

CITY OF PITTSBURG
Housing Authority Minutes
July 15, 2002

Chair Frank Aiello called the meeting of the Housing Authority to order at 7:10 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California, after having met at 5:30 P.M. in Closed Session for Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 regarding property at 2020 Railroad Avenue; Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 regarding four (4) cases; and Conference with Labor Negotiators pursuant to Section 54957.6 regarding Miscellaneous A and Management/Professional/ Confidential Unit. There was nothing to report.

MEMBERS PRESENT: Beals-Rogers, Leatherwood, Lewis, Quesada, Rios, Wallen, Aiello

MEMBERS ABSENT: None

STAFF PRESENT: Executive Director, Willis Casey
Assistant Executive Director, Nasser Shirazi
Legal Counsel, Linda Daube
Assistant Legal Counsel, Carol Victor
City Clerk, Lillian Pride
Director of Economic Development, Garrett Evans
Economic/Redevelopment Coordinator, Brad Nail
Director of Public Services, John Fuller
Director of Leisure Services, Paul Flores
Director of Planning and Building, Randy Jerome
Director of Personnel Services, Marc Fox
Planning Manager, Melissa Ayers
City Engineer, Joe Sbranti
Engineering Technician, Linda Carion
Director of Housing, Buck Eklund
Police Chief, Aaron Baker
Executive Assistant to the City Manager, Alice Evenson

PLEDGE OF ALLEGIANCE

Dana Leatherwood led the Pledge of Allegiance.

CITIZENS REMARKS

There were no citizens remarks.

MEMBERS REMARKS

There were no Members remarks.

At this point, City Clerk Lillian Pride swore in Dana Leatherwood as the newest member of the Housing Authority.

Member Leatherwood expressed her pleasure and honor in being a member of the Housing Authority.

CONSENT

On motion by Member Rios, seconded by Member Quesada and carried unanimously to adopt the Consent Calendar, with the removal of Item b.

- a. **DISBURSEMENT LIST** Period Ending: June 30, 2002

Approved Disbursement List period ending June 30, 2002.

The following item was removed from the Consent Calendar.

- b. **MINUTES** Dated: June 17, 2002 and June 24, 2002

On motion by Vice Chair Beals-Rogers, seconded by Member Rios to approve the minutes dated June 17 and June 24, 2002, carried by the following vote:

Ayes: Beals-Rogers, Lewis, Quesada, Rios, Wallen, Aiello
Noes: None
Abstain: Leatherwood
Absent:None

ADJOURNMENT

The meeting adjourned at 7:14 P.M. to the next meeting set for August 19, 2002.

Respectfully submitted,

Lillian J. Pride, Secretary

als

CITY OF PITTSBURG
Redevelopment Agency Minutes
July 15, 2002

Chair Frank Aiello called the meeting of the Redevelopment Agency to order at 7:15 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California, after having met at 5:30 P.M. in Closed Session for Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 regarding property at 2020 Railroad Avenue; Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 regarding four (4) cases; and Conference with Labor Negotiators pursuant to Section 54957.6 regarding Miscellaneous A and Management/Professional/Confidential Unit. There was nothing to report.

MEMBERS PRESENT: Beals-Rogers, Lewis, Quesada, Rios, Aiello

MEMBERS ABSENT: None

STAFF PRESENT: Executive Director, Willis Casey
Assistant Executive Director, Nasser Shirazi
Legal Counsel, Linda Daube
Assistant Legal Counsel, Carol Victor
City Clerk, Lillian Pride
Director of Economic Development, Garrett Evans
Economic/Redevelopment Coordinator, Brad Nail
Director of Public Services, John Fuller
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Planning Manager, Melissa Ayers
City Engineer, Joe Sbranti
Engineering Technician, Linda Carion
Director of Housing, Buck Eklund
Police Chief, Aaron Baker
Executive Assistant to the City Manager, Alice Evenson

CITIZENS REMARKS

There were no citizens remarks.

MEMBERS REMARKS

Vice Chair Beals-Rogers reported that the Redevelopment Subcommittee had met last week and would be forwarding a number of projects to the Redevelopment Agency for consideration.

CONSENT

On motion by Vice Chair Beals-Rogers, seconded by Member Rios and carried unanimously to approve the Consent Calendar, with the removal of Items b, d and e.

- a. **MINUTES** Dated: June 17, 2002 and June 24, 2002

Approved Minutes dated June 17 and June 24, 2002.

- c. **RESOLUTION 02-835** Authorization to Request Proposals for Financial Advisory Services

Adopted Resolution 02-835.

The following items were removed from the Consent Calendar for discussion.

- b. **RESOLUTION 02-834** Authorizing Advertisement for Bids for Contract 93-13, Willow Pass Road/Polaris Drive Improvement Project

In 1993, the City of Pittsburg entered into an agreement with Contra Costa County to complete widening improvements to Willow Pass Road between Loftus Road and the City's Western Limit line. The project plans and specifications have been prepared and completed by RFP Consulting, and have been approved by the City Engineer.

BRUCE OHLSON, Pittsburg, representing the Delta Pedalers and the East Bay Bicycle Coalition, advised that the Pittsburg bicycle community requested assurance that bicycle facilities would be included in the project.

City Engineer Joe Sbranti expressed his understanding that bicycle lanes would be included, although he stated that he would verify that situation and so advise Mr. Ohlson.

On motion by Member Quesada, seconded by Member Lewis and carried unanimously to adopt Resolution 02-834, with the inclusion of bicycle facilities.

- d. **RESOLUTION 02-836** Low-Moderate Income Housing Findings

A major tenant of the Los Medanos Project Area is increasing the quality and quantity of affordable housing stock.

The California Redevelopment Law requirements are that no less than 20 percent of all taxes which are allocated to the Redevelopment Agency under Health and Safety Code Section 33670 for redevelopment projects must be deposited in a low and moderate income housing fund for use in the construction or rehabilitation of housing units available to persons and families of low or moderate income. In 2002, the City of Pittsburg had a surplus of 651 units in affordable housing and a surplus of 26 units in very low income.

MARIA ALEGRIA, a Pinole Councilmember, speaking as Executive Director of Faith Works, urged that the item be held over for a public discussion and study session of

community members. She noted that Faith Works was a collaborative of labor and faith organization in Contra Costa County, which had been working with community organizations, faith and labor groups called Pittsburg Better Together, to discuss affordable housing and education in Pittsburg.

Ms. Alegria expressed her hope that the Agency's findings would be subject to a public hearing or study session to be able to discuss the findings from meeting the 20 percent requirement of affordable housing. She noted that Pittsburg was the only City in the State with that exemption. She emphasized that residents wanted the ability to discuss the situation in the community.

WENDY CERVANTES, Pittsburg, representing Pittsburg Better Together and an organizer on West Boulevard, commented that she had worked with a number of families in the area. Having recently become a new homeowner in the City she stated that her home had not been affordable. She expressed a problem with the lack of really affordable units in the community that were also habitable.

GREGORY OSORIO, Pittsburg, commented that the City was making a lot of progress, although he emphasized the concern for being compassionate as well as progressive. He did not want to lose sight of the City's diversity, racially and economically. He emphasized that those who needed affordable housing were not those who attended City Council meetings. He stressed the need for affordable shelter for those of a very low income and urged that their needs be addressed. While he noted the comment in the staff report that there was a surplus of affordable units in the City, he listed a number of housing projects that had just recently become market rate units, which was contrary to the need to provide affordable housing. He urged a process to solicit public input and allow everyone to work together to come up with something beneficial to the City.

CHARLES SMITH, Pittsburg, questioned the affordability of housing and emphasized that there was a need for truly affordable units for those of a very low income. He wanted the City to be able to meet the needs of all its residents and stressed that the homes available in the community were not affordable. He referenced the affordability ranges from the Association of Bay Area Governments (ABAG) and explained that those ranges were not affordable in Pittsburg. He urged the Council to address the need and provide affordable homes for the very low income residents of the City.

WILFRED SCOTT, President of the East County Branch of the NAACP, opposed the resolution and urged a public hearing on the issues involved in the resolution prior to its adoption. With respect to affordable housing, he supported policies to address zero down payments for low income homeowners and loans for the rehabilitation of rundown homes, among other methods to address affordability. He also noted that the City's Redevelopment Funds were one of few possible sources to provide affordable housing. Acknowledging that the exemption being utilized by the City was legal, he otherwise questioned whether or not the use of the exemption was morally correct.

RITA CABEZA, Pittsburg, a local community organizer, stated that she had worked

with residents to try to find suitable housing for those in need, which was a difficult thing to do for the City's very low income residents. She commented that some families with two breadwinners find it difficult to afford housing in the City that is labeled as affordable.

WILLIE MIMS, Pittsburg, representing the Black Political Association (BPA) suggested that logic would dictate the Agency's rejection of the staff report in that it was flawed given that the City's affordable housing was located in unsuitable areas. He questioned whether or not a study had been conducted to verify availability of affordable housing in the City. He suggested that the proposal was not fair to the residents of the City. He urged the rejection of the report based on what was morally right.

Vice Chair Beals-Rogers commented with respect to the report that the Redevelopment Agency had been under an exemption for approximately twenty years, which exemption would soon sunset. Further with respect to the staff report where the ABAG affordable housing ranges had been identified, she inquired whether or not a report had been prepared to identify the affordable housing ranges of City residents to provide a more accurate range of what Pittsburg residents needed in order to survive. She questioned what the City would do to address the affordable issue once the exemption had sunset and she inquired what policy the City would employ to address the needs of its low-income residents. She urged the City to take a serious look at what was affordable.

Vice Chair Beals-Rogers referred to the misconception that affordable was low income. She also noted that most Pittsburg residents were double income families with children who could still not afford to live in the community. She also spoke with respect to the surplus of affordable housing and suggested that there was only seven years of surplus and the City would have to address the issue as soon as possible to accommodate its residents. She urged the consideration of some options to accommodate all Pittsburg residents.

On the question of incorporating public input, Vice Chair Beals-Rogers commented that she had been advised that there would be a workshop in the fall to allow the City's housing policy to be addressed along with the impending sunset.

Vice Chair Beals-Rogers urged the consideration of policies the City could consider to make a commitment to provide affordable housing and to understand the needs of its residents. Favoring a continuance, she inquired whether or not there was a necessity to adopt the resolution other than to accept it for information only.

In response, Economic Development Director Garrett Evans noted that periodically the Redevelopment Agency was required to make findings with respect to the status of its affordable housing stock. In 1997, 11 to 12 percent of the City's housing stock was deemed to be "affordable." Since that time, properties had increased in value throughout the City and the City's affordable housing stock was at a 7.36 percent range. He advised that several community meetings would be scheduled to discuss affordable housing with several groups, residents and members of the Agency to determine what the Agency should do to address its affordable housing needs. Those community meetings would

commence in August and culminate in a report to the Agency in November. To continue its exemption, he stated that the City would have to find 4 percent of the housing stock to be available for affordable housing.

Mr. Evans added that the Agency had invested \$10 million more than required for meeting the 20 percent set-aside for affordable housing units. He stated that as the exemption sunset, 30 percent of the tax increment would have to be set aside for affordable housing, representing \$6 to \$8 million annually. He commented that affordable housing was fairly evenly dispersed throughout the northern and southern sections of the community and not generally offered in clusters. Those and other issues would be brought to the Agency and to the community throughout the process.

In response to the Vice Chair as to the City's actual range of affordability in comparison to the ABAG's figures, Mr. Evans noted that the City usually ran \$10,000 to \$15,000 less than the median income for the ABAG area.

Chair Aiello stated that the issue would have to address what was morally right to enhance the quality and rights of all citizens of the community. With respect to the resolution, he noted that it was basically a report, an information item.

Mr. Evans affirmed that was the case.

Chair Aiello directed staff to schedule the meetings for a discussion of affordable housing with appropriate public notices to engage public participation and input. He explained that a meeting had been scheduled for July 29 to discuss the proceeds of the power plant and he proposed the establishment of a standing Council committee to work with the public to discuss the two to three year plan addressing affordable housing issues. He emphasized that the developers would also have to be engaged to address the City's affordable housing needs in a partnership effort.

Vice Mayor Beals-Rogers suggested that the Redevelopment Agency Subcommittee could serve as the committee to coordinate those efforts.

Mr. Evans stated that he would have to verify the action related to the resolution.

On motion by Chair Aiello, seconded by Vice Mayor Beals-Rogers and carried unanimously to table Resolution 02-836 to another date for clarification and further discussion.

e. **RESOLUTION 02-837** Authorization to Bid Senior Center

Construction contract documents (plans and specifications) have been prepared for the Pittsburg Senior Center to be located on the City owned property on Presidio Lane. This proposed 10,000 square foot facility will include: a catering kitchen, a banquet room, a computer lab, a game room, an arts and crafts room, restrooms and office space. The project design was prepared after the Architect, Group 4, solicited input from a wide variety

of groups including numerous seniors and representative members of the City Council and the Planning Commission. The City Engineer has reviewed and approved the plans and specifications for this project.

BEN JOHNSON, Pittsburg, urged that the water availability and the appropriate water pressure be provided in the area of the Senior Center given that the concern was a long-standing issue that had yet to be addressed, and should be addressed prior to the completion of new projects in the area.

In response, City Engineer Joe Sbranti stated that the water issue had not been addressed by the current bid, although a design contract for Presidio Lane improvements, to be completed separately from the Senior Center, would be presented to the Agency for approval in the near future. The completion of those improvements, including the issue with respect to water pressure, was anticipated by the spring of 2003.

On motion by Member Quesada, seconded by Member Rios and carried unanimously to adopt Resolution 02-837, with the water related issues to also be addressed.

CONSIDERATION

1. **RESOLUTION 02-830** Reject all Proposal Submissions Made for the Master Development Plan for the Pittsburg Marina Area and Authorization to Enter into Exclusive Negotiations with Mill Creek Development for the Development of the Pittsburg Marina

Executive Director Willis Casey advised that the City of Pittsburg was the owner of the Pittsburg Municipal Marina. The Agency had received five inadequate proposals to complete a Master Plan development of the area. With direction from the subcommittee, staff approached Mill Creek Development for developing a mixed-use, commercial project at the Marina. An Exclusive Negotiating Agreement would provide the necessary objectives for a successful negotiation to result in a Disposition and Development Agreement (DDA) between Mill Creek Development and the Redevelopment Agency of the City of Pittsburg.

Mr. Casey recommended that the Agency reject all proposed submissions made for the Master Development Plan for the Pittsburg Marina, dated December 15, 2001 and approve, authorize and direct the Executive Director to execute the Exclusive Negotiating Agreement on behalf of the Agency with Mill Creek Development, to return to the Agency upon completion of the DDA.

CHARLES GASCOIGNE, Pittsburg, a Marina resident, expressed his pleasure that the development plan would proceed. He noted that he had otherwise been stunned by the fact that five out of the six bids had not qualified. As a long-time purchasing and contracts professional, he suggested that there had been an inadequate Request for Proposal (RFP). He questioned the process, did not believe that the City had been well served by

considering only Mill Creek Development, and requested that at least three qualified bids be solicited through better staff performance. He urged that the item be continued to allow an appropriate process.

JASON GRIEGO, Pittsburg, as one of those who had entered into the RFQ and RFP process, suggested that for the whole group to fail to comply with the City's requirements was questionable. He noted that many of the applicants had neither received a rejection or any notice of rejection. He questioned why Mill Creek, which did not participate in the process, would be the recommended developer. He directed the Council's attention to a letter written by Jack Anderson, an attorney who had summarized the legal aspects of the process.

RON WAITE, Pittsburg, noted that the resolution had been significantly changed since it had last been submitted to the Agency for consideration, which changes he summarized at this time. Since Mill Creek had not responded to the RFQ and RFP proposal, he suggested that as the recommended developer, the process had been compromised. He suggested that if all five proposals had been inadequate, the Agency had failed to communicate what it wanted.

Mr. Waite also commented that since the resolution had become part of the Agency agenda and had been set aside, residents held a community meeting on the subject proposal and other public interest items on June 25 and a synopsis of that meeting had been submitted to the City.

JOAN MARSH-CLUNE, Pittsburg, an owner of boats in the City Marina, and a former Commodore of the Pittsburg Yacht Club and other yachting organizations, expressed her strong interest in the plans for the Marina area, which was her neighborhood. She stated that the decisions to be made by the Agency were critical to the downtown area and to the Marina. She commented that she had seen nothing of the planning process and did not believe that the public had been involved in the process.

Ms. Marsh-Clune questioned why the five proposals had proven to be inadequate and emphasized that the Agency had a responsibility to inform the community of its actions, particularly the action to select Mill Creek Development, which appeared to represent Agency favoritism. She urged a rejection of the proposal pending an adequate process to guarantee community participation in developing the concepts and plan that would be the new Marina area.

ALEX DREYER, Pittsburg, reminded the Agency of its request at the last meeting for more information.

CHARLES SMITH, Pittsburg, noted that the recommendation to reject all proposals as inadequate suggested an improper or faulty scope of work. He questioned the process, particularly since the staff report had indicated that the direction to contact Mill Creek Development had been provided by the subcommittee and not the full Agency Board.

WILLIE MIMS, Pittsburg, representing the BPA, had a problem with the staff rejection of all proposals and noted his initial understanding that the project had initially not been put out to bid. He objected to the process, questioned its sincerity and suggested that some favoritism was in play. He urged the Agency to reject the staff report.

WILLIAM LEE, Pittsburg, referenced the Mill Creek project on California Avenue and had a problem with the site selected for that development. He suggested that if considering anything in the downtown, the vacant land should be developed prior to redeveloping occupied property. He suggested that the site on Marina Boulevard was not the site to be developed at this time.

City Attorney Daube reported that it had been requested that a two-page letter from Jack Anderson be read into the record, which she did at this time. The letter objected to the process and the granting of Exclusive Negotiation Rights with Mill Creek Development. The letter was submitted to the City Clerk for the record. When asked, Ms. Daube reported that there was no signature on the letter nor any letterhead.

Chair Aiello advised that he and Member Lewis had been members of the Redevelopment Subcommittee a couple of years ago and had reviewed a number of proposals. He emphasized that the meetings of that Subcommittee had been open to the public and the public had been invited to provide input. By process, he added that the Redevelopment Subcommittee had made recommendations to the full Agency Board, which would then review those recommendations.

Chair Aiello recommended that the Redevelopment Subcommittee table the item pending a review in open session consistent with what had occurred in the past. He did not want to move the item forward pending a full open public participation.

As a member of the current Redevelopment Subcommittee, Member Rios stated that the Subcommittee had met to discuss the project on four occasions, although to her knowledge no proposals had been submitted for review and no public comments or public noticing had occurred. She did not support any action on the item at this time.

Chair Aiello referred the item to the Redevelopment Subcommittee to allow the Subcommittee to review all the projects, including the proposals recommended for rejection, in an open public format.

As the other member of the Subcommittee, Vice Chair Beals-Rogers clarified the direction, to review all the bids that had been rejected with a public review of each particular bid. For Mill Creek Development, she requested that their plan be presented at the Subcommittee meeting to offer the community a clear understanding of that proposal and the reason why Mill Creek Development had been chosen, including the savings to the City and the resources that developer would offer. She requested that Mill Creek Development participate in that process. She added that Mill Creek and any other developer that might be involved would conduct a community forum to clarify what had been proposed and why.

Vice Chair Beals-Rogers further clarified the intent that the Redevelopment Subcommittee would evaluate the pros and cons of each proposal for ultimate referral and recommendation to the full Agency meeting.

Member Rios sought a cost analysis with the proposal. Since Mill Creek Development would be included in the process, she urged that the information to be submitted by Mill Creek mirror the requirements imposed on the other bidders and that staff advise the applicants of the other five proposals of the deficiencies of those proposals.

On motion by Chair Aiello, seconded by Member Rios to table Resolution 02-830 for referral to the Redevelopment Subcommittee for a review of the bids that had been submitted and for a review of the Mill Creek Development proposal in an open public comment with a subsequent recommendation to the full Redevelopment Agency, carried by the following vote:

Ayes: Quesada, Rios, Aiello
Noes: Beals-Rogers, Lewis
Absent:None

PUBLIC HEARING

1. **MINUTE ORDER** 2091 Railroad Avenue Disposition and Development Agreement

Mr. Casey reported that the Agency had acquired 2091 Railroad Avenue approximately one year ago. Staff planned to clear the site for future development. A local developer had offered to relocate the empty house to another site in the Redevelopment Area and designate it as affordable housing.

Mr. Casey recommended that the Agency Board open and continue the public hearing to the August 5 meeting so that final details of the DDA could be completed. At the August 5 hearing, he recommended that the Agency Board reopen the public hearing and take the necessary steps to approve the DDA.

Chair Aiello opened the public hearing. There was no one to speak for or against the item. Chair Aiello continued the public hearing to the August 5, 2002 meeting.

ADJOURNMENT

The meeting adjourned at 8:35 P.M. to the next meeting set for August 5, 2002.

Respectfully submitted,

Lillian J. Pride, Secretary

als

CITY OF PITTSBURG
City Council Minutes
July 15, 2002

Mayor Frank Aiello called the meeting of the City Council to order at 8:36 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California, after having met at 5:30 P.M. in Closed Session for Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 regarding property at 2020 Railroad Avenue; Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 regarding four (4) cases; and Conference with Labor Negotiators pursuant to Section 54957.6 regarding Miscellaneous A and Management/Professional/ Confidential Unit. There was nothing to report.

MEMBERS PRESENT: Beals-Rogers, Lewis, Quesada, Rios, Aiello

MEMBERS ABSENT: None

STAFF PRESENT: City Manager, Willis Casey
Assistant City Manager, Nasser Shirazi
City Attorney, Linda Daube
Assistant City Attorney, Carol Victor
City Clerk, Lillian Pride
Director of Economic Development, Garrett Evans
Economic/Redevelopment Coordinator, Brad Nail
Director of Public Services, John Fuller
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CITIZENS REMARKS

ELVIN SCOTT, Pittsburg, explained that he had been working for many years to help veterans secure their pensions and had established a website in that regard, identified as www.battlefieldpensions.com. He added that he also had half hour cable shows as part of his efforts. He thanked everyone for their help.

TAMMY CONIGLIO, Pittsburg, presented a petition from her neighborhood in opposition to a group foster home at 3878 Alta Vista Circle, which home she stated would not be permanently occupied by any adults. She urged the City to do something about that

situation.

JESSIE LUGER, an adjacent neighbor stated that the placement of the group home in the single-family residential neighborhood would be detrimental to the neighborhood, particularly with respect to traffic.

Councilmember Lewis questioned whether or not the Planning Department or the Code Enforcement Division had evaluated the item. He suggested that issue would have to be addressed.

Director of Building and Planning Randy Jerome stated that he was not familiar with the situation. If as described, he stated that the use would have to be investigated to determine whether or not it was consistent with the City's zoning codes.

CHARLES SMITH, Pittsburg, spoke to the maintenance of Kirker Creek and the issue with respect to California and Diane Avenues where mosquitoes were becoming a serious problem and where the water was backed up to the other side of Highway 4. He emphasized that it was time to clean the creek and ensure some clarity in the water versus the current turbidity.

Director of Public Services John Fuller reported that stretch of Kirker Creek was in the larger multi-million dollar Kirker Creek project that would be out to bid. In the event that project did not immediately move forward, he stated that the Public Services Department had applied for a Department of Fish and Game permit that would allow some de-silting and other minor work to address the situation.

Chair Aiello urged staff to contact the Mosquito Abatement District to address the situation.

CHARLES SMITH, Pittsburg, referenced the prior item related to the ARCO Service Station and a comment from the Chair at that time to a downtown blues club, which reference he noted for the record should have been to a *jazz* club.

BEN JOHNSON, Pittsburg, entered a letter into the record addressed to the Los Medanos Community Hospital Board and stated the need for maintenance of the landscaping at that facility. The letter was submitted as part of the record.

ROBERT ROUNER, Pittsburg, speaking on behalf of the Pittsburg Elks Lodge displaced by the widening of Highway 4, stated that the Lodge had \$3 million to invest in the City to accommodate the relocation of the Lodge in Pittsburg, and had proposed that relocation to be at the Pittsburg Marina. He noted that the Lodge had been at the old New York Landing Restaurant since July, had desired to be a part of the development in the Marina, had the money, were ready to spend it, and could not pending a location to do so.

Councilmember Quesada noted that the City had an obligation to assist the 75-year old Pittsburg Elks Lodge and that the City would continue to attempt to meet its obligation.

WILLIE MIMS, Pittsburg, representing the Black Political Association (BPA), spoke with respect to the Marina project and the comment for the need to be fair and to follow the City's policies and procedures for awarding contracts and bids.

With respect to a traffic problem on Railroad Avenue, Mr. Mims inquired whether or not a Negative Declaration under the California Environmental Quality Act (CEQA) had been declared that there would be no environmental impact related to the roadway projects currently underway. He emphasized the need for some relief of the traffic situation on Railroad Avenue for City residents.

Speaking to the Seafood Festival scheduled for September, Mr. Mims emphasized the size of the event and the money to be generated by the event. He urged the City to be the recipient of some of the funds generated by the event given that the City expends a great deal of staff time, effort, property, resources and Police personnel. He suggested that was a poor use of taxpayer funds without an appropriate return of investment. He urged the City Council to do something to remedy that problem because the City and taxpayers deserved at least some of the revenue generated by the event.

Mayor Aiello stated that a review of all of the festivals occurring in the City would be done to verify the appropriate City share of such events.

Vice Mayor Beals-Rogers suggested that Mr. Mims contact the Pittsburg Chamber of Commerce to become apprised of the finances and expenses involved with the event.

A break was taken at 9:00 P.M. The Mayor reconvened at 9:12 P.M. with all Councilmembers present.

COUNCIL REPORTS

Councilmember Rios reported that she had attended the welcome home for those members of the 187th National Guard who had been deployed after the 9-11 incident, which welcome home had been well attended when a City proclamation had been presented to each returning National Guardsman. Councilmember Rios announced that she had also attended the TRANSPLAN meeting for Councilmember Quesada when the Range Road Intersection project had been added to the list of projects to be considered under the Measure C Renewal process. Councilmember Rios also reported on the Teen Spirit event sponsored by the Youth Commission, which had a good turnout and where a number of different events had been involved.

Councilmember Quesada stated that along with the Mayor, he had welcomed the first detachment of the 270th MP Battalion of National Guardsman that had returned to the City. He had also attended the welcome home of the soldiers from Fort Lewis, Washington.

Councilmember Quesada thanked Councilmember Rios for her attendance at the TRANSPLAN meeting in his absence. He reminded the Council that the groundbreaking for the In-N-Out Burger was scheduled for 9:00 A.M. on Thursday, July 18.

Vice Mayor Beals-Rogers advised that the Centennial Subcommittee had met at the request of the City Council in joint meeting with the Leisure Services Commission, although the newspaper had misprinted the meeting date and no participants had attended. As a courtesy, another workshop had been scheduled for July 18 at 7:00 P.M. at City Hall.

Mayor Aiello acknowledged that he had also attended the welcome home events for the National Guardsmen. On another issue, he sought a report and update on projects from the Youth Commissioners as there had been no report to the Council.

PRESENTATIONS

1. American Planning Association Award

Director of Building and Planning Randy Jerome noted that in 1997 the City had begun the process to update the 1988 General Plan through the General Plan Consulting firm of Dyett & Bhatia. He stated that after a number of workshops, the General Plan had been adopted in November 2001. With the recommendation of the consultant, the City's General Plan had been presented to the Northern Section Awards Program for the California Chapter of the American Planning Association. He reported that the Pittsburg General Plan had received an Award of Merit as a result, which award had been presented at the June 21, 2002 Awards Banquet at Fort Mason in San Francisco.

Mr. Jerome took this opportunity to thank current City staff, former City staff member Avan Gangapuram, the General Plan consultant, the City Council, the Planning Commission and members of the community who had made the award possible. He presented the award from the Northern Section of the American Planning Association Award of Merit to the Mayor.

Mayor Aiello accepted the award and commented that open government and accessible government paid off.

City Attorney Daube advised that two items had been continued from the June 18, 2002 meeting. She stated that the City Attorney's Office had requested an opinion from the Fair Political Practices Commission (FPPC) as to whether or not the Mayor had a conflict of interest that would disqualify him from voting on projects proposed by developer Albert Seeno.

City Attorney Daube reported that the FPPC had submitted a letter to her office. The FPPC's conclusion from that letter was read into the record at this time. "Based on the facts you supply, Mayor Aiello does not have a disqualifying conflict of interest and may participate in city council votes on development projects, including final vesting maps and development agreements proposed by Albert Seeno, Jr. Mr. Seeno is not a source of income to Mayor Aiello, nor does he otherwise constitute a potentially disqualifying economic interest to him under the Act."

The City Attorney added that would apply except to those projects in the neighborhood of the Mayor's residence, which would be Highlands Ranch.

CONSENT CALENDAR

Given that Item I under the Consent Calendar related to Highlands Ranch, Mayor Aiello pulled that item and recused himself from that consideration.

On motion by Councilmember Lewis, seconded by Councilmember Rios and carried unanimously to adopt the Consent Calendar as follows, with the removal of Items e, l, and n.

- a. **DISBURSEMENT LISTS** Periods Ending: June 26, 2002, June 27, 2002, July 1, 2002 and July 10, 2002

Approved Disbursement Lists periods ending June 26, June 27, July 1 and July 10, 2002.

- b. **MINUTES** Dated: June 17, 2002 and June 24, 2002

Approved Minutes dated June 17 and June 24, 2002.

- c. **CLAIMS** #1445 Erin Hoke

Denied Claim #1445 Erin Hoke.

- d. **RESOLUTION 02-9604** Adoption of a Resolution Requesting the Local Agency Formation Commission (LAFCO) to Take Proceedings for the Oak Hills South Unit 5 (Subdivision 8042) Boundary for a Second Revision and Revise the Final Boundary of Annexation 120 (LAFCO 01-16) which had Amended the City's Sphere of Influence and Concurrently Annexed to the City of Pittsburg, the Delta Diablo Sanitation District Zone 2, the Contra Costa Water District and Detached from the Ambrose Park District Territory Known as Elworthy/Keller Area Boundary Reorganization

Adopted Resolution 02-9604.

- f. **ORDINANCE 02-1199** Amending the Zoning Map for Approximately 17.18 acres from RS (Single-Family Residential) to PD (Planned Development) and Approval of a PD Plan for Construction of 120 Single-Family Homes Generally Located Between North Parkside Drive on the North, West Seventeenth Street on the South and Between

Andrew Avenue on the East and the River Run Residential Subdivision on the West; APN 086-02-012. RA-01-03

Adopted Ordinance 02-1199.

- g. **RESOLUTION 02-9634** Authorization to Apply for Extension of Enterprise Zone Designation

Adopted Resolution 02-9634.

- h. **RESOLUTION 02-9635** Seasonal Employee Salary Schedule

Adopted Resolution 02-9635.

- i. **RESOLUTION 02-9636** Elimination of Unused Classifications

Adopted Resolution 02-9636.

- j. **RESOLUTION 02-9637** Notice of Completion and Acceptance of Public Improvements within Subdivision 8385, Oak Hills Unit 6 for Continuous Maintenance

Adopted Resolution 02-9637.

- k. **RESOLUTION 02-9638** Notice of Completion and Acceptance of Public Improvements within Subdivision 8386, Oak Hills Unit 7 for Continuous Maintenance

Adopted Resolution 02-9638.

- m. **RESOLUTION 02-9640** Approving Project Plans and Specifications and Authorizing the Advertising for Contract 02-01, Buchanan Road Undergrounding - Phase 1, Underground District 81-1

Adopted Resolution 02-9640.

- o. **RESOLUTION 02-9642** Authorization to Request Proposals for Financial Advisory Services

Adopted Resolution 02-9642.

The following items were removed from the Consent Calendar.

- e. **RESOLUTION 02-9605** Subdivision 8423, San Marco Unit 5, Approval of the Final Map, Improvement Plans and Subdivision

Improvement Agreement

The developer has submitted for approval a Final Map, Improvement Plans and a Subdivision Improvement Agreement for San Marcos Unit 5.

In response to the Vice Mayor, Mr. Jerome stated that earlier identified problems with respect to grading to the school site had been solved. When asked if that was the site where there had been a problem with endangered species, he stated that he did not know in that the City was not associated with that issue.

On motion by Councilmember Quesada, seconded by Councilmember Rios to adopt Resolution 02-9605, carried by the following vote:

Ayes: Lewis, Quesada, Rios, Aiello
Noes: Beals-Rogers
Absent:None

- I. **RESOLUTION 02-9639** Subdivision 8532, Highlands Ranch Unit 5, Approval of the Final Map, Improvement Plans and Subdivision Improvement Agreement

The Developer had submitted for approval a Final Map, Improvement Plans and a Subdivision Improvement Agreement for Highlands Ranch Unit 5 for approval.

On motion by Councilmember Lewis, seconded by Councilmember Rios to adopt Resolution 02-9639 carried by the following vote:

Ayes: Beals-Rogers, Lewis, Quesada, Rios
Noes: None
Abstain: None
Absent:Aiello

Mayor Aiello rejoined the Commission at this time.

- n. **RESOLUTION 02-9641** Award Annual Patch Paving

The Patch Paving Contract involves removing failed asphaltic concrete and base material, compaction of existing material, and replacing the same with an equivalent amount of asphaltic concrete at various locations in the City. Funding for the 2002 Annual Patch Paving Program to come from the Public Services Streets Annual Operating Budget Contractual Services Account.

WILLIE MIMS, Pittsburg, expressed concern with the patchwork being done, particularly in the area where he lived off of St. Moritz and Newcastle Way. Given that a poor job had been done fixing those holes, he stated that cars were now hitting those holes and being knocked out of alignment. He noted that a water main had broken in front of his

home and the street in the front of his home had never properly been repaired. He suggested that awarding a contract under the Patch Paving Program was insufficient to address the needs of St. Moritz and Newcastle Way given that the full roadway needed to be repaved as a result of poor patchwork.

On motion by Councilmember Lewis, seconded by Vice Mayor Beals-Rogers and carried unanimously to adopt Resolution 02-9641.

Mayor Aiello requested that the Director of Public Services address Mr. Mims' concerns.

CONSIDERATION

1. **MINUTE ORDER** Ad Hoc Budget Committee Assignment

Mr. Casey advised that in accordance with the City of Pittsburg "Policies and Procedures for the City Council" adopted by the City Council on September 4, 2001 by Resolution No. 01-9475, the Mayor and Vice Mayor shall appoint individual Councilmembers to standing and ad hoc committees. A need currently existed to appoint an ad hoc Budget Committee.

Mr. Casey recommended that the Mayor appoint Councilmembers to the ad hoc Budget Committee.

Mayor Aiello recommended the appointment of Vice Mayor Beals-Rogers and Councilmember Rios to the Ad Hoc Budget Committee.

WILLIE MIMS, Pittsburg, inquired whether or not there was a current member of the committee. He was advised that the committee currently did not exist.

Mayor Aiello advised that the committee was a temporary committee to address the potential impact of the State budget to the City's overall budget.

On motion by Councilmember Lewis, seconded by Councilmember Quesada and carried unanimously to appoint Vice Mayor Beals-Rogers and Councilmember Rios to the Ad Hoc Budget Committee.

PUBLIC HEARING

1. **RESOLUTION 02-9643** Local Law Enforcement Block Grant

City Manager Casey presented the request to approve the application to the Bureau of Justice Assistance for funding under the Local Law Enforcement Block Grant Program and authorization of the City Manager to act on behalf of the City in this application.

Mr. Casey recommended that the Council approve the application to the Bureau of Justice Assistance for funding under the Local Law Enforcement Block Grant.

Mayor Aiello opened the public hearing. There was no one to speak for or against Resolution 02-9643. Mayor Aiello closed the public hearing.

On motion by Councilmember Quesada, seconded by Councilmember Rios and carried unanimously to adopt Resolution 02-9643.

2. **RESOLUTION 02-9644** Confirming the Engineer's Report, Diagram and Assessments and Levying the Annual Assessments for the Landscaping & Lighting Assessment District 1988-01, Citywide for Fiscal Year 2002-03

Mr. Casey reported that Landscaping and Lighting Assessment District 1988-01, Citywide had been in existence since 1988 and the funds collected were necessary for the City to maintain the public desired level of lighting and landscaping throughout the City. Each year, prior to ordering the improvements and levying the assessments, the City Council was to hold a public hearing.

Mr. Casey recommended the adoption of Resolution 02-9644 confirming the diagram and assessments and levying the annual assessment for Landscaping and Lighting Assessment District 1988-01, Citywide, for Fiscal Year 2002-03.

Mayor Aiello opened the public hearing. There was no one to speak for or against Resolution 02-9644. Mayor Aiello closed the public hearing.

Councilmember Quesada made a motion to approve Resolution 02-9644.

Councilmember Lewis stated that he would second the motion with the 10 percent reduction to the business community consistent with what had been done last year. When advised that reduction was a one-time only action, he stated it was his understanding that the issue would be reviewed annually after that time.

Mr. Sbranti advised that the resolution adopted by the City Council last year had indicated a one-time only reduction, as referenced by Councilmember Lewis, with no reference to any further review. When asked, he read the applicable section of Resolution 01-9431 dated August 6, 2001 into the record.

Councilmember Lewis suggested that the section referenced did not preclude a review of an additional reduction. He withdrew his tentative second to the motion.

Councilmember Rios seconded the motion.

Vice Chair Beals-Rogers suggested that the public hearing be continued pending clarification from the City Attorney on the Council's discussion last year.

Engineering Technician Linda Carion advised that since the deadline to file the report was August 10, there would be little time to complete the database, as required, if the public hearing were not held until August 5, 2002.

On motion by Councilmember Quesada, seconded by Councilmember Rios to adopt Resolution 02-9644, carried by the following vote:

Ayes: Beals-Rogers, Quesada, Rios, Aiello
Noes: Lewis
Absent:None

3. **RESOLUTION 02-9645** Confirming the Engineer's Report, Diagram and Assessments and Levying the Annual Assessments for the Landscaping & Lighting Assessment District 1988-02, Oak Hills for Fiscal Year 2002-03

Mr. Casey reported that Landscaping and Lighting Assessment District 1988-02, Oak Hills had been in existence since 1988 and the funds collected were necessary for the City to maintain the public desired level of lighting and landscaping throughout the City. Each year, prior to ordering the improvements and levying the assessments, the City Council was to hold a public hearing.

Mr. Casey recommended the adoption of Resolution 02-9645 confirming the diagram and assessments and levying the annual assessment for Landscaping and Lighting Assessment District 1988-02, Oak Hills, for Fiscal Year 2002-03.

Mayor Aiello opened the public hearing. There was no one to speak for or against Resolution 02-9645. Mayor Aiello closed the public hearing.

On motion by Councilmember Quesada, seconded by Councilmember Rios and carried unanimously to adopt Resolution 02-9645.

On the next item, City Attorney Daube reported that the four resolutions, Resolutions 02-9646, 02-9647, 02-9648 and 02-9649 could be considered together with separate motions to be taken on each item.

4. **RESOLUTION 02-9646** Adoption of Resolutions to Deny the Appeal and Uphold the Planning Commission Denial of GP-02-01 for a General Plan Amendment of an Approximately 5.7 Acre Site on the General Plan Map (Commonly Known as Industry Road) from Marine Commercial to Industrial; Rezoning From CS (Service Commercial) to IG (General Industrial), a Use Permit to Allow "Processor" for an Auto Dismantling Business Within a Building, and a Freestanding Sign Located at 5 Industry Road, CS (Service Commercial) Zone, APN 073-342-012.

5. **RESOLUTION 02-9647** Adoption of Resolutions to Deny the Appeal and Uphold the Planning Commission Denial of RZ-02-07 for a General Plan Amendment of an Approximately 5.7 Acre Site on the General Plan Map (Commonly Known as Industry Road) from Marine Commercial to Industrial; Rezoning From CS (Service Commercial) to IG (General Industrial), a Use Permit to Allow "Processor" for an Auto Dismantling Business Within a Building, and a Freestanding Sign Located at 5 Industry Road, CS (Service Commercial) Zone, APN 073-342-012.

6. **RESOLUTION 02-9648** Adoption of Resolutions to Deny the Appeal and Uphold the Planning Commission Denial of UP-02-02 for a General Plan Amendment of an Approximately 5.7 Acre Site on the General Plan Map (Commonly Known as Industry Road) from Marine Commercial to Industrial; Rezoning From CS (Service Commercial) to IG (General Industrial), a Use Permit to Allow "Processor" for an Auto Dismantling Business Within a Building, and a Freestanding Sign Located at 5 Industry Road, CS (Service Commercial) Zone, APN 073-342-012.

7. **RESOLUTION 02-9646** Adoption of Resolutions to Deny the Appeal and Uphold the Planning Commission Denial of DR-02-04 for a General Plan Amendment of an Approximately 5.7 Acre Site on the General Plan Map (Commonly Known as Industry Road) from Marine Commercial to Industrial; Rezoning From CS (Service Commercial) to IG (General Industrial), a Use Permit to Allow "Processor" for an Auto Dismantling Business Within a Building, and a Freestanding Sign Located at 5 Industry Road, CS (Service Commercial) Zone, APN 073-342-012.

This is the adoption of separate resolutions to deny an appeal by Bashir Rahimi and uphold the Planning Commission denial of a General Plan Amendment of a 5.7 acre site from Marine Commercial to Industrial, rezoning from CS (Service Commercial) to IG (General Industrial), use permit for an auto dismantling business within a building and freestanding sign at 5 Industry Road, CS zone; APN 073-342-012.

Mr. Casey recommended the adoption of the resolutions to deny the appeal and to uphold the Planning Commission denial of GP-02-01, RZ-02-07, UP-02-02 and DR-02-04 for Industry Road Auto Dismantling.

BASHIR RAHIMI, the appellant, stated that he had owned the property for many years and prior to the change of zoning had written a letter stating that he did not want the

zoning for his property to be changed to a Marine Commercial designation given that for the past 20 years no one had been conducting any marine related business of any consequence in the area. He stated that he had owned the property for more than ten years and wanted the value of the property to go higher and not lower.

Mr. Rahimi noted that the businesses in his neighborhood were not doing well and that a reclassification of the zoning designation had made it difficult to use his property. He supported the retention of the industrial use to allow him a possibility of using his business. He suggested that the General Plan designation change would allow such uses as a industrial use.

Mr. Rahimi stated that the permitted uses for the 5.7 acre land allowed professional realty, professional office, restaurant and food, motel and hotel, all uses that would be impossible to conduct on the site since surrounding businesses were conducting manufacturing and industrial type uses. Mr. Rahimi urged the Council to allow a rezoning of the site to allow his use of the property. To do otherwise would totally devalue the property and result in his bankruptcy. He emphasized that his proposed use would not create a junk situation in that he would use a computer to buy and sell parts.

Mr. Jerome commented that Mr. Rahimi was essentially stating that there were no other viable commercial land uses, although he referenced the staff report to identify the other types of uses allowed, such as marine repair and maintenance, or product manufacturing. He noted that an assembly facility had been approved two years ago, and transportation warehouses and other viable and marketable types of uses were allowed. Mr. Jerome added that an auto dismantling use was not an appropriate land use for the area and went against what the City was trying to achieve in the downtown marina area.

In rebuttal, Mr. Rahimi stated that he had been in the car repair and dismantling business for 20 years and without that activity the value of the property would be zero.

Mayor Aiello opened the public hearing on Resolutions 02-9646, 02-9647, 02-9648 and 02-9649.

WILLIAM LEE, Pittsburg, suggested that the issue was one of fairness. He noted that U.S. Glass had requested a zoning change, which had been approved and where a building had been built. He stated that had nothing to do with Marine Commercial uses. He noted that an adjacent marine use had no fixed structures on the property, with no water, septic tank or anything, although Mr. Rahimi did have a septic tank. He stated that he had not supported Marine Commercial given that the property was far from the marina. He suggested that Mr. Rahimi deserved an opportunity to conduct his business.

Mr. Lee added that he had been asked by Mr. Rahimi to analyze his building and to offer some cost factors. He stated that it would be cheaper to tear the current building on the site down than to build a new one. He noted that the auto dismantling business had been on site for 20 years and had always been there. Mr. Lee requested the approval of Mr. Rahimi's auto-dismantling business at 5 Industry Road.

KEN MORGAN commented that Mr. Rahimi had expressed the willingness to modernize the building on his property.

Mr. Morgan stated that unlike the adjacent business which had pallets stacked all the way up to the fence, Mr. Rahimi's business would be conducted indoors without outside storage. He brought to the attention of the Council that the rezoning would make the place look better, increase property values, and be better.

City Attorney Daube stated for the record that a letter from John Brimmer, 12 Industry Road on U.S. Glass and Aluminum stationery had been entered into the record. The letter urged the denial of the appeal.

Mayor Aiello closed the public hearing on Resolutions 02-9646, 02-9647, 02-9648 and 02-9649.

In response to Councilmember Lewis, Associate Planner Chris Bekiaris explained that the business had been approved in 1981 for car repair, although no such business had been established at the site. He reported that there were code enforcement problems on the property with a number of illegal uses associated with the property. He emphasized that there was no ongoing business that would qualify as a non-conforming use. He added that there was no use, which was why the power had been terminated to the property.

On motion by Councilmember Quesada, seconded by Councilmember Rios and carried unanimously to deny all appeals and adopt Resolution 02-9646.

On motion by Councilmember Quesada, seconded by Councilmember Rios and carried unanimously to deny all appeals and adopt Resolution 02-9647.

On motion by Councilmember Quesada, seconded by Councilmember Rios and carried unanimously to deny all appeals and adopt Resolution 02-9648.

On motion by Councilmember Quesada, seconded by Councilmember Rios and carried unanimously to deny all appeals and adopt Resolution 02-9649.

ADJOURNMENT

The meeting adjourned at 10:03 P.M. to the next meeting set for August 5, 2002.

Respectfully submitted,

Lillian J. Pride, City Clerk

als

CITY OF PITTSBURG
Pittsburg Power Company
July 15, 2002

Chair Frank Aiello called the meeting of the Pittsburg Power Company to order at 10:04 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California, after having met at 5:30 P.M. in Closed Session for Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 regarding property at 2020 Railroad Avenue; Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 regarding four (4) cases; and Conference with Labor Negotiators pursuant to Section 54957.6 regarding Miscellaneous A and Management/Professional/ Confidential Unit. There was nothing to report.

MEMBERS PRESENT: Beals-Rogers, Lewis, Quesada, Rios, Aiello

MEMBERS ABSENT: None

STAFF PRESENT: Executive Director, Willis Casey
Assistant Executive Director, Nasser Shirazi
Legal Counsel, Linda Daube
Assistant Legal Counsel, Carol Victor
City Clerk, Lillian Pride
Director of Economic Development, Garrett Evans
Economic/Redevelopment Coordinator, Brad Nail
Director of Public Services, John Fuller
Director of Leisure Services, Paul Flores
Director of Planning and Building, Randy Jerome
Director of Personnel Services, Marc Fox
Planning Manager, Melissa Ayers
City Engineer, Joe Sbranti
Engineering Technician, Linda Carion
Director of Housing, Buck Eklund
Police Chief, Aaron Baker
Executive Assistant to the City Manager, Alice Evenson

CITIZENS REMARKS

There were no citizens remarks.

MEMBERS REMARKS

There were no Member remarks.

CONSENT

On motion by Vice Chair Beals-Rogers, seconded by Member Rios and carried unanimously to adopt the Consent Calendar, as follows:

- a. **MINUTES** Dated: June 17, 2002 and June 24, 2002

Approved the Minutes dated June 17 and June 24, 2002.

PUBLIC HEARING

1. **RESOLUTION 02-076** Revisions to Rate Schedules for Gas and Electric Service on Mare Island

Executive Director Willis Casey reported that the Pittsburg Power Company ("PPC") doing business as Island Energy on Mare Island currently had a Gas and Electric Rate Schedule last revised on July 16, 2001. Staff had performed a Rate Case Review analysis and determined that the rates should be increased. This rate increase was designed to reflect the forecast cost of doing business along with the continuing changes in the gas and electric markets. The increased rates for gas and electric service were presented in the staff report.

Mr. Casey recommended that the public hearing be opened, testimony be taken and the public hearing be closed, with the resolution to be adopted to revise the rate schedules for the gas and electric service on Mare Island.

Chair Aiello opened the public hearing. There was no one to speak for or against Resolution 02-076. Chair Aiello closed the public hearing.

On motion Vice Chair Beals-Rogers, seconded by Member Quesada and carried unanimously to adopt Resolution 02-076.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:06 P.M.

Respectfully submitted,

Lillian J. Pride, Secretary

als

CITY OF PITTSBURG
Southwest Pittsburg Geologic Hazard Abatement District II
July 15, 2002

Chair Frank Aiello called the meeting of the Southwest Pittsburg Geologic Hazard Abatement District II to order at 10:07 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California, after having met at 5:30 P.M. in Closed Session for Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 regarding property at 2020 Railroad Avenue; Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 regarding four (4) cases; and Conference with Labor Negotiators pursuant to Section 54957.6 regarding Miscellaneous A and Management/Professional/ Confidential Unit. There was nothing to report.

MEMBERS PRESENT: Beals-Rogers, Lewis, Quesada, Rios, Aiello

MEMBERS ABSENT: None

STAFF PRESENT: Executive Director, Willis Casey
Assistant Executive Director, Nasser Shirazi
Legal Counsel, Linda Daube
Assistant Legal Counsel, Carol Victor
City Clerk, Lillian Pride
Director of Economic Development, Garrett Evans
Economic/Redevelopment Coordinator, Brad Nail
Director of Public Services, John Fuller
Director of Leisure Services, Paul Flores
Director of Planning and Building, Randy Jerome
Director of Personnel Services, Marc Fox
Planning Manager, Melissa Ayers
City Engineer, Joe Sbranti
Engineering Technician, Linda Carion
Director of Housing, Buck Eklund
Police Chief, Aaron Baker
Executive Assistant to the City Manager, Alice Evenson

CITIZENS REMARKS

There were no citizens remarks.

MEMBERS REMARKS

There were no Member remarks.

CONSENT

On motion by Vice Chair Beals-Rogers, seconded by Member Rios and carried unanimously to adopt the Consent Calendar, as follows:

- a. **MINUTES** Dated: June 4, 2001
Approved the Minutes dated June 4, 2001.

- b. **RESOLUTION 02-007** Renewal of GHAD II District Manager/Geologist Consultant Agreement through June 30, 2004

Mr. William Wigginton has been serving as the District Manager/Geologist through a consultant agreement to provide these services. The agreement expired June 30, 2002, and these services need to be continued.

Adopted Resolution 02-007.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:08 P.M.

Respectfully submitted,

Lillian J. Pride, Secretary

als