

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

REDEVELOPMENT AGENCY AGENDA

65 Civic Avenue
PITTSBURG, CALIFORNIA

4:00 pm
January 6, 2003

CALL TO ORDER: Mayor Yvonne Beals

PLANNING COMMISSION CANDIDATE INTERVIEWS - 4:00 p.m.

CONVENE PUBLIC WORKSHOP ON LIBRARY ISSUES - 5:00 p.m. - 6:00 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: December 16, 2002 (Recommend Approval)

b. **REPORT** Acceptance of the Redevelopment Agency=s Annual Report for Fiscal Year 2001-2002 (Recommend Acceptance)

Pursuant to Health and Safety Code Section 33080.1, the Redevelopment Agency is required to present an annual report to its legislative body within six months of the end of the Agency=s fiscal year.

CONSIDERATION

1. **RESOLUTION 03-862** Sixteenth Supplemental Resolution Authorizing the Issuance of Not to Exceed \$125,000,000 Principal Amount of Redevelopment Agency of the City of Pittsburg, Los Medanos Community Development Project Tax Allocation Bonds, to be Issued as the Series 2003a Bonds and One or More Series of Additional Bonds (Recommend Adoption)

The proposed Agency Board action will authorize staff to move forward with establishment of the foundation for the Agency financing program through December 31, 2004. Agency staff and the financing team will begin the tasks necessary to bring before the Agency Board the Los Medanos Community Development Project Tax Allocation Bonds, Series 2003. The Agency Board's action does not grant final approval for any specific new money financings. Subsequent Board Meetings are required in the future for that action.

2. **RESOLUTION 03-863** Authorizing the Issuance of Los Medanos Community Development Project Subordinate Tax Allocation Bonds, Series 2003, in the Aggregate Principal Amount Not to Exceed \$25 Million; Approving the Form of First Supplemental Indenture, Authorizing Modifications Thereto, and Authorizing the Execution and Delivery Thereof as Modified; and Authorizing the Taking of Necessary Actions in Connection with the Issuance, Sale and Delivery of the Series 2003 Bonds (Recommend Adoption)

The proposed Agency Board action will authorize staff to move forward with establishment of the foundation for the Agency financing program through December 31, 2004. Agency staff and the financing team will begin the tasks necessary to bring before the Agency Board the Los Medanos Community Development Project Tax Allocation Bonds, Series 2003. The Agency Board's action does not grant final approval for any specific new money financings. Subsequent Board Meetings are required in the future for that action.

PUBLIC HEARING

1. **RESOLUTION 03-860** Award of Construction Contract No. 02-03 for the Library Improvements (Recommend Adoption)

Bids have been opened for the construction of the library restroom improvements of the Pittsburg Library, located at 80 Power Avenue. Proposed improvements for this

project include: converting the Men=s and Women=s restrooms that are not ADA accessible into two Uni-Sex ADA compliant restrooms. The restroom area represents approximately 200 square foot of the entire library, which is approximately 7,000 square feet. The apparent low bidder, California Construction of Pittsburg, California, submitted a Bid Proposal in the amount of Thirty Six Thousand One Hundred Ninety Seven Dollars and Nine Cents (\$36,197.00). In addition to the bid for construction a 10% project contingency will be included. In all, the total estimated cost to complete the project is \$39,900.

2. **RESOLUTION 03-861**

Consent to the Execution of a Loan Agreement between the Redevelopment Agency of the City of Pittsburg and the Mt. Diablo Unified School District (Recommend Adoption)

The Redevelopment Agency of the City of Pittsburg (the Agency), by Resolution 93-436, authorized a Fiscal Agreement between the Agency and the Mt. Diablo Unified School District (the District), stating that the Agency will provide financial assistance to the District for the purpose of constructing a school to help alleviate the negative impact that development in the amended Project Area will bring. The Loan Agreement provides the Mt. Diablo Unified School District a loan not to exceed Six Million, Two Hundred Thousand Dollars (\$6,200,000) for construction of the school improvements. The repayment of the loan will commence on January 2005, paying the Agency biannually a rate of 24% of all developer fees collected from the Agency Project Area until the entire loan has been satisfied.

ADJOURNMENT: To: January 21, 2003

**CITY OF PITTSBURG
CITY COUNCIL AGENDA**

65 Civic Avenue
PITTSBURG, CALIFORNIA

**4:00 PM
January 6, 2003**

CALL TO ORDER: Mayor Yvonne Beals

PLANNING COMMISSION CANDIDATE INTERVIEWS - 4:00 p.m.

CONVENE PUBLIC WORKSHOP ON LIBRARY ISSUES - 5:00 p.m. - 6:00 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)

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

- 1. CCTA Presentation on State Route 4 East Corridor Transit Study

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

- 1. Centennial Celebration

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: December 16, 2002 (Recommend Approval)
- b. **CLAIMS** #1477, Howard Anthony Brown, #1483 Frank P. Natale,

#1496 Michael Gonzalez, #1498 Diana A. Hale; #1500 Joseph A. Grinzi (Recommend Denial)

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

- c. **RESOLUTION 03-9730** Award of Contract for the Filter Media Replacement at the Pittsburg Water Treatment Plant (Recommend Adoption)

The City of Pittsburg Public Works Department has requested bids for replacement of Filter Media at the Pittsburg Water Treatment Plant. Bids have been received and the contract is ready to be awarded.

- d. **RESOLUTION 03-9731** Declaring the City Council=s Intent to Abandon a Portion of a Slope Easement Accepted in 1974 as Part of the West Assessment District (Recommend Adoption)

In December 1974 the City accepted a grant deed from the Albert D. Seeno Construction Company that included a portion of West Leland Road and an accompanying slope easement. Recent development plans for this parcel include grading improvements, which will render a portion of the slope easement unnecessary for present or future public use. Therefore, the developer (Discovery Builders) has requested that the City abandon a portion of this slope easement to accommodate the construction of a home.

- e. **RESOLUTION 03-9732** Authorization for City Manager to Execute an Agreement for the Purchase and Installation of Two Modular Buildings to be Installed at the Delta View Golf Course (Recommend Adoption)

City Staff has reviewed bids from three manufacturers of modular buildings. Two modular buildings are proposed to be purchased and installed as part of this Delta View Golf Course Improvement Project. The low bidder is Mobile Modular Management of Livermore, California. Mobile Modular Management submitted a bid proposal in the amount of Sixty Eight Thousand Seven Hundred Fifty Three Dollars and Fifteen Cents (\$68,753.15). Funding for this project was approved by City Council on September 3, 2002 with the adoption of Resolution 02-9672.

- f. **RESOLUTION 03-9733** Approving an Indemnification Agreement By and Between the Metropolitan Transportation Commission and the City of Pittsburg (Recommend Adoption)

The Engineering Department has submitted applications to the Metropolitan Transportation Commission (MTC) to participate in a program that provides technical assistance to local agencies in the area of traffic engineering. As a condition of participation in the program, a local agency must approve an Indemnification Agreement.

- g. **RESOLUTION 03-9734** Awarding Contract No. 02-05, Golf Course Electrical Improvements to WICE, Inc. of Oakland, California for Electrical Work at Delta View Golf Course (Recommend Adoption)

City Staff opened bids for Contract 02-05, Golf Course Electrical Improvements on December 17, 2002. The work proposed as part of this contract will include installing a support structure for electric golf cart chargers, upgrading the capacity of electrical service to the golf course, installation of electrical distribution equipment, and connection to new and existing facilities that will allow for use of the new pro shop, meeting room, and golfcart barn. The apparent low bidder was WICE, Inc. of Oakland, California. They submitted a bid proposal in the amount of Fifty Eight Thousand and Nine Hundred Dollars (\$58,900.00). Funding for this project was approved by City Council on September 3, 2002 with the adoption of Resolution 02-9672.

- h. **RESOLUTION 03-9735** Authorization to Reimburse the Chamber of Commerce (Recommend Adoption)

The Chamber of Commerce has requested reimbursement of building improvements amounting to \$32,945 because the City has asked them to move from 2020 Railroad Avenue.

- i. **RESOLUTION 03-9736** Award Purchase Contracts for Police Patrol Cars and Sedans (Recommend Adoption)

The City of Pittsburg Public Works Department has requested bids for replacement of three (3) sedans and four (4) police patrol cars. Bids have been received and the purchase orders are ready to be awarded.

- j. **RESOLUTION 03-9737** Award of Purchase Contract for Pickup Trucks (Recommend Adoption)

The City of Pittsburg Public Works Department has

requested bids for four (4) trucks - three are for replacement and one is an additional truck for the Parks Division. Bids have been received and the contracts are ready to be awarded.

- k. **RESOLUTION 03-9738** Award of Purchase Contract for Jet Rodder (Recommend Adoption)

The City of Pittsburg Public Works Department has requested bids for replacement of a 1984 Jet Rodder. The Jet Rodder is a vital piece of equipment used in sewer maintenance. Bids have been received and the purchase contract is ready to be awarded.

- l. **RESOLUTION 03-9739** Support of Contra Costa County Proposed Funding Measure to Protect Open Space, Parks and Farmlands (Recommend Adoption)

Contra Costa County is proposing a funding measure to protect open space, parks and farmlands. The purpose of this measure is to deal with the shortfall in local funding for open space, parks, recreation and resource preservation needs throughout the County. This measure, if passed, will provide \$130 million for County open space which includes, nineteen cities and all unincorporated park districts in Contra Costa County. The City of Pittsburg would receive a minimum of \$1.5 million in per capita funds and has a potential to be granted additional funds for, creek/watershed restoration and/or trails and land acquisitions.

CONSIDERATION

1. **RESOLUTION 03-9740** Pittsburg High School Varsity Songleaders Community Funding Request (Recommend Adoption)

The Pittsburg High School Varsity Songleaders have been invited to participate in the 2003 Pro Bowl. To assist with the cost of attending this event the Songleaders are requesting Community Sponsorship Program funding in the amount of \$1,000.00.

2. **MINUTE ORDER** Council Committee Assignment (Recommend Adoption)

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 Council Members to standing and ad hoc committees

and such appointments shall be approved by the entire Council at its first meeting in January following reorganization.

3. **MINUTE ORDER**

Community Advisory Commission Concerns
(Recommend Adoption)

On September 3, 2002, the Council adopted Ordinance No. 02-1200 that created a fifth sector to the Community Advisory Commission (CAC). As provided in Exhibit A attached to this report, staff has redesignated CAC members and appropriately placed them in the sectors in which they live. There are currently nine CAC vacancies and only six candidates so additional advertising for candidates is required. Further, the start of the commissioner terms and the election of the CAC Executive Board is currently in January which, under the present circumstances, is impossible given the number of vacancies. By adoption of this Minute Order, staff seeks to extend the time to review these issues and bring back to the Council appropriate ordinance amendments to these and other pending issues.

4. **RESOLUTION 03-9745**

Approving the Issuance and Sale of Not to Exceed \$125,000,000 Aggregate Principal Amount of Redevelopment Agency of the City of Pittsburg, Los Medanos Community Development Project Tax Allocation Bonds, Series 2003a and Additional Bonds of One or More Series (Recommend Adoption)

The proposed City Council action will authorize staff to move forward with establishment of the foundation for the Agency financing program (Series 2003 and beyond) through December 31, 2004. Agency staff and the financing team will begin the tasks necessary to bring before the Agency Board the Los Medanos Community Development Project Tax Allocation Bonds, Series 2003. The Redevelopment Agency's action does not grant final approval for any specific new money financings. Subsequent Redevelopment Agency Board meetings are required in the future for that action.

5. **RESOLUTION 03-9746**

Approving the Issuance and Sale of Not to Exceed \$25 Million Aggregate Principal Amount of Redevelopment Agency of the City of Pittsburg, Los Medanos Community Development Project Subordinate Tax Allocation Bonds, Series 2003 (Recommend Adoption)

The proposed City Council action will authorize staff to

move forward with establishment of the foundation for the Agency financing program (Series 2003 and beyond) through December 31, 2004. Agency staff and the financing team will begin the tasks necessary to bring before the Agency Board the Los Medanos Community Development Project Tax Allocation Bonds, Series 2003. The Redevelopment Agency's action does not grant final approval for any specific new money financings. Subsequent Redevelopment Agency Board meetings are required in the future for that action.

PUBLIC HEARING

1. **RESOLUTION 03-9741** Consent to the Award of Construction Contract No. 02-03 for the Library Improvements (Recommend Adoption)

Bids have been opened for the construction of the library restroom improvements of the Pittsburg Library, located at 80 Power Avenue. Proposed improvements for this project include: converting the Men's and Women's restrooms that are not ADA accessible into two Uni-Sex ADA compliant restrooms. The restroom area represents approximately 200 square foot of the entire library, which is approximately 7,000 square feet. The apparent low bidder, California Construction of Pittsburg, California, submitted a Bid Proposal in the amount of Thirty Six Thousand One Hundred Ninety Seven Dollars and Nine Cents (\$36,197.00). In addition to the bid for construction a 10% project contingency will be included. In all, the total estimated cost to complete the project is \$39,900.

2. **RESOLUTION 03-9742** Amendment to the Landuse Element of the General Plan and Introduction of a City-Initiated Ordinance to Amend the Lot Coverage Standards in Certain Single-Family Residential Districts (GP-02-04 and RZ 02-19) (Recommend Adoption)

The Planning Commission recommends the Council amend the Land Use Element of the General Plan to eliminate policy 2-P-18 that limits maximum lot coverage on single-family lots to 40%. The Commission also recommends the Council establish an overlay zone for Highlands Ranch and amend the lot coverage standards in seven existing P-D Districts to increase the existing lot coverage standards, on lots less than 8,000 square feet in each of these areas, to 50% for two-story homes and 55% for one-story homes.

3. **ORDINANCE 03-1204** Amendment to the Landuse Element of the General Plan and Introduction of a City-Initiated Ordinance to Amend the Lot Coverage Standards in Certain Single-Family Residential Districts (GP-02-04 and RZ 02-19) (Recommend Introduction and Waive First Reading)

The Planning Commission recommends the Council amend the Land Use Element of the General Plan to eliminate policy 2-P-18 that limits maximum lot coverage on single-family lots to 40%. The Commission also recommends the Council establish an overlay zone for Highlands Ranch and amend the lot coverage standards in seven existing P-D Districts to increase the existing lot coverage standards, on lots less than 8,000 square feet in each of these areas, to 50% for two-story homes and 55% for one-story homes.

4. **RESOLUTION 03-9743** Second Amendment to Agreement for the Operation of a Transfer Station Between Contra Costa Waste Service Inc. and the City of Pittsburg (Recommend Adoption)

Contra Costa Waste Services, Inc. operates a waste recovery and transfer station under agreement with the City of Pittsburg. The Transfer Station operation includes wood grinding and recycling. Wood Recycling Center, Inc. also operates a wood grinding and recycling facility under agreement with the City of Pittsburg. Contra Costa Waste Services has purchased the Wood Recycling Center and will consolidate all wood recycling operations at the Transfer Station. The Second Amendment to the Transfer Station agreement is necessary to ensure the services and compensation received by the City under the Wood Recycling Center agreement are continued under the Transfer Station operating agreement.

5. **ORDINANCE 03-1205** Amendment to Pittsburg Municipal Code Section 15.104 to Include Additional Territory Within the Stormwater Drainage Mitigation Fee Area for the Kirker Creek Watershed (Recommend Open Public Hearing and Continue to February 3, 2003)

It has been proposed that the City of Pittsburg consider amending Ordinance No. 01-1180 to allow that parcel owned by USS-Posco Industries and identified by Assessors Parcel Number 73-200-19, to drain into Kirker Creek. In consideration of the proposed ordinance amendment, the City prematurely sent out Public Hearing notices to give the public time to respond to the

proposed changes. However, it has been determined that additional staff time is needed to finalize the addendum to the EIR.

6. **RESOLUTION 03-9744** Consent to the Execution of a Loan Agreement Between the Redevelopment Agency of the City of Pittsburg and the Mt. Diablo Unified School District (Recommend Adoption)

The Redevelopment Agency of the City of Pittsburg (the Agency), by Resolution 93-436, authorized a Fiscal Agreement between the Agency and the Mt. Diablo Unified School District (the District), stating that the Agency will provide financial assistance to the District for the purpose of constructing a school to help alleviate the negative impact that development in the amended Project Area will bring. The Loan Agreement provides the Mt. Diablo Unified School District a loan not to exceed Six Million, Two Hundred Thousand Dollars (\$6,200,000) for construction of the school improvements. The repayment of the loan will commence on January 2005, paying the Agency biannually a rate of 24% of all developer fees collected from the Agency Project Area until the entire loan has been satisfied.

SPECIAL REPORT

1. **REPORT** Kirker Creek Status Update (Recommend Acceptance)

The City Engineer will present a history of the project, current status and projected schedule.

ADJOURNMENT To: January 6, 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 nd Monday	N. Shirazi
Delta Diablo Sanitation	Yvonne Beals / Aleida Rios Alt.	Standing	4 th 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 nd 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 rd 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 st 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 st 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 January 6, 2003.

The following description of closed session agenda item(s) is provided pursuant to Government Code section 54954.5.¹

___ 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)

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)

(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

¹ 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."

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: (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)

X 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)

AFSCME Miscellaneous A Unit; AFSCME Management/Professional/Confidential Unit; Teamsters Local 856

And/Or

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

Unrepresented Employees

___ 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)