

CITY OF EL CERRITO

MINUTES

Monday, May 7, 2007

CONCURRENT CITY COUNCIL/ REDEVELOPMENT AGENCY MEETING

Meeting Location

Council Chambers, Community Center
7007 Moeser Lane, El Cerrito

ROLL CALL

Councilmembers/Agency Members: Abelson (Agency Chair), Bridges, Jones, Potter, and Mayor Moore

All members were present.

7:30 p.m.

CONVENE CONCURRENT CITY COUNCIL/REDEVELOPMENT MEETING

Mayor Moore convened the concurrent City Council/Redevelopment meeting at 7:32 p.m.

1. **Pledge of Allegiance to the Flag** was led by Mayor Pro Tem Jones
2. **Possible Reports of Action Taken at Closed Session** – None
3. **Council/Staff Communications/Announcements**

Consideration of a reduced summer meeting schedule limiting City Council and Redevelopment Agency meetings to the third Monday in July, August and September with the flexibility to schedule special City Council Meetings as necessary as has been done in each of the past five years.

Mayor Moore requested that staff place discussion of the summer meeting schedule on the Council's next agenda.

Councilmember Abelson thanked everyone for their participation in the Earth Day Celebration and reported that there were a number of trees planted.

Mayor Moore thanked Councilmember Abelson for all of her hard work on Earth Day every year.

Councilmember Potter acknowledged everyone who participated in the El Cerrito Art Association show and thanked the artists for all of their creative efforts and the many people who turned out for the reception and throughout the weekend to enjoy the show. It was a great success.

Mayor Pro Tem Jones thanked everyone who attended the event honoring Tony Santarelli for his forty years of volunteer service and acknowledged the nice dinner held to recognize Recreation Department volunteers.

4. Presentations – None

5. Oral Communication from the Public

Peter Loubal, 6502 Morris Ave., thanked staff for publishing the agenda on the web and stated that the City is moving in the right direction however Mr. Loubal complained that the packet is missing communications and emails to the Council and City. Mr. Loubal expressed his desire to have these types of documents available in the packet as had been done by the previous City Manager. Mr. Loubal stated that he believes that this would reduce public record act requests and unnecessary paperwork and referred to his exchanges with staff regarding generator placement and exchanges regarding the Portola/Fairmont sites as examples. Mr. Loubal concluded by stating that a listing of communications should be placed on the web.

6. Adoption of the Consent Calendar – Items 6A through 6H

Moved, seconded, carried (Abelson/Bridges) to adopt consent calendar items 6A, 6C and 6D through 6G. Vote: Unanimous

CITY COUNCIL ITEMS

A. Approval of Minutes

Approve the minutes of the April 16, 2007 City Council Special and Concurrent City Council/Redevelopment Agency.

Action: Approved minutes.

B. Quarterly Investment Report

Receive and file the City's March 31, 2007 Quarterly Investment Report.

Action: Removed from the Consent Calendar by Mayor Pro Tem Jones who stated that the City is providing quarterly reports that are no longer required by the state. Moved, seconded, carried (Potter/Jones) to receive and file the March 31, 2007 Quarterly Investment Report.

C. Purchase of a Forklift Truck

Adopt a Resolution accepting the Team Power Forklifts bid to purchase a Linde forklift truck and authorize the City Manager to enter into a contract to purchase a Linde forklift in an amount not to exceed \$48,323.

Action: Adopted Resolution No. 2007-27.

D. Purchase of a Used Recycling Truck

Adopt a Resolution authorizing the City Manager to enter into a contract with Tri-CED Recycling to purchase a used recycling collection truck in an amount not to exceed \$40,000.

Action: Adopted Resolution No. 2007-28.

E. Proclamation Celebrating May 2007 as Older Americans Month

Approve issuance of a proclamation celebrating May 2007 as Older Americans Month.

Action: Removed from the Consent Calendar by Councilmember Abelson who acknowledged the significant population of older Americans in El Cerrito and commended the many contributions made by the Committee on Aging and El Cerrito's older American population. Moved, seconded, carried (Abelson/Bridges) to approve issuance of the proclamation.

F. Avila Project Management Contract Amendment

Adopt a Resolution authorizing the City Manager to execute an amendment to a consultant services contract with Avila Project Management for capital improvement projects in an amount not to exceed \$60,000 and to approve change orders in an amount not to exceed \$8,500.

Action: Adopted Resolution No. 2007-29.

G. Public Improvements at The Village at Town Center Project

Adopt a Resolution accepting the public improvements constructed as part of The Village at Town Center Project pursuant to the El Cerrito Mill and Lumber Site Development Improvement Agreement, and authorize the City Engineer to file a Notice of Completion as specified in the Development Improvement Agreement with EDC Associates, Inc.

Action: Adopted Resolution No. 2007-30.

REDEVELOPMENT AGENCY ITEM

H. 17th Street Studios Contract

Adopt a Resolution authorizing the Executive Director to enter into a contract for graphic design services with 17th Street Studios in an amount not to exceed \$25,000 for marketing materials related to the City's economic development program.

Action: Removed from the Consent Calendar by the City Manager. Moved, seconded, carried (Bridges/Abelson) to adopt Agency Resolution No. 566 as revised.

7. PUBLIC HEARINGS

Amendment to the Master Fee Schedule Including Development Fees

Conduct a public hearing and upon conclusion adopt a Resolution revising the City Master Fee Schedule including development fees.

STAFF PRESENTATION

Mitch Oshinsky, Community Development Director, stated that based on the Maximus Fee Study completed last year, many fees were increased at that time. This year staff is recommending an increase of 3% based on CPI. The only exceptions are recreation fees, building fees and planning fees. Recreation fees are unique as services are based on the competitive market. For proposed planning fees, staff is following Council's direction from the prior year to bring fees closer to full cost recovery over time. For building fees, staff is recommending adoption of fees based on an updated study prepared by Maximus. The format of the building fees will change from a valuation base to a building size base consistent with the planning fees. Fees for service must be related to the actual cost of the service. Fees do this by taking actual staff costs into account in processing each type of permit. Mr. Oshinsky concluded by stating that there has not been a comprehensive revision of the building fee schedule in over seven years.

PUBLIC TESTIMONY

Mayor Moore opened the public hearing. No speakers.

Moved, seconded, carried (Abelson/Jones) to close the public hearing.

COUNCIL COMMENTS

Mayor Pro Tem Jones commented that the fees based on the Maximus study methodology appear to be reasonable and recommended approval of the fees.

Councilmember Potter recalled the assessment and monitoring of fees in comparison to other cities and requested clarification from Ms. Kortz regarding a drop in some swim center fees.

Monica Kortz, Recreation Director, replied that the drop reflects a correction and confirmed that the fees are on target.

Mayor Moore requested clarification on fire and planning fees, specifically a cluster of planning fees that appear to be going up 8%.

Jennifer Carman, Planning Manager, explained that 3% is the inflationary increase and that planning fees are currently subsidized a significant amount. Ms. Carman explained that in 2005 the fees were increased 5% and that the city still subsidizes single family permits and that this type of permit only recovers 30% of the service.

Mayor Moore also requested clarification on public works fees, specifically the encroachment permit bond, and asked why it doubled. Mayor Moore also asked Mr. Bradshaw to follow up on tree related fees.

Jerry Bradshaw, Director of Public Works, explained that the permit bond is actually not a fee but money that gets returned and reported that the city has been having some recent problems with sewer line replacement work.

Councilmember Bridges requested clarification on the block party permit and the street closure fee.

Councilmember Abelson inquired about the new building fee system based on square footage and asked how long it would take to make a change if the system was found to be out of alignment.

Mayor Moore inquired about an educational campaign and advising the public as to when permits and inspections are required and stated that details and funding of a campaign could be discussed at a future meeting.

Mr. Oshinsky replied that an adjustment could be made at any time however a change would require proper notification including a public hearing. Mr. Oshinsky also stated that it is an ideal opportunity to mount an educational campaign about the new fees including the preparation of informational handouts.

Action: Moved, seconded, carried (Potter/Jones) to adopt Resolution No. 2007-31.

8. POLICY MATTERS

A. Real Property Acquisition Program for the Redevelopment Plan

Adopt first reading of an ordinance containing a description of the previously approved eminent domain program of the El Cerrito Redevelopment Agency pursuant to the Redevelopment Plan for the El Cerrito Redevelopment Project Area pursuant to recently enacted Health and Safety Code Section 33342.7 and related actions.

Lori Treviño, Redevelopment and Economic Development Manager, explained that the state legislature adopted SB 53 last fall which requires cities with redevelopment plans to adopt an ordinance containing a description of the eminent domain program by July 1. The program is defined in Exhibit A to the ordinance and simply restates the existing language in the redevelopment plan including revisions to the plan adopted by the Council in November.

Mayor Pro Tem Jones asked why the State requires this action.

Ms. Treviño replied that it is meant to document each agency's authority.

Karen Tiedemann, Redevelopment Agency Counsel, added that this is part of a bill that contains other provisions. This requirement is for new plans adopted after January 1, 2007 and old plans as well although all plans that have eminent domain typically contain language describing the program for real property acquisition. Ms. Tiedemann opined that this was the legislature's attempt to give the appearance that they were doing something about eminent domain in light of a recent court decision.

Action: Moved, seconded, carried (Abelson/Jones) by voice vote, to introduce an ordinance containing a description of the previously approved eminent domain program of the El Cerrito Redevelopment Agency pursuant to the Redevelopment Plan for the El Cerrito Redevelopment Project Area pursuant to recently enacted Health and Safety Code Section 33342.7 and related actions by title only.

Moved, seconded, carried (Potter/Abelson) to adopt by roll call vote, first reading of an ordinance as revised, containing a description of the previously approved eminent domain program of the El Cerrito Redevelopment Agency pursuant to the Redevelopment Plan for the El Cerrito Redevelopment Project Area pursuant to recently enacted Health and Safety Code Section 33342.7 and related actions.

B. County-wide Street Light Acquisition Study

Adopt a Resolution appropriating additional funding in the amount of \$14,863 in the Gas Tax Fund and authorize the expenditure of up to \$14,863 for engineering services to investigate the feasibility of acquiring streetlights from Pacific Gas and Electric to improve service and reduce operational costs.

Jerry Bradshaw, Director of Public Works, requested that the Council appropriate nearly \$15,000 of gas tax funds to move toward the next phase of studies addressing the pros and cons of local agencies purchasing street light systems from PG&E. The study was initiated by Contra Costa County in unincorporated areas and spread to all cities in the County. Concord and Antioch already own their systems. The County has made preliminary findings by studying rates to see: 1) what cities pay now and what the benefits would be from a different rate structure; 2) evaluate current costs; and 3) put together a financial analysis based on operations, upkeep and maintenance costs. Thirteen to fourteen cities are on board with the same program. The County seeks contributions from local agencies to move to the next phase to prepare a more detailed financial evaluation, conduct an appraisal, and talk to PGE about acquisition. Mr. Bradshaw stated that staff believes a move forward is a worthwhile effort and does not obligate the city to any formal acquisition. This is preparation for a final negotiation. The acquisition of streetlights is a policy decision that will come back to Council. Mr. Bradshaw added that this study is similar to a study the City of El Cerrito undertook in 1997 and based on the cities ability to maintain its lights, the initial cost of purchasing lights could be paid off in four years. The conclusions of the two studies appear to validate the work that the County has been doing.

Mayor Moore asked if the City had already contributed money to the County's project.

Mr. Bradshaw confirmed that the county had been conducting the study at its own expense.

Councilmember Abelson inquired whether PG&E was implementing energy efficient lighting and whether this was something the City could consider if it purchased the street lights.

Mr. Bradshaw replied that he had not heard from PGE but it was certainly something the city could look into and added that the City owns about 18% of the lights.

Councilmember Abelson asked when the opportunity to switch out to more energy efficient lights occurs, ie all at once or when a bulb goes bad.

Mr. Bradshaw replied that it could be done either way however a move toward energy efficiency would include a new rate structure and possibly new engineering.

Mayor Pro Tem Jones asked how long the study would take and asked if the study is positive and the city wants to move forward with the program what the time frame for acquisition of lights would be after the study is completed.

Mr. Bradshaw stated that after an agreement was made it could move rather quickly however PG&E may not want to get rid of its street lights.

Mayor Pro Tem Jones stated that he liked the idea of a JPA for maintenance and asked why four cities in central Contra Costa County chose not to participate in the study.

Mr. Bradshaw replied that it may be different reasons for each agency although he had not had an opportunity to speak to them.

Mayor Moore asked for additional information regarding the possibility the PG&E may not want to sell its street lights.

Mr. Bradshaw explained that 5-10 years prior to the reorganization resulting from its bankruptcy, streetlights were a chore for PGE. After the reorganization, streetlights loomed larger in PG&E's business model and PG&E has promised to perform better, do better maintenance and paint the street light poles.

Councilmember Bridges asked if it was possible for the cost to come in less than estimated. Councilmember Bridges also asked if the poles were shared and if a JPA contracted company would be more responsive than PG&E. She also asked if staff currently has the capacity to do the work itself.

Mr. Bradshaw replied that the financial analysis looks at age and condition and will address depreciation and consideration of replacement value. The value will be negotiated with consideration of opinions from both sides. Mr. Bradshaw also replied about the two different types of poles, the possibility of a pole use agreement and discussed how JPA maintenance work might be done and added that an electrician would be required for some maintenance.

Councilmember Abelson requested information regarding complaints she has received about the "double pole."

Mr. Bradshaw explained that oftentimes poles are replaced by hooking utilities to a new pole and leaving the old pole standing with a phone line or television cable attached to it. Usually the old pole is removed however pole removal is the responsibility of the last utility on the pole to leave – such as cable or telephone.

Councilmember Abelson asked how entering into an agreement to own and operate the lights would impact the [double pole situation].

Mr. Bradshaw stated that if the city purchased the street lights there would be no wooden poles other than those located on Moeser.

Action: Moved, seconded, carried (Bridges/Abelson) to adopt Resolution No. 2007–32.

C. Urban Forest Master Plan

Adopt a Resolution approving the Urban Forest Management Plan prepared by Vallier Design Associates and authorizing appropriation of \$30,000 from the General Fund to implement a tree planting initiative.

Bruce King, Maintenance Manager, recalled the 2003 citywide plan that looked at all the parks and resulted in a recommendation to continue to develop an urban forest plan. Mr. King introduced Marcia Vallier, who prepared an inventory of city trees and the Urban Forest Management Plan.

Marcia Vallier, Vallier Design Associates, provided a summary of the El Cerrito Master Urban Forest Plan. The plan was developed over a long time with the assistance of the Parks and Recreation Commission and city staff. Ms. Vallier described an urban forest as a collection of trees growing in an urban area and a master plan is a standard of performance for how to plan and manage the city's trees. The purpose of the plan is to build an extensive, healthy forest that provides the city with social, environmental and economic benefits.

Social benefits include creating a sense of place, providing connections to the natural world; creating memorable nodes and entry points as well as facilitating a sense of community for a shared purpose and community building.

Environmental benefits include mitigating impacts of the heat island effect, reducing airborne pollutants and sequestering carbon dioxide.

Economic benefits include an increase in property values, in some cases up to 10%, attraction of business and shoppers and contribution to the financial standing of the city.

Ms. Vallier summarized features of the study such as overhead utilities, planting areas, sidewalk concerns, identification of tree species, tree health and characteristics. The plan provides a snapshot of tree status and condition in the city. Existing conditions show a lack of water, severe pruning and that some tree species were not the right species for their respective place. Vallier Design has taken the data and created a series of goals and actions. These goals are identified as 1) Establish and maintain a citywide commitment to a healthy growing forest; 2) Integrate the principles of the Urban Forest Management Plan consistent with the General Plan; 3) Provide consistent funding for urban forestry efforts that reflects the importance of the urban forest to the public; and 4) Provide excellent professional maintenance. Ms. Vallier concluded by stating that the fundamental key to success of an urban forest is a citywide commitment to proper care.

Mayor Moore requested more information regarding irrigation problems.

Ms. Vallier replied that many of the city's street trees do not have irrigation. Vallier Design Associates recommends an irrigation system for trees located on major and minor arterial streets and that trees located on residential streets be adopted by residents to water.

Mayor Pro Tem Jones asked if the \$30,000 is an addition to maintenance money and funds associated with the San Pablo Plan. Mayor Pro Tem Jones also asked for reasons why the number of trees had declined from 1991 to present.

Mr. King confirmed that everything along San Pablo Avenue will be irrigated and explained that the decrease in trees is the highest on residential streets due to property owners removing trees illegally for a variety of reasons with no one replacing the trees. There has been an increase in trees on the major arterials.

PUBLIC COMMENT

Rosemary Loubal, 6502 Morris Ave., stated that the Plan had been discussed at over 45 Park and Recreation Commission meetings and thanked her fellow citizens, the Parks and Recreation Commission, city staff, the City Council and especially Marcia Vallier for their efforts. Ms. Loubal stated that it is the hope of Parks Commission that whoever is hired or appointed [to take care of the trees] will have adequate qualifications, leadership, adequate skills, and a commitment to working with volunteers. She added that the term Urban Forest Plan is different from what most think of. It is actually a group of current and expected practices for the management of trees. This is an agreement to implement current practices to manage the Greenscape. Ms. Loubal concluded that if there is a little money left over to plant trees using new techniques it could serve as a demonstration project to show citizens where their money is going.

Peter Loubal, 6502 Morris Ave., stated that it is time for El Cerrito to start replacing public trees not only along the streets but also in the parks for children and their parents. Kids deserve playfields and parents and grandparents deserve pleasant shady walks. Mr. Loubal stated that four years ago, the Public Works Director Dan Clark, recommended \$600,000 a year to establish good conditions with a recommended amount of \$5 million for complete renovation. Mr. Loubal asked the Council to consider an immediate need [to attend to] coast oaks that are strangled by ivy. Mr. Loubal also expressed concern about low branches and brush removal. Mr. Loubal stated the need to catch up with maintenance so that more trees do not die unnecessarily.

Al Miller, 625 Ashbury Ave., acknowledged the time city staff took cooperating with the Stege Sanitary District regarding consideration of tree species and planting locations to minimize damage to sewers and homeowner laterals. Mr. Miller encouraged the Council to implement an easy way for citizens to report maintenance conditions of trees so they can be taken care of properly. Mr. Miller spoke about the diseased plum trees planted in his neighborhood, the impact of school district trees on city trees and the impacts of recycling trucks on trees. The City needs an easy way, a blog or website, for homeowners to report tree problems and damage. Mr. Miller concluded by asking the city to involve citizens as part of the team and in return citizens will be helpful in planning the ongoing maintenance program.

COUNCIL COMMENTS

Councilmember Potter requested that staff prepare a timetable for revision of the Tree Commission ordinance to enforce implementation of the Urban Forest Plan. Councilmember Potter reported that she receives many, many questions from residents about trees and thanked Ms. Vallier for her comprehensive and informative report. Councilmember Potter called the public's attention to a section in the back of the report entitled *Tree Selection and Care Guidelines* which is a great tool for homeowners and asked staff to make a few copies available at the Planning Department counter for the public.

Mayor Pro Tem Jones stated that the report is a living document and that the city can use it to go forward.

Councilmember Abelson agreed with Mayor Pro Tem Jones and added that the future lies with the Council to stick with [the Plan] and follow up with all the things that need to be done. Councilmember Abelson said she is pleased to see the allocation in the current budget and hopes to see additional allocation in the future.

Councilmember Bridges stated that \$30,000 is money well spent. Historically, the El Cerrito hills were farm and grazing lands with very few trees and now the hills are wooded. Councilmember Bridges said she wished there was a little bit more money and hopefully more money will be found as time goes on. Councilmember Bridges requested clarification on maintenance staffing and the volunteer tree committee.

Mr. King replied that the city would need to put together some type of tree advisory committee that would be integral to implementing the Urban Forest Plan.

Councilmember Bridges also expressed interest in preparation of a communication piece similar to that suggested by Mr. Miller about trees.

Mayor Moore thanked everyone for the quality of the report and stated that it is a fabulous addition to the resources of the city. Mayor Moore asked if the list of street trees in the report was the same as the currently approved street tree list available to the public.

Mr. King replied that the report contains most of the trees on the tree list however the plan also suggests new trees because of their proven worth as a city street tree. Some trees on the current master list will be dropped.

Mayor Moore confirmed that the urban plan will become the approved list. Mayor Moore reiterated the need to look at the tree commission and its charges related to the Urban Forest Plan.

Mayor Pro Tem Jones asked if the management tools referenced in the report include software.

Mr. King replied that there are a number of software programs available to track and manage the city's street trees and confirmed that this is an active goal of the department. Staff will evaluate the programs and make a recommendation.

Action: Moved, second, carried (Abelson/Potter) to adopt Resolution No. 2007-33.

D. Curb Marking and Student Drop-Off Changes at Montessori School

Adopt a Resolution authorizing the Public Works Director/City Engineer to implement the following parking restrictions and their appropriate curb markings and signage on streets adjacent to 7075 Cutting Boulevard:

1) Alva Avenue (east side) - 110 feet of green curb for passenger loading and unloading from 7:00 to 9:30 AM and from 3:00 to 4:00 PM; 20 feet of white curbing for van/bus loading; and 25 feet of red curb for sufficient intersection sight distance;

- 2) Jordan Avenue (south side) - 110 feet of green curb for passenger loading and unloading from 7:00 to 9:30 AM and from 3:00 to 4:00 PM; and 15 feet of red curb for sufficient intersection sight distance; and
- 3) Tamalpais Avenue (west side) - 56 feet of green curb for passenger loading and unloading from 7:00 to 9:30 AM and from 3:00 to 4:00 PM.

Mr. King stated that the conversion of the old Mira Vista Church to a Montessori School requires modification of on street parking on the three streets surrounding the school: Alva, Jordan and Tamalpais. The Design Review Board upheld staff's recommendation for restricted parking similar to Castro School and Prospect Sierra School to prohibit unattended vehicles from being on the curb from 7-9:30 a.m. and 3-4 in the afternoon so parents can drop-off and pick up their children. Staff also recommended inclusion of a white curb on Alva for the Montessori shuttle van to offload students. Modifications to improve sight distance were also recommended.

Councilmember Abelson requested clarification on the type of school.

Mayor Pro Tem Jones stated that he was glad to see that loading and unloading would not occur on Cutting.

Action: Moved, second, carried (Abelson/Bridges) to adopt Resolution No. 2007-34.

9. COUNCIL ASSIGNMENTS/LIAISON REPORTS

- A. Mayor Moore reported on her attendance at the Design Review Board in which the Creekside Plaza development was discussed. Mr. Garlock made a comment that he likes his project better after having gone through the Design Review Board. At the Contra Costa Mayors Conference, one of the mayors reported on an earthquake preparedness and response training conducted by FEMA. The four day emergency training is free, including travel, and it was strongly recommended that the City Council, City Manager, Fire Chief and Police Chief attend the training. There was also a Contra Costa County Mayor's Conference presentation on Climate Change. Mayor Moore presented work that the city is doing to reduce its carbon footprint and discussed the programs being put in place to encourage El Cerrito residents to reduce their own carbon footprint.
- B. Mayor Pro Tem Jones – No report.
- C. Councilmember Abelson reported on attendance at the ABAG *Focusing Our Vision* Conference, the purpose of which is to develop and create a planning effort and follow through with that effort. Priority Development Areas were discussed at the meeting. The city may want to consider applying to be one of the Priority Development Areas in order to receive incentives and funding from the program.
- D. Councilmember Bridges reported on the Human Relations Commission's plan to make a 4th of July booth and reported that the Commission looked at a movie entitled "Not in Our School" which is a follow up to "Not in Our Town." The movie addresses diversity and hate crimes and is being considered by the Commission for a potential project in Middle School and High School.

- E. Councilmember Potter reported on her attendance at the Arts and Culture Commission and continued work on the Arts and Culture Master Plan for El Cerrito. Councilmember Potter announced that the Montessori School is the first development project to fall under the 1% for public art requirement and that the commission will work with the applicant to incorporate some type of public art at the site. Councilmember Potter also reported on her attendance at a joint meeting of the West Contra Costa Unified School District and the Bond Oversight Committee. The El Cerrito High School construction is on schedule. Preliminary plans for Portola-Fairmont Middle School were also presented. The Bond Oversight Committee will have its next meeting on May 23rd.

Supplemental Reports and Communications

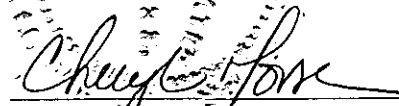
- 6.H 17th Street Studios Contract**
Revised Resolution

- 8.A Real Property Acquisition Program for the Redevelopment Plan**
Revised Ordinance

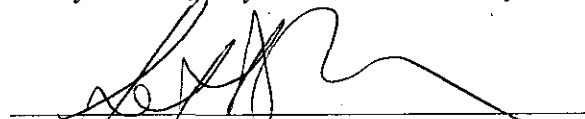
- 8.C Urban Forest Master Plan**
Powerpoint presentation by Marcia Vallier
California Trees, Publication of California ReLeaf submitted by Rosemary Loubal

10. ADJOURNMENT of Concurrent City Council / Redevelopment Meeting at 9:12 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 May 7, 2007 as approved by the El Cerrito City Council.



Cheryl Morse, City Clerk and Secretary to the Redevelopment Agency



Letitia D. Moore, Mayor



Janet Abelson, Agency Chair