

EL CERRITO CITY COUNCIL

MINUTES

CITY COUNCIL MEETING
Tuesday, March 15, 2016 – 7:00 p.m.
City Council Chambers

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

Greg Lyman – Mayor

Mayor Pro Tem Janet Abelson
Councilmember Jan Bridges

Councilmember Mark Friedman
Councilmember Gabriel Quinto

ROLL CALL

Councilmembers Abelson, Bridges, Friedman, Quinto and Mayor Lyman all present.

7:00 p.m.

CONVENE CITY COUNCIL MEETING

Mayor Lyman convened the regular City Council meeting at 7:00 p.m.

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE was led by Mayor Lyman.

2. COUNCIL / STAFF COMMUNICATIONS

Councilmember Quinto stated that he is a former student of Fairmount Elementary School and encouraged all to attend the Fairmount School Parent Teacher Association (PTA) Red Carpet Silent Auction Fundraiser on March 26 at the El Cerrito Community Center.

Mayor Pro Tem Abelson announced that the City will be celebrating Earth Day on April 16, 2016 and invited all community members interested in participating to look on the City's website at www.el-cerrito.org and complete a registration form. The format of the event will be similar to prior years with work parties in the morning and a free lunch.

Mayor Lyman announced that he recently learned that the Stege Sanitary District won the Collection System of the Year Award and conveyed his best wishes. On March 19 Supervisor Gioia and Mayor Lyman will be convening a Town Hall meeting at Taste of Ethiopia restaurant in El Cerrito. Mayor Lyman thanked the Environmental Quality Committee for hosting the eco-film "This Changes Everything." It was a very inspiring film. Mayor Lyman also thanked the Human Relations Commission for hosting a public meeting to speak against hate crime in El Cerrito.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Cordell Hindler, Richmond, said his neighbors continue to have an issue with El Cerrito Police coming into his neighborhood and that he supports the City's new minimum wage law but in speaking with some of the business owners he learned that some were concerned about the new regulations and noted that there are several business properties that are vacant.

Al Miller, El Cerrito, acknowledged Stege Sanitary District received its award from the Clean Water Association. The award is for best small district in the Bay Area for the collection system. Mr. Miller said Stege is proud of the recognition and will now compete for an award at the State level. Mr. Miller also invited all to an upcoming meet and greet forum for California Senate District 9 candidates that will be hosted by the El Cerrito Branch of the NAACP on April 2 at St. Peter's CME Church.

Amalia Cunningham, El Cerrito, invited all to attend the annual Fairmont Elementary School PTA fundraising auction on March 26.

Makalia Aga, El Cerrito, expressed concerns about rent increases in El Cerrito which for her recently amounted to a 20 percent increase. Ms. Aga encouraged the City Council to pass an ordinance that would control rents in El Cerrito. If rents continue to increase in this manner the City will not be diverse or inclusive because the vast majority affected are minorities.

Joel Kuechle, El Cerrito, expressed similar concerns to those expressed by Ms. Aga and asked the City Council to look into ways of regulating rent increases. Mr. Kuechle said his rent went up 20 percent which amounts to a \$150 per month increase for him personally or \$330 over 12-18 months. Mr. Kuechle said that although there is a realtor survey on rents, and he is a little under the survey amount, it does not make the increase fair or reasonable. Mr. Kuechle suggested that a cap of some kind be placed on rent increases or rent levels in the City to keep it diverse.

4. PRESENTATIONS – *None*

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5E

Moved, seconded (Bridges/Abelson) and carried unanimously to approve Consent Calendar Item Nos. 5B as amended, 5C and 5E in one motion as indicated below. Consent Calendar Item Nos. 5A and 5D were removed from the Consent Calendar and voted on separately as indicated below.

CITY COUNCIL ITEMS

A. Approval of Minutes

Approve the March 1, 2016 Regular City Council meeting minutes.

Action: Removed from the Consent Calendar. Moved, seconded (Bridges/Friedman; Ayes – Councilmembers Bridges, Friedman and Mayor Lyman; Noes – None; Abstain – Councilmembers Abelson and Quinto; Absent – None) and carried to approve the minutes as submitted.

B. Proclaim March as Prescription Drug Abuse Awareness Month

At the request of Councilmember Abelson, approve a proclamation declaring March 2016 as Prescription Drug Abuse Awareness Month in the City of El Cerrito and encouraging the community to pledge, "Spread the Word...One Pill Can Kill."

Action: Approved the proclamation as amended to correct an inadvertent clerical error.

C. Stop Signs at Various Locations

Adopt two separate resolutions authorizing the Public Works Director/City Engineer to install stop signs on: 1) Lawrence Street at Gladys Avenue; and 2) Gayle Court at Donal Avenue. *Exempt from CEQA.*

Action: Adopted Resolution No. 2016-15 and Resolution No. 2016-16.

D. Opposition to Shipment of Coal through the Marine Terminal under Development at the Former Oakland Army Base

At the request of Councilmember Abelson, adopt a resolution opposing the shipment of coal through the Oakland Bulk and Oversized Terminal under development at the former Oakland Army Base, and resolving to transmit copies of the resolution to Governor Jerry Brown, Mayor and City Council of the City of Oakland, Senator Loni Hancock, Assemblymember Tony Thurmond, Alameda County Transportation Commission, Bay Area Air Quality Management District and the California Transportation Commission.

Speaker: Isabel Cortes, Office of Senator Hancock, provided background on the proposed resolution, particularly environmental concerns presented by the project.

Action: Removed from the consent calendar at the request of Councilmember Abelson for the purpose of allowing Ms. Cortes to address the City Council. Moved, seconded (Friedman/Quinto and Abelson) and carried unanimously to adopt Resolution No. 2016-17.

CITY COUNCIL ACTING AS HOUSING SUCCESSOR TO FORMER REDEVELOPMENT AGENCY

E. Contra Costa County to Act as Bond Issuer for Bonds to be Used to Fund the Hana Gardens Apartments

Staff recommends that the City Council acting as Housing Successor to the former Redevelopment Agency adopt a resolution acknowledging that the County of Contra Costa will assist in the financing of Hana Gardens Apartments to be located at 10860 and 10848 San Pablo Avenue.

Action: Adopted Resolution No. 2016-18.

6. PUBLIC HEARINGS – None

7. POLICY MATTERS

CITY COUNCIL ITEMS

A. Mid-Year Budget Update

Receive an update on city revenues and expenditures for the first 6 months of the fiscal year through December 31, 2015 and adopt a resolution authorizing amendments to the FY 2015-16 budget and approving new spending limits.

Presenters: Lisa Malek-Zadeh, Finance Director and Stacey Johnson, Administrative Analyst.

Speaker: Cordell Hinder, Richmond, thanked staff for the presentation.

Action: Moved, seconded (Friedman/Quinto) and carried unanimously to adopt Resolution No. 2016-19.

B. 2016 Economic Development Action Plan Update

Adopt a resolution approving the 2016 Economic Development Action Plan as an update to the 2006 Economic Development Action Plan.

Presenter: Melanie Mintz, Community Development Director, Katherine Ahlquist, Administrative Analyst.

Action: Moved, seconded (Abelson/Quinto) and carried unanimously to adopt Resolution No. 2016-20.

CITY COUNCIL ACTING AS REDEVELOPMENT SUCCESSOR AGENCY**C. Approval to Refinance Successor Agency Tax Allocation Bonds**

Adopt a Successor Agency resolution approving: 1) Issuance of refunding bonds, execution and delivery of an indenture and escrow instructions and authorizing actions related thereto; 2) Approving contracts with NHA Advisors (\$65,000 for a public offering or \$50,000 for a private placement) and Fraser and Associates (\$26,000) for related work to be paid out of bond proceeds; and 3) Requesting Oversight Board approval of the issuance of refunding bonds and certain determinations relating thereto.

Presenter: Lisa Malek-Zadeh, Finance Director.

Action: Moved, seconded (Abelson/Bridges) and carried unanimously to adopt Successor Agency Resolution No. 2016-02.

8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

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

Mayor Lyman reported that he attended the March 3 Contra Costa Mayors Conference. The Mayors received a presentation regarding a possible merger of the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). The presentation resulted in a lively discussion, particularly regarding issues of local control. The Mayors also elected their representative to the Delta Commission. On March 17, Mayor Lyman attended a Marin Clean Energy (MCE) Technical Committee meeting which included a report on greenhouse gasses. The report showed that MCE greenhouse gas reduction for its overall product is greater when compared to Pacific Gas & Electric (PG&E). Mayor Lyman also reported that all five Napa County cities have requested to join MCE and that some cities in Contra Costa County are also considering bringing it forward. The West County Integrated Waste Management Authority (WCIWMA) Board continues to discuss the purpose of the Waste Management Joint Powers Authority (JPA), the JPA's current powers and which powers to carry forward. The right of eminent domain is an example of a current power that is being evaluated. Another power that the JPA has but has never exercised is flow control over solid waste and recyclables. Discussion will continue at the Board's May meeting. Mayor Lyman also reported that the last WCIWMA Board meeting was adjourned in memory of a long time former Public Works Director from the City of Pinole who passed away recently of heart failure.

9. ADJOURNED REGULAR CITY COUNCIL MEETING at 8:50 p.m.**SUPPLEMENTAL REPORTS AND COMMUNICATIONS****Item No. 7(B) 2016 Economic Development Action Plan Update**

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

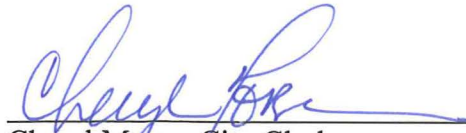
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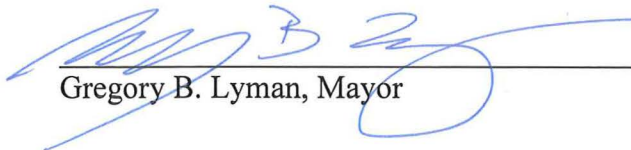
2. April 2, 2016 El Cerrito Branch of the NAACP Flyer for California Senate District 9 candidate forum – *Submitted by Al Miller, El Cerrito.*

3. March 26, 2016 Fairmont PTA Red Carpet Silent Auction Flyer – *Submitted by Amalia Cunningham, Fairmont School PTA.*

4. March 19, 2016 Community Breakfast with County Supervisor John Gioia and Mayor Lyman flyer – *Submitted by Mayor Lyman.*

THIS IS TO CERTIFY that the foregoing is a true and correct copy of the minutes of the Regular City Council meeting of March 15, 2016 as approved by the El Cerrito City Council.


Cheryl Morse, City Clerk


Gregory B. Lyman, Mayor