

**CITY OF PITTSBURG  
MEETING OF THE REDEVELOPMENT AGENCY and CITY COUNCIL**

**REDEVELOPMENT AGENCY AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

7:00 pm  
November 4, 2002

**CALL TO ORDER: Mayor Frank Aiello**

**CONVENE CITY COUNCIL MEETING IN OPEN SESSION** - 7:00 pm

**MEMBERS OF THE REDEVELOPMENT AGENCY**

Yvonne Beals \_\_\_\_\_  
Robert Lewis \_\_\_\_\_  
Frank Quesada \_\_\_\_\_  
Aleida Rios \_\_\_\_\_  
Chair Frank Aiello \_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS**

**MEMBERS REMARKS**

**CONSENT**

- a. **MINUTES** Dated: October 21, 2002 (Recommend Approval)
- b. **RESOLUTION 02-849** An Agreement with Bondlogistix, Inc. to Provide Ongoing Arbitrage Calculations for Agency Bonded Indebtedness (Recommend Adoption)

It is mandated that the City review each bond issue for arbitrage on a periodic basis. Staff does not have the expertise to do the analysis and, consequently, it is not unusual for a City to hire experts to perform the calculations. Our Bond Counsel, Orrick, Herrington and Sutcliffe, Inc. Has assigned the agreement to BondLogistiX, Inc. Since they do all the financial analysis work for Orrick.

- c. **RESOLUTION 02-850** Approving a Consultant Agreement for Engineering Design Services to Santina & Thompson for Contract 02-04, Presidio Lane Improvements (Recommend Adoption)

The proposed improvements include construction of curb and gutter, sidewalks, street lighting, underground utilities and installation of a garbage truck turnaround for servicing the Senior Center. Staff has solicited

proposals for the design of the improvements required on Presidio Lane. Santana & Thompson has been selected by City Staff as the most qualified to provide the required design services. As a result of negotiations, Santana & Thompson has submitted a proposal in the amount of Fifty Seven thousand Two Hundred and Seventy Dollars (\$57,270.00) to perform the requested design work as described in their proposal.

d. **RESOLUTION 02-851**

Approving a Consultant Agreement Amendment for Architectural Design Services to Group 4 Architects (Recommend Adoption)

On October 7, 2002 the Redevelopment Agency authorized the award of a construction contract for Pittsburg Senior Center. The City Staff has negotiated an amendment to the consultant agreement with the Senior Center designer, Group 4 Architects, to perform construction administration services. This amendment will increase the Group 4 contract budget by \$122,280 from \$456,963 to \$579,243.

e. **RESOLUTION 02-852**

Approving a Consultant Agreement for Engineering Design Services to Concept Marine Associates, Inc. For Contract 02-07, Marina Dock Replacement (Recommend Adoption)

The uncovered berths at the George Lowy Marina were removed to allow for dredging operations at the marina. Staff has solicited proposals for the design of replacement docks and their associated utilities. Concept Marine Associates, Inc. has been selected by City Staff as the most qualified to provide the required services to design replacement docks. As a result of negotiations, Concept Marine Associates, Inc. has submitted a proposal in the amount of Two Hundred and Twenty One Thousand Dollars (\$221,000.00) to perform the requested design work as described in their proposal.

**ADJOURNMENT:** To: November 18, 2002

**CITY OF PITTSBURG  
CITY COUNCIL AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

7:00 PM  
November 4, 2002

**CALL TO ORDER: Mayor Frank Aiello**

**CONVENE CITY COUNCIL MEETING IN OPEN SESSION** - 7:00 pm

**MEMBERS OF THE CITY COUNCIL**

Yvonne Beals \_\_\_\_\_  
Robert Lewis \_\_\_\_\_  
Frank Quesada \_\_\_\_\_  
Aleida Rios \_\_\_\_\_  
Chair Frank Aiello \_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS**

**COUNCIL REPORTS** - Council members may ask questions for clarification from City staff, and make a brief announcement or report on their activities, including reports on committee assignments (see attached list of ad hoc committees and other public agencies in which Council members participate).

**PROCLAMATIONS**

1. Hospice Month November 2002

**CONSENT CALENDAR** - All matters listed under Consent Calendar are considered by the Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Council or the public prior to the time the Council votes on the motion to adopt.

- a. **DISBURSEMENT LIST**      Period Ending: October 18, 2002, October 30, 2002  
(Recommend Acceptance)
  
- b. **MINUTES**                      Dated: October 21, 2002 (Recommend Approval)
  
- c. **CLAIMS**                              #1480 Maria Naves, #1484 Francine Regina Holland,  
#1488 Bill Parker Jr. (Recommend Denial)

(Claims against the City which may cause expenditure of funds - on file in the Office of the City Clerk)

- d. **RESOLUTION 02-9702**      An Agreement with Bondlogistix, Inc. To Provide  
Ongoing Arbitrage Calculations for Agency Bonded  
Indebtedness (Recommend Adoption)

It is mandated that the City review each bond issue for arbitrage on a periodic basis. Staff does not have the

expertise to do the analysis and, consequently, it is not unusual for a City to hire experts to perform the calculations. Our Bond Counsel, Orrick, Herrington and Sutcliffe, Inc. Has assigned the agreement to BondLogistiX, Inc. Since they do all the financial analysis work for Orrick.

e. **RESOLUTION 02-9703**

Create the Economic Development Fund and Transfer \$6 Million from the Reserves of the General Fund to the Economic Development Fund (Recommend Adoption)

On August 3, 1999, the Pittsburg Power Company sold its 60% share of a proposed power plant to Calpine for \$15.6 million dollars. Six million dollars of the proceeds from that sale was set aside to be used for economic development activities in the City of Pittsburg. In order to insure that these funds are used to benefit the economic development of the City of Pittsburg, it is the recommendation of City staff to create an Economic Development Fund (Fund No. 21) to formally set aside these funds for economic development activities.

f. **RESOLUTION 02-9704**

Recognize the Reversal of a Loan Made to the Golf Course Prior to FY 1995/96 Resulting in the Granting of the Golf Course to the City of Pittsburg (Recommend Adoption)

It was intended that the loan to the golf course would be reversed when the City took possession of Delta View. However, the loan continues to be reflected on the books of the City. This action will remove the loan as originally intended. GASB34 will require that such loans not be recorded on the City=s books.

g. **RESOLUTION 02-9705**

Subdivision 8587, Loveridge Commercial Center, Approval of the Final Map, Improvement Plans, Subdivision Improvement Agreement and Deferred Improvement Agreement (Recommend Adoption)

The City Engineer has determined that the Final Map, Grading Plans and the Improvement Plans are in compliance with the approved Tentative Map, subdivision regulations, and construction standards. The City and Developer will enter into a Subdivision Improvement Agreement and a Deferred Improvement Agreement guaranteeing satisfactory completion of all improvements for Subdivision 8587, Loveridge Commercial Center by the Developer.

## **CONSIDERATION**

1. **RESOLUTION 02-9706** Approval of Owner Participation Agreement Between the City of Pittsburg and Lithia Real Estate Inc. (Recommend Adoption)

This is an Owner Participation Agreement between the City of Pittsburg and Lithia Real Estate Inc. for a new Volkswagen dealership in the Century Plaza Auto Mall. This would approve financial assistance to be disbursed over a 20 year period, and not to exceed \$875,000.00.

2. **REPORT** Report on Status of the Rehabilitation Project at the Former Vogue Theater, 1210 Railroad Lane (Los Pentecostales Church) (Recommend Acceptance)

The long-time building code violation at the old Vogue Theatre Building at 1210 Railroad Lane, now owned by the Los Pentecostales Del Area De La Bahia (the Church), is finally showing signs that the renovation will be completed in the near future. The City's Building Division issued a building permit in June 2002 and work is continuing by a full crew of craftsmen and construction workers.

## **PUBLIC HEARING**

1. **ORDINANCE 02-1203** Introduction of an Ordinance to Rezone 1.94 Acres Located at 1115 North Parkside Drive from IL (Limited Industrial) to IL-O (Limited Industrial with a Limited Overlay) in Order to Add *Religious Assembly* as a Conditionally Permitted Use (RZ-02-15) (Recommend Introduce and Waive First Reading)

On October 15, 2002, the Planning Commission adopted Resolution No. 9375 recommending the City Council establish an overlay zone in order to legalize the existing Landmark Missionary Baptist Church located on this site. Rezoning with the overlay district zoning would allow the church to make additional improvements to the site, including construction of a classroom for ancillary Bible Study classes (APN 086-020-024)

**ADJOURNMENT** To: November 18, 2002

## **NOTICE TO PUBLIC**

### **SPEAKER=S CARD**

Members of the audience who wish to address the City Council should complete a Speaker=s Card available at the dais. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins.

### **AUDIENCE REMARKS**

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

### **CITIZENS REMARKS**

The Citizens Remarks period is the time when the public may come forward to address the Council on any issues they wish, excluding items scheduled for this agenda.

### **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered by the Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Council or the public prior to the time the Council votes on the motion to adopt.

### **PUBLIC HEARINGS**

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

### **NOTICE TO THE DISABLED AND HEARING IMPAIRED**

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber=s sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, please contact the City Clerk at 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

### **DISRUPTIVE CONDUCT**

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and pagers, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

## City Council Outside Agency/Liaison/ Sub-Committees Assignments - 2002

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Frank Aiello / Yvonne Beals Alt.	Standing	Annual	B. Nail
BART Station Specific Plan	Robert Lewis	Ad Hoc	As needed	R. Jerome
Contra Costa Consolid. Fire Dist.	Robert Lewis	Standing	2 <sup>nd</sup> Monday	N. Shirazi
Contra Costa Trans. Authority	Aleida Rios	Standing	3 <sup>rd</sup> Wednesday	N. Shirazi
Delta Diablo Sanitation	Frank Aiello / Frank Quesada Alt.	Standing	4 <sup>th</sup> Wednesday	J. Fuller
East County Habitat Conserv.	Frank Quesada / Aleida Rios Alt.	Standing	As needed	R. Jerome
East County Water Mgt.	Robert Lewis / Frank Quesada Alt.	Standing	Annual	J. Fuller
Fee & Finance Authority	Frank Quesada / Aleida Rios Alt.	Standing	2 <sup>nd</sup> Thursday	N. Shirazi
Tri-Delta Transit	Frank Quesada / Frank Aiello Alt.	Standing	Last Wednesday	N. Shirazi
Water Transit Authority Comm.	Yvonne Beals / Frank Aiello Alt.	Standing	As needed	J. Fuller
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Aleida Rios	Standing	3 <sup>rd</sup> Thursday	B. Nail
Library Commission	Yvonne Beals & Aleida Rios	Standing	As needed	P. Flores
LMC Foundation Scholarship	Frank Quesada / Yvonne Beals Alt.	Standing	As needed	P. Flores
Mayor=s Conference	Frank Aiello / Yvonne Beals Alt.	Standing	1 <sup>st</sup> Thursday	W. Casey
School District Liaison	Yvonne Beals & Aleida Rios	Standing	Quarterly	P. Flores
Youth Commission	Aleida Rios	Standing	2 <sup>nd</sup> /4th Wednesday	P. Flores
<u>SUBCOMMITTEE</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
Audit Committee	Aleida Rios & Frank Quesada	Standing	Quarterly	P. Kolf
Budget Committee	Yvonne Beals & Aleida Rios	Ad Hoc	As needed	P. Kolf
Builders Circle Project	Frank Quesada & Aleida Rios	Ad Hoc	As needed	R. Jerome
CAC/CDBG	Yvonne Beals & Aleida Rios	Standing	As needed	B. Eklund
Centennial Celebration	Yvonne Beals & Robert Lewis	Ad Hoc	As needed	P. Flores
City/County Relations	Robert Lewis / Yvonne Beals Alt.	Standing	As needed	W. Casey
Economic Development	Yvonne Beals & Robert Lewis	Standing	Quarterly	B. Nail
Foreign Trade Zone	Frank Aiello & Aleida Rios	Standing	As needed	B. Nail
Island Energy Advisory	Frank Quesada / Robert Lewis Alt.	Standing	As needed	G. Evans
PCSI Partnership-California Theatre	Yvonne Beals & Robert Lewis	Ad Hoc	As needed	G. Evans
PEHDC	Yvonne Beals & Frank Quesada	Standing	1 <sup>st</sup> Thursday	G. Evans
RDA Subcommittee	Yvonne Beals & Aleida Rios	Standing	Quarterly	G. Evans