

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

**HOUSING AUTHORITY AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

5:00 pm  
March 17, 2003

**CALL TO ORDER: Mayor Yvonne Beals**

**CONVENE PUBLIC WORKSHOP RE: TRAFFIC MITIGATION FEE** - 5:00 p.m.

**AUDIENCE REMARKS**

**CONVENE IN CLOSED SESSION** - 6:00 p.m.

**RECONVENE CITY COUNCIL MEETING IN OPEN SESSION** - 7:00 p.m.

**MEMBERS OF THE HOUSING AUTHORITY**

Dana Leatherwood \_\_\_\_\_  
Cathy Wallen \_\_\_\_\_  
William Glynn \_\_\_\_\_  
Michael Kee \_\_\_\_\_  
Nancy Parent \_\_\_\_\_  
Aleida Rios \_\_\_\_\_  
Chair Yvonne Beals \_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS**

**MEMBERS REMARKS**

**CONSENT**

- a. **DISBURSEMENT LIST**      Period Ending: February 28, 2003 (Recommend Approval)
- b. **MINUTES**                      Dated: March 17, 2003 (Recommend Approval)

**PUBLIC HEARING**

- 1. **RESOLUTION 03-208**      2003 Annual Plan Revisions (Recommend Adoption)  
  
Updated 2003 Annual Plan addressing housing services by the City of Pittsburg Housing Authority.

**ADJOURNMENT**    to April 21, 2003

**CITY OF PITTSBURG  
REDEVELOPMENT AGENCY AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

5:00 pm  
March 17, 2003

**CALL TO ORDER: Mayor Yvonne Beals**

**CONVENE PUBLIC WORKSHOP RE: TRAFFIC MITIGATION FEE - 5:00 p.m.**

**AUDIENCE REMARKS**

**CONVENE IN CLOSED SESSION - 6:00 p.m.**

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

**MEMBERS OF THE REDEVELOPMENT AGENCY**

William Glynn \_\_\_\_\_  
Michael Kee \_\_\_\_\_  
Nancy Parent \_\_\_\_\_  
Aleida Rios \_\_\_\_\_  
Chair Yvonne Beals \_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS**

**MEMBERS REMARKS**

**CONSENT**

a. **MINUTES** Dated: February 3, 2003 (Recommend Approval)

**CONSIDERATION**

1. **RESOLUTION 03-870** Authorization and Approval of Modifications to the Terms of the Loan to Presidio Village Senior Housing, Inc. for the Construction of Presidio Village Senior Housing Project (Recommend Adoption)

Pursuant to the execution of the Disposition and Development Agreement (DDA) between the Redevelopment Agency (Agency) of the City of Pittsburg, and Presidio Village Senior Housing Inc. (PVSHI), sponsored by Pacific Community Services, the Agency has been assisting PVSHI or the development of Presidio Village Senior Housing Project. On October 7, 2002, the Agency Board approved a loan agreement providing for a loan to PVSHI the sum of \$800,000 for

the purpose of on-site improvements within the project. Subsequent to that approval material modifications were made to the terms and conditions of the loan.

2. **RESOLUTION 03-871**

Exclusive Negotiating Agreement with the Olson Company to Negotiate the Terms for the Disposition and Development of Approximately 10.8 Acres of Land Located to the West of Herb White Way (Recommend Adoption)

The Redevelopment Agency of the City of Pittsburg and the Olson Company would like to enter into an Exclusive Negotiating Agreement. The purpose of the Agreement is to establish procedures and standards for the negotiation by the Agency and the Developer. Successful negotiations will result in a Disposition and Development Agreement for acquisition of the City and Agency owned property located to the west of Herb White Way along the westerly City Boundary (to the east of the Mirant Power Plant) and development of a residential subdivision consisting of approximately 88 single family homes.

**ADJOURNMENT:** To: April 7, 2003

**CITY OF PITTSBURG  
CITY COUNCIL AGENDA**

65 Civic Avenue  
PITTSBURG, CALIFORNIA

5:00 PM  
March 17, 2003

**CALL TO ORDER: Mayor Yvonne Beals**

**CONVENE PUBLIC WORKSHOP RE TRAFFIC MITIGATION FEE** - 5:00 p.m.

**AUDIENCE REMARKS**

**CONVENE IN CLOSED SESSION** - 6:00 p.m.

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

**MEMBERS OF THE CITY COUNCIL**

William Glynn \_\_\_\_\_  
Michael Kee \_\_\_\_\_  
Nancy Parent \_\_\_\_\_  
Aleida Rios \_\_\_\_\_  
Mayor Yvonne Beals \_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**CITIZENS REMARKS** - Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the consent calendar should complete a Speaker=s Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City residence in a clear and audible tone of voice. (No Action Required)

**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). (No Action Required)

**CITY MANAGER REPORT** - City Manager may brief the Council on items of interest. (No Action)

**PROCLAMATIONS** - Public Comment considered only under Citizens Remarks. (No Action Required)

1. Arbor Day
2. Cesar Chavez Day

**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 prior to the time the Council votes on the motion to adopt.

a. **MINUTES** Dated: March 3, 2003 (Recommend Approval)

## **CONSIDERATION**

1.     **RESOLUTION 03-9777**     Approving City Council Goals for 2003 (Recommend Adoption)  
  
On February 3, 2003, the City Council held a workshop to review goals and priorities for 2003. Staff was directed to prepare a list of priorities to bring back for final adoption.
2.     **RESOLUTION 03-9782**     Re-approve the Final Map for Oak Hills South 7A, Subdivision 8576 (Recommend Adoption)  
  
On October 15, 2001, the City Council approved the Final Map for Subdivision 8576, Oak Hills South, Unit 7A. When the Developer attempted to record the map, the Title Company discovered that Lots 1 thru 4, a portion of Lot 5, and Lot 13, of Subdivision 8576, Oak Hills South, Unit 7A, were outside of the City limits. These lots have subsequently been annexed to the City.
3.     **RESOLUTION 03-9784**     Approval of Electric Golf Cart Lease Agreement for Pittsburg Delta View Golf Course (Recommend Adoption)  
  
City Council approved the recommendation of City staff to lease 80 new electric golf carts at \$5,412 per month, over a 3 year lease term, on Resolution No. 02-078. Three bid proposals have been reviewed and considered for the lease of the 80 new electric golf carts for the Pittsburg Delta View Golf Course.
4.     **RESOLUTION 03-9785**     Support of East County Collaborative Effort for Review and Study of the Feasibility of a Regional Minor League Baseball Sports Facility (Recommend Adoption)  
  
This is a resolution asking Delta 6 members for support of an East County collaborative effort for review and study of a regional minor league baseball sports facility.

## **PUBLIC HEARING**

1.     **RESOLUTION 03-9783**     Administrative Plan Changes for Community Development Block Grant (CDBG) (Recommend Adoption)  
  
The Department of Housing and Urban Development (HUD) has notified the City of Pittsburg of its intention to

award the City a Community Development Block Grant in the amount of \$793,000 for program year 2003-2004. As required by HUD, the Community Advisory Commission (CAC) has prepared their funding recommendations for Council=s review and approval.

2. **RESOLUTION 03-9786** Annual Review of the City=s Transportation Mitigation Fee Imposed on New Development (Recommend Adoption)

This is an annual review regarding the Pittsburg Transportation Mitigation Fee charged to new development under Chapter 15.90 of the City=s Municipal Code. This review indicates that this fee needs to be increased 3.3% as required by the East Contra Costa Regional Fee and Finance Authority to reflect the construction cost index increase as published in the Engineering News Record.

3. **RESOLUTION 03-9787** Annual Review of the Regional Transportation Mitigation Fee Imposed on New Development (Recommend Adoption)

This is an annual review regarding the Regional Transportation Mitigation Fee charged to new development under Chapter 15.100 of the City=s Municipal Code. This review indicates that this fee needs to be increased 3.3% as required by the East Contra Costa Regional Fee and Finance Authority to reflect the construction cost index increase as published in the Engineering News Record.

4. **ORDINANCE 03-1206** Introduction of an Ordinance to Amend the Builders Circle IP-O District (Ord. No. 96-1118) (Heritage Point Residential Development (RZ-02-12)) (Recommend Introduction and Waive First Reading)

This is a public hearing on a request to amend the existing IP-O (Industrial Park with a Limited Overlay District) zoning of 22.07 acres located on Builders Circle, in order to allow development regulations for single-family residential development to be established by a use permit. The Planning Commission adopted Resolution No. 9348 recommending that the Council approve the IP-O district amendment.

**ADJOURNMENT** To: April 7, 2003

## **NOTICE TO PUBLIC**

### **SPEAKER=S CARD**

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the consent calendar should complete a Speaker=s Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City residence in a clear and audible tone of voice.

### **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 that are not scheduled for the agenda and on any items listed as part of the consent calendar.

### **PRESENTATIONS AND PROCLAMATIONS**

Presentations are directed to the City Council. Proclamations are issued by the Mayor at his/her sole discretion. Accordingly, the public may address the Council on items scheduled as a Presentation or Proclamation during the time allowed for Citizens Remarks.

### **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 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 VISUALLY OR HEARING IMPAIRED**

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. 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, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (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 - 2003

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Yvonne Beals / Aleida Rios Alt.	Standing	Annual	B. Nail
BART Station Specific Plan	Michael Kee / William Glynn Alt.	Ad Hoc	As needed	R. Jerome
Bay Area Water Quality Dist.	William Glynn / Nancy Parent Alt.	Standing	As needed	R. Jerome
Contra Costa Consolid. Fire Dist.	Michael Kee / William Glynn Alt.	Standing	2 <sup>nd</sup> Monday	N. Shirazi
Delta Diablo Sanitation	Yvonne Beals / Aleida Rios Alt.	Standing	2 <sup>nd</sup> Wednesday	J. Fuller
East County Habitat Conserv.	Aleida Rios / Michael Kee Alt.	Standing	Monthly	R. Jerome
East County Water Mgt.	William Glynn / Nancy Parent Alt.	Standing	Annual	J. Fuller
Fee & Finance Authority/TRANSPLAN	William Glynn / Michael Kee Alt.	Standing	2 <sup>nd</sup> Thursday	N. Shirazi
Tri-Delta Transit	Yvonne Beals & Nancy Parent	Standing	Last Wednesday	N. Shirazi
Water Transit Authority Comm.	William Glynn / Nancy Parent Alt.	Standing	Monthly/Thursdays	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	Yvonne Beals / Aleida Rios Alt.	Standing	3 <sup>rd</sup> Thursday	B. Nail
Library Commission	Yvonne Beals & Aleida Rios	Standing	As needed	P. Flores
LMC Foundation Scholarship	Yvonne Beals / Aleida Rios Alt.	Standing	As needed	P. Flores
Mayor=s Conference	Yvonne Beals / Aleida Rios Alt.	Standing	1 <sup>st</sup> Thursday	W. Casey
School District Liaison	Nancy Parent & William Glynn	Standing	Quarterly	P. Flores
<u>SUBCOMMITTEE</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
CAC/CDBG	Nancy Parent & Michael Kee	Standing	As needed	A. Landry
Centennial Celebration	Yvonne Beals & William Glynn	Ad Hoc	As needed	P. Flores
City/County Relations	Nancy Parent / Michael Kee Alt.	Standing	As needed	W. Casey
Economic Development	Yvonne Beals & William Glynn	Standing	Quarterly	B. Nail
Finance Subcommittee	Aleida Rios & Nancy Parent	Ad Hoc	As needed	M. Simons
Island Energy Advisory	William Glynn	Standing	As needed	G. Evans
PEHDC	Michael Kee & William Glynn	Standing	1 <sup>st</sup> Thursday	G. Evans
RDA Subcommittee	Aleida Rios & Michael Kee	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 March 17, 2003.

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)

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

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

Joyce Glasper v. City of Pittsburg, Superior Court Case No. C03-00389

or

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."

One (1) case

(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 b) 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: (Specify description of position to be filled)

\_\_\_ H. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: (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/Or

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)