

**CITY OF PITTSBURG  
MEETING OF THE HOUSING AUTHORITY,  
REDEVELOPMENT AGENCY, and  
CITY COUNCIL**

**HOUSING AUTHORITY AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

5:00 pm  
October 21, 2002

**CALL TO ORDER: Mayor Frank Aiello**

**PUBLIC COMMENT**

**CONVENE IN CLOSED SESSION** - 5:00 pm

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

**MEMBERS OF THE HOUSING AUTHORITY**

Dana Leatherwood \_\_\_\_\_  
Cathy Wallen \_\_\_\_\_  
Yvonne Beals-Rogers \_\_\_\_\_  
Robert Lewis \_\_\_\_\_  
Frank Quesada \_\_\_\_\_  
Aleida Rios \_\_\_\_\_  
Chair Frank Aiello \_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS**

**MEMBERS REMARKS**

**CONSENT**

a. **DISBURSEMENT LIST**      Period Ending: September 30, 2002 (Recommend Approval)

b. **MINUTES**                      Dated: September 16, 2002 (Recommend Approval)

**ADJOURNMENT**      to November 18, 2002

**REDEVELOPMENT AGENCY AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

5:00 pm  
October 21, 2002

**CALL TO ORDER: Mayor Frank Aiello**

**PUBLIC COMMENT**

**CONVENE IN CLOSED SESSION** - 5:00 pm

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

**MEMBERS OF THE REDEVELOPMENT AGENCY**

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

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS**

**MEMBERS REMARKS**

**CONSENT**

a. **MINUTES** Dated: October 7, 2002 (Recommend Approval)

b. **RESOLUTION 02-846** Authorization of a Consulting Agreement Between the Agency and the Small Business Development Center (Recommend Approval)

The Redevelopment Agency of the City of Pittsburg, consistent with its goals and strategies outlined in the City of Pittsburg’s Implementation Plan, desires to continue a partnership with the Small Business Development Center (SBDC). Staff finds that the services provided by SBDC are effective in promoting the goals of business retention, job retention, and job creation. Staff recommends that the Redevelopment Agency appropriate \$20,000 for two fiscal years, 2002-2004, from Promotion and Marketing for the Small Business Development Center’s services.

**CONSIDERATION**

1. **REPORT** Report on Staff Meeting with the Ad Hoc Budget Committee (Recommend Adoption)

When the Agency approved the Final Budget for the Redevelopment Agency of the City of Pittsburg, the Agency requested that staff meet with the Agency Ad Hoc Budget Committee to review the status of the Agency finances and the anticipated tax increment for FY2002-2003.

**PUBLIC HEARING**

1. **RESOLUTION 02-848**

Disposition and Development Agreement with Discovery Builders, Inc. for the Sale and Development of Two Parcels Located on the South Side of E. 3<sup>rd</sup> Street APNs: 085-370-142 and 085-370-145. (Recommend Adoption)

The Pittsburg Redevelopment Agency and Discovery Builders, Inc. have negotiated terms for the disposition and development of two parcels of land located on the south side of East 3<sup>rd</sup> Street in downtown Pittsburg. Discovery Builders, Inc. will purchase the approximately 1.3 acres of land for the fair market value of \$340,812, as determined by an appraisal dated October 17, 2001 and will develop sixteen detached, single-family dwelling units.

**ADJOURNMENT:** To: November 4, 2002

**CITY OF PITTSBURG  
CITY COUNCIL AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

**5:00 PM  
July 15, 2002**

**CALL TO ORDER: Mayor Frank Aiello**

**PUBLIC COMMENT**

**CONVENE IN CLOSED SESSION** - 5:00 pm

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

**MEMBERS OF THE CITY COUNCIL**

Yvonne Beals-Rogers \_\_\_\_\_  
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. Californians for Drug-Free Youth, Inc. Red Ribbon Week Campaign (October 23<sup>rd</sup> – October 31<sup>st</sup>)

**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 3, 2002, and October 16, 2002  
(Recommend Acceptance)
- b. **MINUTES**                      Dated: October 7, 2002 (Recommend Approval)
- c. **RESOLUTION 02-9690**      Subdivision 8642, Railroad Terrace, Approval of the  
Final Map, Improvement Plans and Subdivision  
Improvement Agreement (Recommend Adoption)

The Developer has submitted for approval a Final Map,

Improvement Plans and a Subdivision Improvement Agreement for San Marcos Unit 5 for approval.

d. **RESOLUTION 02-9691**

Final Adoption of City of Pittsburg Budget for FY2002/2003 (Recommend Adoption)

The City Council approved the FY2002-2003 Budget for the City of Pittsburg with the stipulation that spending would be limited to 50% as of December 31, 2002 subject to the State of California passing a budget and subject to review by the Ad Hoc Budget Committee of the City of Pittsburg.

e. **RESOLUTION 02-9692**

Authorize advertising for bids to construct electrical improvements at Delta View Golf Course as part of Contract 02-05, Golf Course Improvements (Recommend Adoption)

Construction contract documents (plans and specifications) are being developed for the electrical work required for installation of a new golf cart barn, clubhouse and pro shop at the Delta View Golf Course. The funds for the proposed electrical improvements were authorized on September 3<sup>rd</sup>, 2002 by City Council Resolution 02-9672. These improvements will provide for the increased electrical loading for charging electric golf carts. The estimated cost for construction of the electrical improvements is \$74,000.00

f. **RESOLUTION 02-9693**

Accepting Contract 00-05; Traffic Signal Installation at Loveridge Road and Ventura Drive as Complete. (Recommend Adoption)

The City of Pittsburg entered into a contract with Mike Brown Electric Co. for the installation of a traffic signal at the intersection of Loveridge Road & Ventura Drive. The contract work has been accomplished in accordance with the drawings and specifications and Mike Brown Electric Co. has requested that the City accept the project as complete. No additional costs have been incurred for completion of the contract work and no change orders have been issued.

g. **RESOLUTION 02-9694**

Amendment to the Stoneman Plaza Commercial Lease Agreement Between Frank Boides Associates and the City of Pittsburg (Recommend Adoption)

The City and Frank Boides Associates desire to amend the Stoneman Plaza Commercial Lease Agreement.

h. **RESOLUTION 02-9695**

Award High Level Booster Plant Electrical Upgrade

Contract (Recommend Approval)

High Level Booster Pump no. 2 is out of service because its electrical motor control center failed. All of the motor control centers for the five (5) pumps at the booster station were installed at the same time. The proposed upgrade will replace all five motor controls and improve the reliability of this critical pumping station.

i. **RESOLUTION 02-9696**

Awarding Contract No. 02-05, Golf Course Improvements to Joseph J. Albanese, Inc. of Santa Clara, California for site work at Delta View Golf Course (Recommend Adoption)

City Staff opened bids for Contract 02-05, Golf Course Improvements on October 15, 2002. The work proposed as part of this contract will include grading, paving and installation of utilities that will make the site suitable for the placement of a new electric golf cart barn, pro shop, and meeting room. The apparent low bidder was Joseph J. Albanese, Inc. of Santa Clara California. They submitted a bid proposal in the amount of One Hundred and Twenty One Thousand Two Hundred and Thirty Four Dollars (\$121,234.00). Funding for this project was approved by City Council on September 3<sup>rd</sup>, 2002 with the adoption of Resolution 02-9672.

**CONSIDERATION**

1. **RESOLUTION 02-9697**

Pittsburg High School Band Booster Request for City Sponsorship; 22<sup>nd</sup> Annual Holiday Parade (Recommend Approval)

For the past two years the City of Pittsburg has co-sponsored this event providing funds to the Band Boosters for the parade's operational expense. The Pittsburg High School Band Boosters are requesting the continuation of this co-sponsorship for their 2002 holiday parade. The amount requested is \$1,240.00.

2. **RESOLUTION 02-9698**

Junior Football League Request for City Sponsorship; 2002 Season (Recommend Approval)

The Pittsburg Junior Football League (PJFL) is requesting city sponsorship to offset costs in the area of equipment replacement, upgrades promotions and facility usage costs. The amount requested by PJFL is \$2,000.00

3. **RESOLUTION 02-9699**

Determination of the Most Appropriate Location for a New 300-Seat Banquet and Lodge Facility Along

the Downtown Waterfront Area (Recommend Approval)

On July 1, 2002, the Pittsburg Elks were temporarily relocated to the vacant New York Landing Restaurant located at 51 Marina Boulevard #C because of the widening of Highway 4. For the past 15 months, the Elks have been eager to initiate discussions regarding a permanent banquet and lodge facility in the downtown. The Pittsburg Elks have requested that staff begin the process to determine the most appropriate location for a 300-seat banquet and lodge facility along the waterfront. Staff is seeking direction to explore the possibility of future property negotiations and associated City/Redevelopment Agency costs related to the establishment of a permanent home for the Pittsburg Elks Lodge in the Downtown Marina Area.

4. **MINUTE ORDER**

Approval Of Concept to Consider Linking Work Programs of Various City Departments Between the Cities of Pittsburg and Antioch. (Recommend Approval)

Mayor Frank Aiello and Antioch Council Member Arne Simonsen have had discussions over the past six months about linking the operations of both the City of Pittsburg's and the City of Antioch's economic development, planning, engineering and public works departments in an effort to reduce or eliminate duplication of work, share workloads for better efficiency, pool purchasing power for new equipment and pursue projects and programs that would benefit the East County region.

**PUBLIC HEARING**

1. **RESOLUTION 02-9700**

Disposition and Development Agreement with Discovery Builders, Inc. for the Sale and Development of Two Parcels Located on the South Side of E. 3<sup>rd</sup> Street APNs: 085-370-142 and 085-370-145. (Recommend Adoption)

The Pittsburg Redevelopment Agency and Discovery Builders, Inc. Have negotiated terms for the disposition and development of two parcels of land located on the south side of East 3<sup>rd</sup> Street in downtown Pittsburg. Discovery Builders, Inc. will purchase the approximately 1.3 acres of land for the fair market value of \$340,812, as determined by an appraisal dated October 17, 2001 and will develop sixteen detached, single-family dwelling units.

2. **RESOLUTION 02-9701**

Appeals of Planning Commission Approvals of the

Mitigated Negative Declaration, Tentative Map (Subd. 8475), Rezoning (RZ-02-03) and Development Agreement for Sky Ranch II (Recommend Adoption)

Appeals of the Planning Commission decisions to approve a mitigated negative declaration, recommend approval to the City Council of an application to prezone 166.5 acres to RS (Single-Family Residential) and an application to enter into a development agreement with the Applicant (Seecon Financial and Construction Co., Inc. on behalf of Discovery Builders, Inc.) and an application for a vesting tentative map that subdivides two parcels into 386 single-family residential lots ranging in size from 8,000 square feet to 6.06 acres, and requires the Applicant to construct a water tank and related improvements in an undeveloped area located south of the existing Highlands Ranch Subdivision Tract 7217, south of Buchanan Road. The project site is designated Low Density Residential (1-7 dwelling units/acre) on the Pittsburg General Plan. It is within the County Urban Limit Line and City of Pittsburg's Sphere of Influence. The majority of the project is located outside City limits. APN's 089-050-041 & 042 (and portions of Highlands Ranch).

**ADJOURNMENT** To: November 4, 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-Rogers Alt.	Standing	Annual	G. Evans
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-Rogers / 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-Rogers & Aleida Rios	Standing	As needed	P. Flores
LMC Foundation Scholarship	Frank Quesada / Yvonne Beals-Rogers Alt.	Standing	As needed	P. Flores
Mayor=s Conference	Frank Aiello / Yvonne Beals-Rogers Alt.	Standing	1 <sup>st</sup> Thursday	W. Casey
School District Liaison	Yvonne Beals-Rogers & 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-Rogers & 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-Rogers & Aleida Rios	Standing	As needed	B. Eklund
Centennial Celebration	Yvonne Beals-Rogers & Robert Lewis	Ad Hoc	As needed	P. Flores
City/County Relations	Robert Lewis / Yvonne Beals-Rogers Alt.	Standing	As needed	W. Casey
Economic Development	Yvonne Beals-Rogers & Robert Lewis	Standing	Quarterly	G. Evans
Foreign Trade Zone	Frank Aiello & Aleida Rios	Standing	As needed	G. Evans
Island Energy Advisory	Frank Quesada / Robert Lewis Alt.	Standing	As needed	G. Evans
PCSI Partnership-California Theatre	Yvonne Beals-Rogers & Robert Lewis	Ad Hoc	As needed	G. Evans
PEHDC	Yvonne Beals-Rogers & Frank Quesada	Standing	1 <sup>st</sup> Thursday	G. Evans
RDA Subcommittee	Yvonne Beals-Rogers & Aleida Rios	Standing	Quarterly	G. Evans

**Exhibit "A"**

This exhibit is attached to and made a part of the agenda for the meeting of the City Council and Redevelopment Agency, held on October 21, 2002.

The following description of closed session agenda item(s) is provided pursuant to Government Code section 54954.5.<sup>1</sup>

     A.    LICENSE/PERMIT DETERMINATION (Section 54956.7)

Applicant(s): (Specify number of applicants)

     B.    CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Section 54956.8)

Property: (Specify street address, or if no street address, the parcel number or other unique reference, of the real property under negotiation)

Agency Negotiator: (Specify names of negotiators attending the closed session) (If circumstances necessitate the absence of a specified negotiator, an agent or designee may participate in place of the absent negotiator so long as the name of the agent or designee is announced at an open session held prior to the closed session.)

Negotiating Parties: (Specify name of party (not agent))

Under negotiation: (Specify whether instruction to negotiator will concern price, terms of payment, or both)

Both

  X C.    CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Section 54956.9)

  X    Name of case: (Specify by reference to claimant's name, names of parties, case or claim numbers)

Alves Ranch LLC v. City of Pittsburg, Superior Court Case No. C02-02334

Case name unspecified: (Specify whether disclosure would jeopardize service of process or existing settlement negotiations)

        CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

        Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: (Specify number of potential cases)

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<sup>1</sup> Government Code section 54954.5 provides in part: "No legislative body or elected official shall be in violation of section 54954.2 or 54956 if the closed session items were described in substantial compliance with this section. Substantial compliance is satisfied by including the information provided [in this section], irrespective of its format."

(In addition to the information noticed above, the agency may be required to provide additional information on the agenda or in an oral statement prior to the closed session pursuant to subparagraphs (B) to (E), inclusive, of paragraph (3) of subdivision (b) of Section 54956.9.)

- \_\_\_ Initiation of litigation pursuant to subdivision (c) of Section 54956.9: (Specify number of potential cases)
- \_\_\_ D. LIABILITY CLAIMS (Section 54956.95)
- Claimant: (Specify name unless unspecified pursuant to Section 54961)
- Agency claimed against: (Specify name)
- \_\_\_ E. THREAT TO PUBLIC SERVICES OR FACILITIES (Section 54957)
- Consultation with: (Specify name of law enforcement agency and title of officer)
- \_\_\_ F. PUBLIC EMPLOYEE APPOINTMENT
- Title: (Specify description of position to be filled)
- \_\_\_ G. PUBLIC EMPLOYMENT
- Title: Finance Director (Specify description of position to be filled)
- X H. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
- Title: City Manager (Specify position title of employee being reviewed)
- \_\_\_ I. PUBLIC EMPLOYEE DISCIPLINE/RELEASE
- (No additional information is required in connection with a closed session to consider discipline, dismissal, or release)
- \_\_\_ J. CONFERENCE WITH LABOR NEGOTIATORS (Section 54957.6)
- Agency designated representatives: (Specify names of designated representatives attending the closed session) (If circumstances necessitate the absence of a specified designated representative, an agent or designee may participate in place of the absent representative so long as the name of the agent or designee is announced at an open session held prior to the closed session.)
- Employee organization: (Specify name of organization representing employee)

And

Unrepresented employee: (Specify position title of unrepresented employee who is the subject of the negotiations)

\_\_\_ K. CASE REVIEW/PLANNING (with respect to closed sessions called pursuant to Section 54957.8)

\_\_\_ L. REPORT INVOLVING TRADE SECRET; HEARINGS (Section 54962 and Sections 1461, 32106, and 32155 of the Health and Safety Code or Sections 37606 and 37624.3 of the Government Code)

\_\_\_ REPORT INVOLVING TRADE SECRET

Discussion will concern: (Specify whether discussion will concern proposed new service, program, or facility)

Estimated date of public disclosure: (Specify month and year)

\_\_\_ HEARINGS

Subject matter: (Specify whether testimony/deliberation will concern staff privileges, report of medical audit committee, or report of quality assurance committee)