

EL CERRITO CITY COUNCIL MINUTES

SPECIAL CITY COUNCIL MEETING *(not televised)*

Wednesday, July 31, 2019 – 5:30 p.m.

Hillside Conference Room

SPECIAL CITY COUNCIL MEETING

Wednesday, July 31, 2019 – 7:15 p.m.

City Council Chambers

Meeting Location:

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Rochelle Pardue-Okimoto – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Paul Fadelli

Councilmember Janet Abelson
Councilmember Gabriel Quinto

5:30 PM ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Pardue-Okimoto called the meeting to order at 5:32 p.m.

Present: Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto.

1. ORAL COMMUNICATIONS FROM THE PUBLIC

*All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and **limited to items on the special meeting agenda only**. The Mayor may reduce the time limit per speaker depending upon the number of speakers.*

2. TENANT PROTECTIONS TASK FORCE INTERVIEWS AND APPOINTMENTS

Action Proposed: Conduct interviews of candidates for Tenant Protections Task Force. Interviews may result in an announcement of appointment(s).

Contact: Holly M. Charléty, City Clerk, City Management

Action: Conducted seven interviews. No appointments were made, Council directed staff to schedule interviews with the remaining seven applicants at a special meeting to be held on August 20, 2019.

3. ADJOURN 5:30 SPECIAL CITY COUNCIL MEETING

The meeting adjourned at 6:55 p.m.

7:15 PM OR IMMEDIATELY FOLLOWING THE PRECEDING 5:30 P.M. SPECIAL MEETING, WHICHEVER OCCURS LATER

ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Pardue-Okimoto called the meeting to order at 7:16 p.m.

Present: Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE** – *Councilmember Fadelli*

Mayor Pardue-Okimoto reported from the prior meeting that no appointments to the task force were made and that staff will be scheduling interviews with the rest of the applicants at a special meeting on August 20, 2019.

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

*All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and **limited to items on the special meeting agenda only**. The Mayor may reduce the time limit per speaker depending upon the number of speakers.*

3. **POLICY MATTERS**

A. **Discuss and Provide Direction for Action on Just Cause Ordinance (2019-04)** *Notice published 7/22/2019*

Action Proposed: Staff recommends the City Council 1) introduce by title and waive the first reading of an ordinance repealing El Cerrito Municipal Code Chapter 10.300 - Just Cause for Eviction and Prohibition on Harassment of Tenants (Ordinance 2019-04) and 2) consider adopting a resolution modifying the Tenant Protections Taskforce duties, responsibilities and duration.

Alternately, the City Council can pass a motion providing staff direction to return with a resolution calling and giving notice of a special election [on a specific date] for the purpose of submitting Ordinance 2019-04 to the qualified voters of the city.

Contact: Karen Pinkos, City Manager; Holly M. Charléty, City Clerk, City Management

Presentation and Discussion: Karen Pinkos, City Manager, provided an overview of the item. Staff responded to comments and questions raised by members of the Council including definition of substantially the same, timing and limitations of enacting another ordinance on the topic, estimated costs for various election dates, and timing if transitioning topic to the task force.

Public Comments:

Susan Pricco President of Contra Costa Taxpayers Association, spoke in support of repealing the ordinance, cited the expense of calling an election and current obligations and debts of the city.

Peter Pan spoke in support of repealing the ordinance because of unfunded liabilities, need for additional funds for parks, and the need to see what happens at the state level with AB1482.

Jeffrey Bloomfield wants to see democracy upheld, spoke about the manner in which the petition was circulated, and support of putting on the ballot.

George Wu spoke in support of repealing the ordinance.

Howdy Goudey spoke in support of putting the measure on the ballot, that residents passed Proposition 10, unethical tactics used, and need to let the people decide.

Robin Mitchell spoke about money having power and corrupted the democratic process in this case, misleading campaign, and support of putting the measure on the ballot.

Jane referenced articles from other jurisdictions. Spoke on the need for the taskforce to consider laws in place and cautioned that we should move forward slowly.

Akiyo Yokoi spoke in support of repealing the ordinance.

Wendy Louie spoke in support of repealing the ordinance, costs paid by the landlord when tenants move out and desire to not raise rent.

David Gong asked council to drop the issue of just cause, and shared prior experiences with tenants.

Jeffrey Wright spoke in support of repealing the ordinance with no further actions, need to gather the facts before taking further action, does not want money spent on another election.

Franklin Leong shared experiences with tenants and need for prohibition of harassment on property owners.

Eva Chow spoke in support of repealing the ordinance and potential withdrawal of properties from the housing stock.

Anna Xu spoke in support of repealing the ordinance.

Xiaomie Song shared challenges with tenants and cost of being a housing provider.

Meina Young spoke in support of repealing the ordinance, and just cause making lease terms no longer enforceable.

Council Discussion: Staff responded to questions raised by member of the Council including clarification of timing of an election, ability of council to modify an ordinance if it is passed by the voters and goes into effect.

Moved/Seconded: Councilmembers Quinto/Abelson **Action:** Passed a motion to introduce by title and waive the first reading of an ordinance repealing El Cerrito Municipal Code Chapter 10.300 - Just Cause for Eviction and Prohibition on Harassment of Tenants (Ordinance 2019-04).

Ayes: Councilmembers Abelson, Fadelli, Lyman, and Quinto **Noes:** Mayor Pardue-Okimoto

Moved/Seconded: Councilmembers Lyman/Fadelli **Action:** Passed a motion to adopt a resolution modifying the Tenant Protections Taskforce duties, responsibilities and duration. **Ayes:** Mayor Pardue-Okimoto; Councilmembers Abelson, Fadelli, Lyman, and Quinto **Noes:** None

4. ADJOURN REGULAR CITY COUNCIL MEETING

The meeting adjourned at 8:15 p.m.



Rochelle Pardue-Okimoto, Mayor

This is to certify that the foregoing is a true and correct copy of the minutes of the special City Council meetings of July 31, 2019 as approved by the El Cerrito City Council.



Holly M. Charléty, MMC, City Clerk