## **3. ORAL COMMUNICATIONS FROM THE PUBLIC**

Al Miller, El Cerrito, noted the large number of vacancies on the Citizens Street Oversight Committee and encouraged residents to submit an application. Mr. Miller also expressed appreciation for the Police Department employees and volunteer who are being honored with a proclamation this evening. He thanked Stephen Prée, Environmental Services Manager, for supporting and managing the monthly Baxter Creek Work Day and encouraged the community to participate.

Robin Mitchell, El Cerrito, spoke about the Rosenberg property that was deeded to the City to use as a park. The property needs additional work and regular maintenance for use as a public city park. She urged city staff to work on funding the project.

Howdy Goudey, El Cerrito, spoke about the environmental and financial benefits of switching to electric vehicles and using other renewable energy.

Dave Weinstein, El Cerrito, President of Trail Trekkers, provided a brief report on the achievements and accomplishments of the El Cerrito Trail Trekkers.

William Jones, Richmond, stated that he received two parking tickets from the Police Department and expressed concerns regarding a lack of clear instructions regarding how to appeal the tickets.

Terry Cort, El Cerrito, Former President of El Cerrito Tennis Club, expressed the need for accessibility to restrooms while using the tennis courts at El Cerrito High School.

#### **4. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 4(A) through 4(G)**

Moved, seconded (Lyman/Abelson) and carried unanimously to approve Consent Calendar Item Nos. 4(A) and 4b and 4d through 4(G) in one motion as indicated below. 4c was removed from the consent calendar for the purposes of presenting the proclamations.

##### **A. Approval of Minutes**

Approve the January 16, 2018 Special City Council, Special City Council – Closed Session and Regular City Council meeting minutes.

**Action:** Approved minutes.

##### **B. Graffiti Abatement Ordinance**

Adopt Ordinance No. 2018–01 amending Title 8 of the El Cerrito Municipal Code to add Chapter 8.42, “Graffiti Abatement” related to the abatement of graffiti. *First reading approved by unanimous vote on January 16, 2018.*

**Action:** Adopted Ordinance No. 2018-01.

##### **C. El Cerrito Police Department Recognition Proclamations**

###### **1. Officer of the Year Proclamation**

Approve a proclamation commending and congratulating Officer Sarah Perez for her recognition by the Richmond Elks Lodge No. 1251 Police Officer Appreciation Program and for her selection as Officer of the Year.

###### **2. Police Department Professional Staff of the Year Proclamation**

Approve a proclamation commending and congratulating records specialist Stacy Corr for her recognition by the El Cerrito Police Department for her selection as Professional Staff of the Year.

###### **3. Police Department Volunteer of the Year Proclamation**

Approve a proclamation commending and congratulating Police Volunteer Bob Rugeroni for his recognition by the El Cerrito Police Department as Volunteer of the Year.

**Presenter:** Robert DeLa Campa, Police Captain.

**Action:** Removed from the Consent Calendar for the purpose of presenting the proclamations. Moved, seconded (Lyman/Fadelli) and carried unanimously to approve the proclamations.

#### **D. Black History Month Proclamation**

Approve a proclamation declaring February as Black History Month in the City of El Cerrito, and inviting everyone to recognize this month to celebrate the diversity and character of our community and highlight the importance of sharing our culture, customs and traditions with those around us.

**Action:** Approved proclamation.

#### **E. Lunar New Year Proclamation**

Approve a proclamation recognizing the cultural and historical significance of Lunar New Year and expressing the City Council's deepest respect for Asian Americans and all individuals in El Cerrito and throughout the world who celebrate this significant occasion; and wishing Asian Americans and all individuals who observe this holiday a happy and prosperous new year.

**Action:** Approved proclamation.

#### **F. Authorization of an Additional Property Assessed Clean Energy (PACE) Financing Program for El Cerrito Property Owners**

Staff requests that the City Council take the following actions: 1) Adopt a resolution consenting to the inclusion of properties within the City of El Cerrito's jurisdiction in the Golden State Financing Authority (GSFA) Program to finance renewable energy generation, energy and water efficiency improvements, electric vehicle charging infrastructure, and other improvements and approving Associate Membership in the GSFA Joint Powers Authority (JPA), and participation in GSFA's Assembly Bill (AB) 811 Authority PACE Program; and 2) Adopt a resolution consenting to the inclusion of properties within the City of El Cerrito's jurisdiction in the GSFA Community Facilities District No. 2014-1 (Clean Energy) to finance renewable energy generation, energy and water efficiency improvements, electric vehicle charging infrastructure, and other improvements and approving Associate Membership in the GSFA JPA, and participation in GSFA's Senate Bill (SB) 555 PACE Community Facilities District. *Exempt from CEQA.*

**Action:** Adopted Resolution No. 2018-03 and Resolution No. 2018-04.

#### **G. Annual Payment for El Cerrito's Share of the West Contra Costa Integrated Waste Management Authority Operating Expenses**

Adopt a resolution authorizing payment for the City of El Cerrito's share of the West Contra Costa Integrated Waste Management Authority's operating expenses for calendar year 2017 in an amount not to exceed \$75,900.

**Action:** Adopted Resolution No. 2018-05.

### **5. PRESENTATION**

#### **Update on West Contra County Unified School District**

Superintendent Matthew Duffy will present an update on schools in El Cerrito and the roadmap for increasing student academic achievement.

**Action:** Received presentation.

### **6. PUBLIC HEARING**

#### **Disposition and Development Agreement with HD Mayfair, LLC and Mayfair Affordable, LLC for Development of the Mayfair Block**

Conduct a public hearing and upon conclusion adopt a resolution authorizing execution of a Disposition and Development Agreement (DDA) with HD Mayfair, LLC and Mayfair Affordable, LLC and making findings and approvals pursuant to California Government

Code Section 52201 in connection with disposition of that certain property located at 11600 and 11690 San Pablo Avenue and 1925 Kearney for development of the Mayfair Block. *The City has determined based on the environmental checklist prepared by LSA Associates and on file with the City, that the Project is consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan pursuant to CEQA Guidelines Sections 15168(c) and 15182 and is subject to the Program Environmental Impact Report mitigation measures specified in the conditions of approval.*

**Presenters:** Melanie Mintz, Community Development Director.

Mayor Quinto opened the public hearing.

**Speaker:** Jacob Adiarte, Field Representative for the Carpenters' Union, expressed the Union's support for the project. The project will provide many job opportunities for Carpenters' Union members and local apprentices. It will also promote economic growth and will allow union members to live where they work. Mr. Adiarte stated that the project is smart development from a developer who has taken the needs of the entire community into consideration and urged the City Council to approve the agreement.

Moved, seconded (Lyman/Pardue-Okimoto) and carried unanimously to close the public hearing.

**Action:** Moved, seconded (Abelson/Lyman) and carried unanimously to adopt Resolution No. 2018-06.

## **7. POLICY MATTER**

### **Temporary Modular Buildings for Senior Services – Lease Agreement with Mobile Modular**

Adopt a resolution taking the following actions: 1) Authorize the City Manager to execute an agreement with Mobile Modular for leasing of temporary modular buildings for senior services with one-charges of \$103,800 and a monthly rent of up to \$10,000 for a sixty month term; 2) Approve a contingency amount of \$10,000 for delivery and installation charges by Mobile Modular; and 3) Waive all city-related fees for planning approvals and building permits. *Exempt from CEQA.*

**Presenter:** Yvetteh Ortiz, Public Works Director and Chris Jones, Recreation Director.

**Speakers:** Howdy Goudey, El Cerrito, said he sympathized with the short timeline and stated that although the effort to continue senior services is laudable, the expenditure of \$1,000,000 over five years is a regrettable amount of money to spend for modest and uninspiring portable buildings. Mr. Goudey encouraged the City Council to look at the portables as a temporary solution and continue to develop a plan for something permanent.

**Action:** Moved, seconded (Abelson/Pardue-Okimoto) and carried to adopt Resolution No. 2018-07.

## **8. CITY COUNCIL LOCAL AND REGIONAL LIAISON ASSIGNMENTS**

Mayor and City Council communications regarding local and regional liaison assignments and committee reports.

Councilmember Lyman reported that all the City Managers from the West Contra Costa Integrated Waste Management Authority jurisdiction worked out a solution for an

ongoing Joint Powers Authority (JPA) Agreement which will likely be adopted by the JPA. They will continue working on the details to retain recycling in the West Contra Costa County.

Councilmember Pardue-Okimoto reported that the Gilman Fields Joint Powers Authority received a report that work is being done on a pad and replacement of the soccer fields. The work will be completed in February. The field will open on March 3, 2018. In November 2016 the City of Berkeley passed an infrastructure bond measure which may be used for additional bathrooms at the northern end of the field. Work will also be done at the Gilman offramp interchange by Caltrans to make it easier to get on and off the freeway.

Councilmember Abelson reported on her attendance as Council Liaison to the Parks and Recreation Commission. The Commission worked on its workplan and also received a presentation on the Parks Facilities Master Plan. At the West Contra Costa Transportation Advisory Committee, Councilmember Abelson was elected to a two-year term as West County representative to the Contra Costa Transportation Authority. The other West County representative is Richmond Mayor Butt. The I-80 Corridor Integrated Mobility system was discussed at a meeting. Cal Trans will be working on the system to make improvements.

**9. ADJOURNED REGULAR CITY COUNCIL MEETING at 9:44 p.m.**

**SUPPLEMENTAL REPORTS AND COMMUNICATIONS**

**Item No. 5: Update on West Contra County Unified School District**

1. "District Overview," Powerpoint presentation – *Submitted by Matthew Duffy, Superintendent, West Contra Costa Unified School District.*

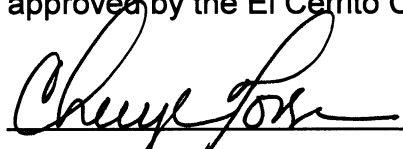
**Item No. 6 Disposition and Development Agreement with HD Mayfair, LLC and Mayfair Affordable, LLC for Development of the Mayfair Block**

2. Powerpoint presentation – *Submitted by Melanie Mintz, Community Development Director.*

**Other:**

3. Presentation page, "Building Inclusive Future through Creative Placemaking" – *Submitted by Councilmember Abelson.*
4. Trail Trekkers' 2017 accomplishments – *Submitted by Dave Weinstein, Trail Trekkers.*

THIS IS TO CERTIFY that the foregoing is a true and correct copy of the minutes of the Special City Council and Regular City Council meeting of February 6, 2018 as approved by the El Cerrito City Council.



Cheryl Morse, City Clerk



Gabriel Quinto, Mayor