



## AGENDA

### **SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION**

**Monday, May 18, 2009 – 6:30 p.m.**

**Hillside Conference Room**

### **SPECIAL CITY COUNCIL MEETING**

**Monday, May 18, 2009 – 7:00 p.m.**

**Hillside Conference Room**

### **SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

**Monday, May 18, 2009 – 7:30 p.m.**

**City Council Chambers**

#### **Meeting Location**

El Cerrito City Hall

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

#### **ROLL CALL**

**6:30 p.m. CONVENE SPECIAL REDEVELOPMENT AGENCY MEETING**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

*Pursuant to Government Code Section 54956.8*

**Property:** 10070 San Pablo Avenue

**Agency Negotiators:** Scott Hanin, Executive Director

Karen Tiedemann, Agency Counsel

Lori Treviño, Redevelopment Manager

**Negotiating Parties:** Downey Street Productions

**Under Negotiation:** Terms of Payment

**ORAL COMMUNICATIONS FROM THE PUBLIC**

*(Comments are limited to 3 minutes and to items listed on the Special Redevelopment Agency Meeting Agenda only. The Public may also comment during the regular Concurrent City Council / Redevelopment Agency meeting public comment period (Item No. 3) if they wish.)*

**RECESS INTO SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION**

**POSSIBLE REPORT OUT OF CLOSED SESSION**

**ADJOURN SPECIAL REDEVELOPMENT AGENCY MEETING**

**ROLL CALL**

**7:00 p.m. CONVENE SPECIAL CITY COUNCIL MEETING**

**ORAL COMMUNICATIONS FROM THE PUBLIC**

*(Comments are limited to 3 minutes and to items listed on the Special City Council Meeting Agenda only.)*

**BOARD AND COMMISSION INTERVIEWS AND APPOINTMENTS**

Conduct interviews of candidates for city boards and commissions. Interviews may result in an announcement of appointment at the meeting. The Council may also discuss scheduling of future interviews.

**ADJOURN SPECIAL CITY COUNCIL MEETING**

**ROLL CALL**

**7:30 p.m. CONVENE SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG** – led by Councilmember Lyman.
- 2. COUNCIL / STAFF COMMUNICATIONS** *(Reports of Closed Session, commission appointments and informational reports on matters of general interest which are announced by the City Council & City Staff.)*

**Future City Council Meeting Schedule Recommendations** – Scott Hanin, City Manager.

- 3. ORAL COMMUNICATIONS FROM THE PUBLIC**

*All persons wishing to speak should sign up with the City Clerk. Remarks are limited to 3 minutes per person. Please state your name and city of residence for the record. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda are taken up at the time the City Council deliberates each action item. Individuals wishing to comment on any closed session scheduled after the regular meeting may do so during this public comment period or after formal announcement of the closed session.*

- 4. PRESENTATIONS**

**School Resource Officer Program** – *Presentation by Officers Caputo and Jacala.*

**5. ADOPTION OF THE CONSENT CALENDAR – Items 5A through 5H**

*Consent Calendar items are considered to be routine by the City Council and will be enacted by one motion unless a request for removal for discussion or explanation is received prior to the time Council votes on the motion to adopt.*

**JOINT CITY COUNCIL/REDEVELOPMENT ITEMS**

**A. Minutes for Approval**

Approve the: 1) May 2, 2009 Special City Council; and 2) May 4, 2009 Special City Council, Special Concurrent City Council/Redevelopment Agency meeting and Special Concurrent City Council/Redevelopment Agency Closed Session meeting minutes.

**B. Annual Review and Approval of Investment Policy and the Comprehensive Financial Policy**

Adopt a City Council and a Redevelopment Agency resolution approving the Investment Policy and the Comprehensive Financial Policy.

**CITY COUNCIL ITEMS**

**C. Landscape and Lighting Assessment District No. 1988–1**

Accept the Engineer's Report specifying assessments for the Landscaping and Lighting Assessment District and adopt a Resolution of Intention to Order Improvements pursuant to the Landscape and Lighting Act of 1972, and setting the time, date, and place of the public hearing as June 1, 2009 at 7:30 p.m.

**D. Annual Maintenance Services Contract for Street Sweeping**

Adopt a resolution awarding the annual street sweeping contract to Universal Building Services of Richmond, California, with an annual expenditure range of between \$70,000 and \$85,000.

**E. Proclamation Congratulating Officer Edwin Jacala for his Recognition by the Albany–El Cerrito Exchange Club as the El Cerrito Police Department's Officer of the Year for 2009**

Approve a proclamation commending Officer Edwin Jacala, on the occasion of his recognition by the Albany–El Cerrito Exchange Club as The El Cerrito Police Department's Officer of the Year for 2009 and extending sincere appreciation to Officer Edwin Jacala for his devotion to duty, self-confidence and professional focus that truly epitomizes community based policing in the City of El Cerrito.

**F. Fairmount Avenue and Ashbury Avenue Intersection Safety Improvements – Accept Highway Safety Improvement Program Grant Funds and Award Design Services Contract to Coastland**

- 1) Adopt a resolution accepting \$622,890 in Highway Safety Improvement Program (HSIP) grant funds for the Fairmount & Ashbury Intersection Safety Improvements Project; and
- 2) Adopt a resolution authorizing the City Manager to execute an agreement with Coastland in an amount not to exceed \$62,492 to provide engineering and design services for the project.

**G. Award Contract to ADT for Safety Improvements along Ohlone Greenway**

Adopt a resolution authorizing the City Manager to execute an agreement with ADT Security

Services, Inc., in an amount not to exceed \$415,000 for the Ohlone Greenway Safety Improvements Project and execute change orders in an amount not to exceed \$20,000.

#### REDEVELOPMENT AGENCY ITEM

#### **H. Approval of Terms for Development of Ohlone Gardens on Portola Drive by the Hatlen Center for the Blind and Resources for Community Development**

Adopt a Redevelopment Agency Resolution accepting the proposed development and loan terms contained in this agenda bill, confirming direction to staff to finalize and execute a loan agreement consistent with these terms for the Ohlone Gardens Mixed-Use Development (formerly the Hatlen Center for the Blind & Family Housing Development) as authorized under Redevelopment Agency Resolution No. 579, and making California Environmental Quality Act findings for the project.

#### **6. STUDY SESSION ON REDEVELOPMENT OF THE TARGET SITE**

This is a study session and requests no action by the Redevelopment Agency Board. Representatives of Safeway will present their plans for redevelopment of the Target site. Agency staff and consultants will present information regarding market conditions affecting the redevelopment potential of the site and make available a written offer to purchase the site from Wal-Mart.

**A. Overview** – Staff presentation.

**B. Safeway Proposal** – Oral presentation.

**C. Wal-Mart Proposal** – Review written proposal dated April 20, 2009.

#### **7. PUBLIC HEARING**

##### **Master Fee Schedule Revision for Fiscal Year 2009–2010**

Conduct a public hearing and upon conclusion adopt a resolution revising the Master Fee Schedule for Fiscal Year 2009–10.

#### **8. POLICY MATTERS**

##### **San Pablo Avenue Streetscape Project – Construction and Construction Management Services Awards**

1) Adopt a resolution authorizing the City Manager to execute a contract with Cole Management & Engineering for an amount not to exceed \$355,000 to perform Construction Management services for the San Pablo Avenue Streetscape project and to approve change orders in the amount of \$35,500.

2) Adopt a resolution approving plans, accepting bids, authorizing the City Manager to execute a contract with in an amount of approximately \$3,667,000 for construction of the San Pablo Avenue Streetscape Improvements (specific award amount and successful bidder to be made known prior to the meeting), and authorizing the City Manager to approve change orders not to exceed 10% of the contract amount.

#### **9. COUNCIL ASSIGNMENTS/LIAISON REPORTS**

**A. Mayor Potter Assignments:** Arts & Culture Commission; Association of Bay Area Governments (ABAG) General Assembly Alternate, Contra Costa County Mayors' Conference, Disaster Preparedness Council, East Bay Delta Housing & Financial Agency, Human Relations Commission, League of California Cities East Bay Division Alternate, Pension Board, Temporary Permits Committee, Underground Utilities Committee, West

County Mayors' & Supervisors' Association, West County Regional Library Board Delegate, and West County Unified School District Citizens' Bond Oversight Committee (CBOC) Alternate.

- B. Councilmember Abelson Assignments: Association of Bay Area Governments (ABAG), General Assembly Delegate, Contra Costa County Mayors' Conference Alternate, League of California Cities East Bay Division Delegate, Committee on Aging, Environmental Quality Committee, Park and Recreation Commission, Pension Board Alternate, West Contra Costa Transportation Advisory Committee Delegate, and West Contra Costa County Mayors and Supervisors Association Alternate.
- C. Councilmember Cheng Assignments: Design Review Board, Economic Development Board, San Pablo Avenue Area Specific Plan Committee and West Contra Costa Transportation Advisory Committee Alternate.
- D. Councilmember Jones Assignments: Disaster Preparedness Council Alternate, Planning Commission, San Pablo Avenue Area Specific Plan Committee, Tom Bates Regional Sports Field JPA; Temporary Permits Committee; Underground Utilities Committee, West County Regional Library Board Alternate, and West County Integrated Waste Management Authority Delegate.
- E. Councilmember Lyman Assignments: Crime Prevention Committee, Financial Advisory Board, Tom Bates Regional Sports Field JPA Alternate, Tree Committee and West County Integrated Waste Management Authority Alternate.

## 10. ADJOURN CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

- Council Meetings can be heard live on FM Radio, KECG – 88.1 and 97.7 FM and viewed live on Cable TV - KCRT- Channel 28. The meetings are rebroadcast on Channel 28 the following Thursday and Monday at 12 noon, except on holidays. Live and On-Demand Webcast of the Council Meetings can be accessed from the City's website <http://www.el-cerrito.org/gov/>. Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at [www.el-cerrito.org](http://www.el-cerrito.org) prior to the meeting.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (510) 215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).
- ***The Deadline for agenda items and communications*** for the 06/01/09 regular meeting is Monday, 05/22/09 by 12 noon, City Clerk's Office, 10940 San Pablo Avenue, El Cerrito, CA. Tel: 215-4305 Fax: 215-4379, email [cmorse@ci.el-cerrito.ca.us](mailto:cmorse@ci.el-cerrito.ca.us)
- **IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.**
- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 10:30 p.m., unless extended to a specific time determined by a majority of the Council.