

**CITY OF PITTSBURG**  
**Housing Authority Minutes**  
**March 19, 2001**

Mayor Frank Quesada called the meeting to order at 6:02 p.m. He advised that the Council will meet in Closed Session. There being no one to speak from the public concerning closed session matters, he adjourned to closed session at 6:03 p.m.

Mayor Quesada reconvened the Housing Authority Meeting at 7:28 p.m. City Attorney Carol Victor stated there was no reportable action from the closed session agenda.

**MEMBERS PRESENT:** Aiello, Beals, Lewis, Rios, Quesada, Wallen, Peterson

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager, Willis Casey  
City Attorney, Linda Daube  
Assistant City Attorney, Carol Victor  
City Clerk, Lillian Pride  
Director of Community Development, Nasser Shirazi  
Director of Leisure Services, Paul Flores  
Director of Public Services, John Fuller  
Economic Development Director, Garrett Evans  
Finance Director, Jim Holmes  
Police Chief, Aaron Baker  
Tiffany Ashworth, Administrative Assistant  
Michele Fitzer, Administrative Analyst  
Rosie Smith, Housing Manager  
Ken Gray, Recreation Supervisor  
Wally Girard, Assistant City Engineer

**PLEDGE OF ALLEGIANCE**

**Blanca Amador** led in the pledge of allegiance.

**CITIZENS REMARKS**

There were no citizen remarks.

**MEMBERS REMARKS**

There were no members remarks.

**CONSENT**

On motion by Member Rios, seconded by Member Peterson, to unanimously adopt the Consent Calendar as follows: **VOTE: 7-0**

- a. **DISBURSEMENT LIST**      Period Ending: February 28, 2001

The disbursement list was approved.

- b. **MINUTES**                      Dated: March 19, 2001

The minutes of March 19, 2001 was approved.

- c. **RESOLUTION 01-194**      Administrative Plan Update

Resolution 01-194 was adopted.

### **ADJOURNMENT**

There being no further business, the Housing Authority adjourned at 7:32 p.m. to the next meeting set for April 16, 2001.

Respectfully submitted,

Lillian J. Pride, Secretary

**CITY OF PITTSBURG  
Redevelopment Agency Minutes  
March 19, 2001**

Mayor Frank Quesada called the meeting to order at 6:02 p.m. He advised that the Council will meet in Closed Session. There being no one to speak from the public concerning closed session matters, he adjourned to closed session at 6:03 p.m.

Mayor Quesada reconvened the Redevelopment Agency Meeting at 7:33 p.m. City Attorney Carol Victor stated there was no reportable action from the closed session agenda.

**MEMBERS PRESENT:** Aiello, Beals, Lewis, Rios, Quesada

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager, Willis Casey  
City Attorney, Linda Daube  
Assistant City Attorney, Carol Victor  
City Clerk, Lillian Pride  
Director of Community Development, Nasser Shirazi  
Director of Leisure Services, Paul Flores  
Director of Public Services, John Fuller  
Economic Development Director, Garrett Evans  
Finance Director, Jim Holmes  
Police Chief, Aaron Baker  
Tiffany Ashworth, Administrative Assistant  
Michele Fitzer, Administrative Analyst  
Rosie Smith, Housing Manager  
Ken Gray, Recreation Supervisor  
Wally Girard, Assistant City Engineer

**PLEDGE OF ALLEGIANCE**

**Blanca Amador** led in the pledge of allegiance.

**CITIZENS REMARKS**

There were no citizen remarks.

**MEMBERS REMARKS**

There were no members remarks.

**CONSENT**

On motion by Member Beals, seconded by Member Rios to unanimously adopt the Consent Calendar as follows: **VOTE: 5-0**

- a. **MINUTES** Dated: March 5, 2001

The minutes of March 5, 2001 were approved.

- b. **RESOLUTION 01-768** Award of Small World Park Carousel Repair Contract

Resolution 01-768 was adopted.

**ADJOURNMENT:**

There being no further business, the Redevelopment Agency adjourned at 7:34 to the next meeting set for April 2, 2001.

Respectfully submitted,

Lillian J. Pride, Secretary

**CITY OF PITTSBURG  
City Council Minutes  
March 19, 2001**

Mayor Frank Quesada called the meeting to order at 6:02 p.m. He advised that the Council will meet in Closed Session. There being no one to speak from the public concerning closed session matters, he adjourned to closed session at 6:03 p.m.

Mayor Quesada reconvened the City Council Meeting at 7:34 p.m. City Attorney Carol Victor stated there was no reportable action from the closed session agenda.

**MEMBERS PRESENT:** Aiello, Beals, Lewis, Rios, Quesada

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager, Willis Casey  
City Attorney, Linda Daube  
Assistant City Attorney, Carol Victor  
City Clerk, Lillian Pride  
Director of Community Development, Nasser Shirazi  
Director of Leisure Services, Paul Flores  
Director of Public Services, John Fuller  
Economic Development Director, Garrett Evans  
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Police Chief, Aaron Baker  
Tiffany Ashworth, Administrative Assistant  
Michele Fitzer, Administrative Analyst  
Rosie Smith, Housing Manager  
Ken Gray, Recreation Supervisor  
Wally Girard, Assistant City Engineer

**PLEDGE OF ALLEGIANCE**

**Blanca Amador** led in the pledge of allegiance.

**CITIZENS REMARKS**

There were no citizen remarks.

**MEMBERS REMARKS**

There were no members remarks.

**COUNCIL REPORTS**

Vice-Mayor Aiello stated he participated in the Youth Conference and had the opportunity to

referee the Three-On-Three basketball clinic.

Vice-Mayor Aiello also attended the Delta Diablo Board of Sanitation meeting. The unfortunate news from this meeting is that sewer fees in the City of Pittsburg will increase by 17.5%. The City of Pittsburg's rates for sewer fees are currently the highest in Contra Costa County. When he asked why he was told it was because of redevelopment. With all the redevelopment done, the bond debt must be repaid in sewer fees. Vice-Mayor Aiello commented he would like to be able to reduce those rates.

Vice-Mayor Aiello also attended a meeting with Jose Duenas, Executive Director of the Oakland Port Authority, David Kramer, President of the Port Authority and Linda Garcia, Operations Manager of the Port Authority regarding touring the Foreign Trade Zone in Oakland with our Foreign Trade Zone subcommittee. Oakland is very interested in working with the City of Pittsburg in a partnership as they are at capacity and need expansion and Pittsburg has the capacity and would like to bring these jobs to Pittsburg.

Council Member Lewis stated he attended the Mare Island Advisory Commission meeting last week and reported that it was very productive meeting. A presentation was made by Garrett Evans. There was some consternation on the City of Vallejo's part due to the fact that the committee had not met for about 15 months. There will be a need to meet quite often in the near future, perhaps monthly, as the City of Vallejo is getting close to receiving title of the Mare Island facilities from the Navy. One of the reasons for this meeting was that we have had to pass through the electric and gas rates that as a service provider we have incurred and needed to explain this in detail to the members of the committee who represent the users on Mare Island. The City of Vallejo did reaffirm their commitment to continue to want to work with the City of Pittsburg and there will be more meetings in the near future to move this project forward as the City of Vallejo takes possession of the physical plant and infrastructure at Mare Island.

Council Member Rios stated she attended the Youth Conference all day Saturday and participated in the kickboxing event. Saturday she also attended the Fil Am installation of officers dinner and had a great time. Sunday, she attended the PACO event which exhibited the International Poster Contest and was proud to say Francis Palermo won 2<sup>nd</sup> place in this contest. On Sunday she also attended the Breast Cancer event at 329 Railroad. Organizer Celestine Johnson commented that this was the first time several elected officials attended this event on a non-election year. Council Member Rios also attended the meeting on the Foreign Trade Zone with Vice-Mayor Aiello. Prior to this meeting this evening, she met with the Audit Committee regarding the accounts payable process and monthly reporting. A recommendation was made to hire someone to do internal audits and work on monthly reports.

Council Member Beals stated she also attended the Youth Conference and was one of the panelists in the open session where as an alumni and graduate of Pittsburg High School they shared their success stories. She is pleased to serve as a role model for the young people of Pittsburg. Council Member Beals also attended the Fil Am dinner where Ms. Santos also commented how many officials were there on a non-election year. Council Member Beals stated the City Council needs to support as many community organizations as possible. Council Member Beals also stated she attended a meeting with Council Member Rios regarding the library issue at LMC. They are continuing to explore our options for the library. No decisions have been made as yet. If anyone

has any concerns, she would like the community to come forward with their ideas.

Mayor Quesada reported he attended the Fil Am dinner as guest speaker, as well as the American Cancer Society, the Poster Exhibit and other events in the City. He feels fortunate to be able to give welcoming speeches at these events. He is also pleased to see representatives from the County and State at many of these functions.

### **CITY MANAGER REPORT**

City Manager Casey stated there was nothing to report.

### **PROCLAMATION**

1. Arbor Day

Council Member Beals presented the Arbor Day proclamation to John Fuller and Ken Gray. For 10 years the City of Pittsburg has been designated as a Tree City USA. This year there will be 40 trees presented to City Hall, Stoneman West Park and the Adult Education Center for planting. Next year the City will qualify for a Growth Award and Tree for the Millennium grant money which will be used to purchase trees. The Council and public are invited to City Hall this Saturday at 9:00 a.m. for the presentation.

2. Francis Palermo and Mary Lieser

Vice-Mayor Aiello read the proclamation to Francis Palermo and Mary Lieser and it was presented by Mayor Quesada. The proclamation was in recognition of their contribution to the arts and winning second place in the International Poster Contest.

3. Abraham Amador

There were several presentations made to the family of Abraham Quesada Amador in his memory. Mary Rosas from Senator Torlakson's office and Mayor Brad Nix from the City of Oakley presented proclamations. Council Member Rios read Supervisor Glover's proclamation, Mayor Quesada read an entry in the Congressional Record from Congressman Miller and the Proclamation from the City of Pittsburg and presented them to the family.

4. Cesar Chavez Celebration

Council Member Lewis presented the proclamation in honor of the Cesar Chavez celebration to be held at Los Medanos College to Dr. Pamela Hawkins and Peter Garcia from Los Medanos College. The community was invited to come to the college to take part in the celebration.

5. Convention on the Elimination of All Forms of Discrimination Against Women (CEDAW)

Council Member Rios presented the proclamation to Phyllis Gordon, a member of the Contra Costa County Commission for Women. Ms. Gordon mentioned the CAC also wrote a letter of support.

**Mayor Quesada called for a five minute break at 8:20 p.m. The meeting was reconvened at 8:29 p.m.**

**CONSENT CALENDAR**

On motion by Member Aiello, seconded by Member Rios to adopt the Consent Calendar with the exception of items c. and e. by the following vote: **VOTE: 5-0**

- a. **DISBURSEMENT LIST** Period Ending: March 2, 2001 and March 14, 2001

The disbursement lists were approved.

- b. **MINUTES** Dated: February 5, 2001

The minutes of February 5, 2001 were approved.

- c. **RESOLUTION 01-9343** Removal of the Deputy City Clerk Class from the Classification Plan, Replacing it with a Records Manager

**Darnell Turner**, Pittsburg, inquired as to the justification of replacing this classification. City Manager Casey gave Mr. Turner a copy of the staff report and stated there have been many changes in all departments of the City government lately. He stated it was his decision to bring in a Records Manager position in order to correct the problems we have with records. Mr. Turner asked if the position will be filled by someone who is already employed with the City, and Mr. Casey responded that there would be an open examination. When asked, Mr. Casey clarified that the position is classified as a manager. Mr. Turner questioned whether the qualifications were consistent with the job description, and where the position fits in with the City Clerk=s Office. City Attorney Victor clarified that the \$5,100 figure questioned was the difference between the current classification and the new classification. Mr. Turner stated he was not opposed to the discretion of the City Manager in organizing the City government in a way that would be more efficient and beneficial to the citizens of the community, but thinks it would be a disservice for members of the public to have a position that does not tie into the City Clerk=s office as we know it now. He asked where the position, in relation to the supervision of the City Manager=s Office, ties into the larger scheme of the City Clerk=s office and the City Treasurer=s office for example? In his brief assessment, he would think the City would look at all elected and appointed positions within the City government to have a uniform approach in coordination of services and resources and there would be a disservice to the community to have a high-priced, administrative position that has a management title with low qualifications. Mr. Turner also stated he would like to see a cost analysis of the benefit of reclassification and whether it will save money in the long run. He feels there is not enough substance to the staff report. He would like the Council to consider holding this over to the next meeting for further review.

Council Member Beals asked if a motion was in order to defer this item to next council meeting for further investigation. There was no second to the motion.

Vice-Mayor Aiello stated he does not feel that this position should necessarily require a college degree, or state so as part of the qualifications. He feels the knowledge needed to fill this position would require a lot of experience and he will not discriminate based on the fact that

someone who may have the experience does not have a college degree. He stated he would move for approval of the Resolution.

Council Member Rios stated she agrees with both Council Member Beals and Council Member Aiello, but stated we have hired the City Manager to do that process and we need to have faith in the City Manager=s decisions. We do take citizens= input into consideration; however, she does not feel that the City Clerk=s input is an issue. This position is not within the City Clerk=s jurisdiction. The City Clerk is an elected official and does not hire employees. The City Manager hires employees. She would like to second Council Member Aiello=s motion; however, there is a first motion on the floor.

Council Member Lewis asked the City Manager if there was a time constraint or a particular reason that we need to move forward with this item tonight? If so, he is prepared to do so but stated he is always concerned when there are members of the community that are unclear what we are doing and if there is no pressing need to consider this item within the next two weeks, he would be willing to consider holding it over until the next meeting to get those questions answered. He stated he would defer to the City Manager.

Mayor Quesada commented that we need to move forward soon and the records item in particular has been an issue that has caused quite a bit of concern and cost. He feels we should fill the position at the Manager=s request in order to perform his duties and to see that the City goes in the right direction. He will support Vice Mayor Aiello and Council Member Rios.

Council Member Lewis asked for comment from the City Manager. City Manager Casey stated the Municipal Code is very specific when it says that the City Manager is responsible for personnel matters. In his best judgement, he is substituting the position of Deputy City Clerk which caused a lot of confusion, and making it very direct to have a person who is 100 percent responsible for the records management of the City. The City Council has the prerogative of waiting two weeks to make this decision. He stated the issue is very simple; he is trying to clean up the records situation, but if needed, it can be put off for two weeks.

Council Member Beals stated her motion was simply to address the community and citizens= concerns and give the opportunity for clarity, not to second-guess administration or the City staff. She thinks we also need to recognize when community members have questions that we hold ourselves accountable to make those clarifications possible. Since there is no rush she thought we could afford the opportunity to address the community.

Mayor Quesada stated the Council is asking a lot out of the City Manager and staff and the sooner we get people hired on a permanent basis the better we will be able to see the direction the City is going, and hope we are going in the right direction. Mayor Quesada thanked Mr. Turner for making his suggestion, and stated that this position change has been in the works for at least a month or two and there are six or seven positions throughout the City that are vacant. The Council is asking the City Manager to manage and it is not the Council=s position to micro-manage personnel issues. Mayor Quesada stated staff will address all concerns Mr. Turner has regarding the position.

Vice-Mayor Aiello also asked the City Manager to meet with Mr. Turner and go over the class factor so that Mr. Turner has a clear understanding of the position.

Assistant City Attorney Victor reminded the Mayor there were two motions on the floor, and that the first motion was not seconded. Mayor Quesada thanked Ms. Victor and stated the first motion died for lack of a second, and clarified this with Ms. Victor.

On motion by Vice-Mayor Aiello, second by Member Rios to adopt Resolution 01-9343 as amended to state that Mr. Turner will meet with the City Manager for clarification. **VOTE: 5-0**

City Clerk Lillian Pride asked to clarify for purposes of the record which motion was voted on: Ms. Beals motion or the second motion? City Clerk Pride stated it was not acknowledged that it died for lack of a second.

Vice-Mayor Aiello's understanding was that the motion was to approve the position with an amendment that Mr. Turner would meet with Mr. Casey, the City Manager, to go over all the aspects of the position so that he could have a clear understanding of the position. That was the amended motion that carried 5-0. Ms. Beals motion on the technical aspect died for lack of a second.

City Clerk Pride stated that was not acknowledged and asked if that is what was being said. Mayor Quesada stated it was explained by the Assistant City Attorney. Mayor Quesada asked Mr. Turner if it was his understanding that he would be meeting with the City Manager. Mr. Turner stated he was aware, and he will be in contact with the City Manager. Mr. Turner stated his comments were not to try to second-guess or micro-manage the decision of the City Manager. It is understood that he is the chief administrative officer for the City of Pittsburg. His concern was that we are asking for a high-priced position that does not justify the qualifications that are listed and that is the core of his concern. He feels members of the public should not be chastised for bringing items of concern to the City Council. He stated it makes him more curious as to why members of the public cannot come forward in a friendly manner and ask questions about things that they feel would be of benefit to the community. Mr. Turner stated City Manager Casey has been an excellent leader in the community since he has been here, starting with the Police Department and now in the City Manager's office and he will continue to support the efforts that he is trying to make. However, he feels that a high school education making the amount of money proposed in the classification, and not 2001 technologically adequate for this facility for technical video or the inability to work microphones, it begs to differ. Mr. Turner stated he will make an appointment with the City Manager.

Mayor Quesada stated that he wanted to make Mr. Turner aware that the City Council has only two employees: the City Manager and the City Attorney. It is the responsibility of the City Manager and if he does not do his job he has to live up to his contract.

- d. **RESOLUTION 01-9344** Acceptance of Contract 98-09, the Highlands Ranch Reservoir Pump Station and Water Main

Resolution 01-9344 was adopted.

- e.        **RESOLUTION 01-9345**      Approve Plans and Specifications for Contract 99-09, Hillsdale Park Enhancements and Authorize Advertising for Bids

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Vice-Mayor Aiello stated he had a concern because the landfill settlement agreement was settled quite some ago and the project was a \$175,000 project. The estimated cost for construction of the project is now showing to be \$150,000. He asked what happened to the other \$25,000?

City Engineer Shirazi stated there were engineering and architectural costs. Vice-Mayor Aiello asked to see the final costs. Mr. Shirazi stated details will be provided by staff.

Vice-Mayor Aiello stated the community was promised \$175,000 in improvements and they deserve all that was promised and he wants to make sure they get what was promised.

On Motion by Vice-Mayor Aiello, seconded by Member Rios to adopt Resolution 01-9345.

**VOTE: 5-0**

- f.        **RESOLUTION 01-9346**      Designation of Public Services Director as the City=s Agent for FEMA/OES Funding Applications

Resolution 01-9346 was adopted.

**The Consideration Calendar was taken out of sequence prior to the Public Hearing because of the anticipated length of CDBG discussions.**

### **CONSIDERATION**

1.        **RESOLUTION 01-9348**                      Resolution of Intention to Order Improvements in a Proposed Assessment District, Accepting Petition of Property Owners, Approving a Proposed Boundary Map, and Appointing Engineer of Work, Underwriter, Disclosure Counsel and Bond Counsel for Oak Hills South Units 5, 6, and 7 Assessment District No. 2001-02

Garrett Evans stated the following four resolutions would be combined into one presentation because they are identical other than being in different areas. There are two resolutions involving Oak Hills South Unit 5, 6, and 7. He stated these are normal processes that have been gone through in other assessment districts.

**Mark Curran**, US Bancorp Piper Jaffray, presented the staff reports. The property owner has requested the two financings of the Oak Hills South Units 5, 6 and 7 and San Marco. They are two straight-forward assessment districts to pay solely for public improvements to be located in the Oak Hills South Units 5, 6, and 7 and the first 500 homes to be located in the San Marco site. Tonight=s action commences the 45 day review and noticing process that will culminate in a public hearing on May 7, 2001. These resolutions were structured exactly like the four other very successful residential subdivisions of Schuler Homes, New York Landing, Marina Walk and several phases in Oak Hills. Mr. Curran stated Bond Counsel **John Knox** has stated all four resolutions may be voted on in one motion.

When asked by Mayor Quesada, Assistant City Attorney Victor stated she would prefer voting on each resolution individually.

On Motion by Vice-Mayor Aiello, seconded by Member Lewis to unanimously adopt Resolution 01-9348. **VOTE: 5-0**

2.     **RESOLUTION 01-9349**     Resolution Preliminarily Approving Engineer=s Report, Setting Date for Public Hearing of Protests and Providing for Property Owner Ballots for Oak Hills South Units 5, 6, and 7 Assessment District No. 2001-02

On motion by Council Member Beals, seconded by Member Rios to unanimously adopt Resolution 01-9349. **VOTE: 5-0**

3.     **RESOLUTION 01-9350**     Resolution of Intention to Order Improvements in a Proposed Assessment District, Accepting Petition of Property Owners, Approving a Proposed Boundary Map, and Appointing Engineer of Work, Underwriter, Disclosure Counsel and Bond Counsel for San Marco Phase I Assessment District No. 2001-01

On motion by Council Member Lewis, seconded by Member Rios to unanimously adopt Resolution 01-9350. **VOTE: 5-0**

4.     **RESOLUTION 01-9351**     Resolution Preliminarily Approving Engineer=s Report, Setting Date for Public Hearing of Protests and Providing for Property Owner Ballots for San Marco Phase I Assessment District No. 2001-01

On motion by Council Member Rios, seconded by Member Beals to unanimously adopt Resolution 01-9351. **VOTE: 5-0**

### **PUBLIC HEARING**

1.     **RESOLUTION 01-9334**     Consideration of Local Community Needs for the 2001 Action Plan

Assistant City Attorney stated this resolution is to close the Public Hearing that was opened on March 5, 2001 and that the consideration of the funding recommendations is the next matter on the agenda.

Mayor Quesada opened the public hearing. There being no one to speak either for or against, the public hearing was closed.

On motion by Council Member Rios, seconded by Member Aiello to unanimously adopt Resolution 01-9334. **VOTE: 5-0**

2. **REPORT**

Funding Recommendations for the 2001 Community  
Development Block Grant (CDBG) Program

Tiffany Ashworth presented the report for the 2001 CDBG program for 2001.

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The purpose of CDBG is to provide funding to organizations to benefit low and moderate-income Pittsburg Residents, provide opportunities for safe, decent housing, provide economic advantages to Pittsburg residents and to meet urgent community needs. Funds available are: Public Service \$111,450 (15% of total allocation); Administrative Cap \$148,600 (20% of total allocation), Other (Public Facility, Housing, Economic) \$482,950 (65% of total allocation), for a total allocation from HUD of \$743,000.

CDBG applications were made available on January 3, 2001 with an application deadline of February 2, 2001. Applications received were distributed to the CDBG subcommittee consisting of two City Council Members and five Community Advisory Commission (CAC) representatives. Applications were reviewed by staff and the CDBG Subcommittee. Applicant presentations occurred on February 22 and February 26, 2001. Recommendations were made by staff, CDBG Subcommittee and CAC. The preliminary City Council approval of funds and action plan is now being held, with a public comment period and the final City Council approval of funds and action plan will be made May 7, 2001. The action plan is a report required by the Department of Housing and Urban Development (HUD) describing the proposed activities, approved by the City Council, to be administered with Community Development Block Grant funds. The action plan is due to HUD on May 15, 2001.

The application and funding recommendation process was explained.

Staff recommends the Council review Exhibits A, B, and C and recommended allocations for 30 day allocation period.

Mayor Quesada opened the public hearing.

**Charles Glasper**, President of the Preschool Coordinating Council stated that after hearing the staff presentation, it looked like the disbursement decision has already been made. His organization is trying to expand and increase services for the citizens of Pittsburg. He stated his organization has been meeting needs of low income families for some 29 years.

**Bertha Stobb**, Pittsburg, voiced her concerns on the Public Facilities and Housing portion of the CDBG funds. As a member of the CDBG committee, she funded the non-profit portion completely; however, they have come forward and reduced their own monies and they have indicated they have a rollback from last year that she feels we can use in the process we are going through this year. On Senior Center furniture she obligated \$30,000, on the Teen Center she obligated \$55,000, but the most important thing she is looking at is Code Enforcement at \$187,144. If that organization is not funded completely, things may not get done in the City that need to be done. Code Enforcement needs to be fully funded. She is also looking at more funding for ADA requirements. The ADA was not funded last year and needs funding because City is behind in ADA and curb cuts.

**Tom LaFleur**, Pittsburg, introduced **Hilda Newell**, Executive Director of the Bedford

Center which is the east county senior care center for dementia/Alzheimers, and **Reed Custer** from Stoneman Village. They are supporting scholarships of those in need of dementia/Alzheimers care in a 24 hour a day care facility. Reed Custer from Stoneman Village came forward in favor of funding the Bedford Center and senior care centers.

Tom LaFleur also is in support of the Bedford Center which serves 33 people, 18 from Pittsburg/Bay Point, with 6 people on scholarship funding. He hopes there will be some extra money in favor of the Bedford Center.

**Kim Larry**, Pittsburg, spokesperson for the Pittsburg Youth Commission stated her major concern is funding for the Teen Center. She expressed the importance of having a safe gathering place for teens. She would like the council to consider her request for funding of the Teen Center.

**Theresa Cole and family, Marvin Thomas, 12, and Tiara Pinkston, 3-1/2**, Pittsburg, stated the Preschool Community Center has helped her immensely. She had been homeless for nine months after having lost her job after 14 years. The council placed her in a hotel for a week which enabled her to then secure a three bedroom home. At a time when she and her family needed extra help, the Preschool Council provided it. She hopes the Council will consider funding this organization.

**Jeanette Gutierrez**, Bay Point, also stated she was in a difficult situation and the Preschool Community Center came through for them when they were unable to go forward and hopes the Council will consider funding them.

**Darnell Turner**, Pittsburg, commented it was a disservice to the public not to have the recommendations available to look at. He recommended having this information made available to the public in advance. He also questioned the validity of funding organizations that are not based in Pittsburg.

Assistant City Attorney Victor clarified that this is a preliminary review and opens the 30 day comment period. It will be published in the newspaper and a final approval will come back to the Council. This is just the beginning of the process and no decisions would be made tonight.

Mr. Turner feels that clarity is not explained on the agenda.

Mayor Quesada agreed but stated the Council is listening to the public's requests.

Vice-Mayor Aiello commented that Mr. Turner was correct. He feels there is not enough time, as a citizen, to come to a meeting and digest the information and be prepared to make a factual statement without having to rush through the material. He would like to see information published ahead of time and contact the organizations that have applied to get the information, and also publish on the website if possible.

**Willie Mims**, Pittsburg, representing the Black Political Association, stated he was concerned about the process used to award block grants. He questioned the elimination process and who makes the decisions for funding. He asked why money is being given outside of the City.

Mayor Quesada explained recommendations are from the CAC and the Council makes the final decision. He complimented the CAC for the many hours of hard work and screening to make sure that our people are being serviced.

**Phyllis Gordon**, CAC President, added that the purpose of having and including the CAC, and two members of the Council was to make sure that everything was above board and to take the politics out of choosing who gets funded. They use HUD guidelines, evaluation sheets, and everything is above board. Funding goes to community based organizations providing services in this City and this City alone. The fact an organization has no main office here makes their services no less valuable. There is a meager amount of money to spread out to many. Also, there was only one person who showed up to the public CAC meeting the week after having had the hearings. It was a public meeting where everyone was welcome to participate. She also explained that the CAC are volunteers to the community in this time consuming process.

Mayor Quesada thanked everyone for coming forward, and again thanked the CAC for making their recommendations.

There being no one else to speak either for or against, the public hearing was closed.

Tiffany Ashworth thanked the public and presented three funding proposals (Scenarios #1, #2, and #3) for the Council's consideration. She also stated the following two key points: Non-profit Services Center will roll over \$32,249.79 in CDBG funding from the project year 2000-2001 and Code Enforcement must receive a match of at least \$155,000 from CDBG funds to receive a grant of \$853,900 from HUD.

Scenario #1: Reduced Non-profit Services Center funding from CAC recommendation of \$141,428.57 to \$109,350; Increased Code Enforcement funding to \$155,000 reflecting minimum match expectation; Increased Los Medanos College funding to \$125,000; and Rounded remaining funded project amounts to even dollar amounts.

Scenario #2: Reduced Non-profit Services Center funding from CAC recommendation of \$141,428.57 to \$109,350; Reduced Teen Center Renovation to \$20,000; Increased Code Enforcement funding to \$155,000 reflecting minimum match expectation; Increased Los Medanos College funding to \$150,000; and Rounded remaining funded projects to even dollar amounts.

Scenario #3: Reduced Non-profit Services Center funding from CAC recommendation of \$1421,428.57 to \$109,350; Reduced Senior Center furniture/equipment project by \$10,000 to equal zero funding; Reduced Teen Center Renovation to \$30,000; Increased Code Enforcement funding to \$155,000 reflecting minimum match expectation; Increased Los Medanos College funding to \$150,000; and Rounded remaining funded project amounts to even dollar amounts.

Council Member Beals had a question regarding the discrepancy between the Teen Center Renovation dollar amount and the LMC funding. She asked for an update on how the Teen Center is progressing, and whether there will be one or two locations for the Teen Center? The Marina center is the proposed site for LMC training, and funding allocates \$150,000 because of blight. The Teen Center is being moved from that center to a more blighted area by the City Gym and we are only allocating a minimal amount of money for renovations. She does understand the economic

development aspects of putting the LMC training facility downtown, but wants to also provide the best for our teens. The second concern is about senior center allocations. She felt their request was met by the City Council at the last meeting with \$100,000 allocation.

Council Member Beals also questioned the discrepancies between CAC recommendations and staff recommendations. She wondered why the CAC and staff did not fund the Preschool Coordinating Council and the Preschool Mentoring Program. Ms. Ashworth stated staff chose not to fund this program due to some of the content of previous funding evaluations and also there were duplicated services. They chose to fund other public service organizations that covered that aspect. When asked what other organizations requested funding for a mentoring program, Ms. Ashworth stated they compared age groups for the programs and felt the City of Pittsburg Leisure Services programs, IRA and Pittsburg Youth Corps programs were comparable in providing services to the same age group. Member Beals asked how many youth are served by the Pittsburg Youth Corps. Ms. Ashworth stated this was an undetermined amount, but clarified the number of Pittsburg residents served that she was able to glean from the applications as listed on Exhibit A. Council Member Beals again asked for an update from staff on the Teen Center.

Vice-Mayor Aiello questioned staff regarding the RDA contingency fund. He thought the City funded the Senior Center through contingency funds that were available and whether the Teen Center funding should be taken off of CDBG altogether and be fully funded through the RDA contingency fund. If \$45,000 recommended for the Teen Center was pulled, can we take RDA contingency fund money and pull the full \$200,000 for Teen Center from that fund? If not, how much can be taken from RDA funds as \$700,000 with \$300,000 accrued in interest was allocated for the Teen Center. Finance Director Holmes stated the money in RDA contingency funds was over a five years period, so mathematically, it could be done. Vice-Mayor Aiello would like to recommend to the Council to delete the Teen Center funding from CDBG program and move it to an agendized item at the next meeting for the RDA contingency fund for the full \$200,000.

Council Member Lewis stated the same concern regarding the furniture allocation for Senior Center. He questioned whether this should be done from limited CDBG funds when the commitment has been made to build the center. The center projects fall of 2002 completion, so \$10,000 from CDBG funds is not needed. He looks at both staff and subcommittee recommendations and feels comfortable when these agree. There are numerous areas throughout the report where either the staff recommended funding and the subcommittee did not or vice versa. There are a few projects that he would like to see the Council take a closer look at, particularly the Bedford Center and the Teen Center. The Contra Costa Legal Services and the Habitat for Humanity program were not recommended by either group and he would like to see reallocated funds go to them. One that we have funded in the past is the Ombudsman Services for Contra Costa for legal services through the county. Staff recommended \$2,500 to them and the subcommittee did not. Rebuilding Together Diablo Valley is for the rehabilitation of homes for elderly residents and is a project he feels should be looked into further. Shelter Inc. is not funded although staff recommended an allocation of \$15,000. Shelter Inc. has also been funded on numerous prior occasions and he would support an amount smaller than \$15,000.

Council Member Beals questioned Youth Services since it is being recommended that the Teen Center be removed and whether staff feels we should reinstate the NYC program or a summer job program that can be funded with HUD money.

Council Member Rios stated she believed the NEAT program takes the place of the NYC program. Leisure Services Staff would be able address the program=s functions.

**Vice Mayor Aiello moved as follows: Reduce the Non-profit Service Center to \$109,350, eliminate the Teen Center, increase Code Enforcement funding to \$155,000, increase the LMC funding to \$150,000, add \$6,000 to the Habitat for Humanity program, \$5,000 to the Bedford Center project, \$10,000 in the Lead Prevention program, and \$4,000 to the Pittsburg Family Support project. Seconded by Council Member Lewis with the amendment to eliminate the furniture allocation funding for the Senior Center to use on the Habitat for Humanity program.**

Ms. Ashworth stated the Bedford Center is a Public Service project and the other projects are under Other (Public Facility, Housing, Economic) and monies cannot be mixed. Public Services funding can be reviewed to make changes. Member Lewis wants to be able to include money for the Bedford Center and requests adjusting figures to allow that. Member Beals has concerns regarding the youth programs and strongly feels the mentoring program should be funded.

Council Member Rios would like to recommend we look at staff recommendation, CAC recommendations and for the Council to submit their recommendation and bring it before the next meeting to finalize.

Assistant City Attorney Victor stated that if this is brought back in two weeks, the 30 day comment period would begin then rather than tonight. When asked, Ms. Ashworth stated the report has to be at HUD no later than May 15.

Vice-Mayor Aiello feels the community should not be delayed another two weeks and he called for the motion to move forward.

Council Member Rios asked if the Council was looking at the recommendation of staff or the CAC recommendation with this motion?

Vice-Mayor Aiello stated it is the CAC recommendation.

Council Member Lewis said he was in agreement with Vice-Mayor Aiello and stated the work the CAC does to make these recommendations is invaluable, but in the final analysis the City Council must make the decision. Vice-Mayor Aiello=s motion closely mirrors the CAC recommendation and gives some room to make adjustments.

**The motion as stated by Vice-Mayor Aiello and seconded by Member Lewis was unanimously adopted by the following vote: 5-0**

## **ADJOURNMENT**

There being no further business, the City Council adjourned at 10:32 p.m. to the next meeting scheduled for April 2, 2001.

Respectfully submitted,

Lillian J. Pride, City Clerk

City Council Minutes

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March 19, 2001

**CITY OF PITTSBURG**  
**Power Company Minutes**  
**March 19, 2001**

Mayor Frank Quesada called the meeting to order at 6:02 p.m. He advised that the Council will meet in Closed Session. There being no one to speak from the public concerning closed session matters, he adjourned to closed session at 6:03 p.m.

Mayor Quesada reconvened the Pittsburg Power Company at 10:32 p.m. City Attorney Carol Victor stated there was no reportable action from the closed session agenda.

**MEMBERS PRESENT:** Aiello, Beals, Lewis, Rios, Quesada

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager, Willis Casey  
City Attorney, Linda Daube  
Assistant City Attorney, Carol Victor  
City Clerk, Lillian Pride  
Director of Community Development, Nasser Shirazi  
Director of Leisure Services, Paul Flores  
Director of Public Services, John Fuller  
Economic Development Director, Garrett Evans  
Finance Director, Jim Holmes  
Police Chief, Aaron Baker  
Tiffany Ashworth, Administrative Assistant  
Michele Fitzer, Administrative Analyst  
Rosie Smith, Housing Manager  
Ken Gray, Recreation Supervisor  
Wally Girard, Assistant City Engineer

**PLEDGE OF ALLEGIANCE**

**Blanca Amador** led in the pledge of allegiance.

**CITIZENS REMARKS**

There were no citizen remarks.

**MEMBERS REMARKS**

There were no members remarks.

**CONSENT**

On motion by Member Beals, seconded by Member Rios to unanimously adopt the consent calendar as follows: **VOTE: 5-0**

a. **MINUTES**

Dated: March 5, 2001

Minutes of March 5, 2001 were approved.

**ADJOURNMENT**

There being no further business, the Pittsburg Power Company adjourned at 10:34 p.m.

Respectfully submitted,

Lillian J. Pride, Secretary

**CITY OF PITTSBURG**  
**Southwest Pittsburg Geologic Hazard Abatement District II Minutes**  
**March 5, 2001**

Mayor Frank Quesada called the meeting to order at 6:02 p.m. He advised that the Council will meet in Closed Session. There being no one to speak from the public concerning closed session matters, he adjourned to closed session at 6:03 p.m.

Mayor Quesada reconvened the Southwest Pittsburg Geologic Hazard Abatement District II Meeting at 10:34 p.m. City Attorney Carol Victor stated there was no reportable action from the closed session agenda.

**MEMBERS PRESENT:** Aiello, Beals, Lewis, Rios, Quesada

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager, Willis Casey  
City Attorney, Linda Daube  
Assistant City Attorney, Carol Victor  
City Clerk, Lillian Pride  
Director of Community Development, Nasser Shirazi  
Director of Leisure Services, Paul Flores  
Director of Public Services, John Fuller  
Economic Development Director, Garrett Evans  
Finance Director, Jim Holmes  
Police Chief, Aaron Baker  
Tiffany Ashworth, Administrative Assistant  
Michele Fitzer, Administrative Analyst  
Rosie Smith, Housing Manager  
Ken Gray, Recreation Supervisor  
Wally Girard, Assistant City Engineer

**PLEDGE OF ALLEGIANCE**

**Blanca Amador** led in the pledge of allegiance.

**CITIZENS REMARKS**

There were no citizen remarks.

**MEMBERS REMARKS**

There were no members remarks.

**CONSENT**

Wally Girard presented an amended Resolution No. 01-003.

On motion by Vice-Chair Aiello, seconded by Member Beals to unanimously adopt the consent calendar as follows: **VOTE: 5-0**

- a. **RESOLUTION 01-001** Appointing Officers for the GHAD II

Resolution 01-001 was adopted.

- b. **RESOLUTION 01-002** Approving Southwest Pittsburg GHAD II Budget and Approving the Southwest Pittsburg GHAD II Repair, Maintenance and Improvement Program

Resolution 01-002 was adopted.

- c. **RESOLUTION 01-003** Adopting A Resolution of Intention to Order an Assessment for the Southwest Pittsburg Geologic Hazard Abatement District and Setting a Public Hearing to Consider Protests Against the Assessment

Resolution 01-002 was adopted.

**ADJOURNMENT**

There being no further business, the City Council adjourned at 10:36 p.m.

Respectfully submitted,

Lillian J. Pride, Secretary

