

CITY OF PITTSBURG
Redevelopment Agency Minutes
December 6, 2004

Chair Aleida Rios called the meeting of the Redevelopment Agency to order at 7:06 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

MEMBERS PRESENT: Beals, Glynn, Kee, Parent, Rios

MEMBERS ABSENT: None

STAFF PRESENT
Executive Director, Marc Grisham
Legal Counsel, Ruthann Ziegler
City Clerk, Lillian Pride
Deputy City Clerk, Alice Evenson
Director of the Redevelopment Agency, Garrett Evans
Director of Development Projects, Randy Jerome
Director of Economic Development, Brad Nail
Director of Human Resources, Marc Fox
Director of Public Works, John Fuller
Director of Finance, Marie Simons
Planning Manager, Melissa Ayres
Police Chief, Aaron Baker

CONSENT CALENDAR

On motion by Vice Chair Parent, seconded by Member Glynn and carried unanimously to adopt the Consent Calendar, as follows:

a. **MINUTES** Dated: November 29, 2004

Approved minutes dated November 29, 2004.

b. **RESOLUTION 04-1011** Approving a Commercial Rehabilitation Loan by and between the Redevelopment Agency of the City of Pittsburg and Joseph Byrne and Janice Rose Byrne for 4020 Railroad Avenue (APN 087-161-016)

Adopted Resolution 04-1011.

c. **RESOLUTION 04-1012** Approving a Commercial Rehabilitation Loan by and between the Redevelopment Agency of the City of Pittsburg and Yosemite Dental Building LLC (APN 086-061-021)

Adopted Resolution 04-1012.

ADJOURNMENT

The meeting of the Redevelopment Agency adjourned at 7:07 P.M. to December 20, 2004.

Respectfully submitted,

Lillian J. Pride, Secretary

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CITY OF PITTSBURG
Pittsburg Power Company Meeting
December 6, 2004

Chair Aleida Rios called the meeting of the Pittsburg Power Company to order at 7:08 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

MEMBERS PRESENT: Beals, Glynn, Kee, Parent, Rios

MEMBERS ABSENT: None

STAFF PRESENT Executive Director, Marc Grisham
Legal Counsel, Ruthann Ziegler
City Clerk, Lillian Pride
Deputy City Clerk, Alice Evenson
Director of the Redevelopment Agency, Garrett Evans
Director of Development Projects, Randy Jerome
Director of Economic Development, Brad Nail
Director of Human Resources, Marc Fox
Director of Public Works, John Fuller
Director of Finance, Marie Simons
Planning Manager, Melissa Ayres
Police Chief, Aaron Baker

CONSENT CALENDAR

On motion by Member Kee, seconded by Member Glynn and carried unanimously to adopt the Consent Calendar, as follows:

a. **MINUTES** Dated: November 29, 2004

Approved minutes dated November 29, 2004.

ADJOURNMENT

The meeting of the Pittsburg Power Company adjourned at 7:09 P.M.

Respectfully submitted,

Lillian J. Pride, Secretary

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**CITY OF PITTSBURG
City Council Minutes
December 6, 2004**

Mayor Aleida Rios called the meeting of the City Council to order at 7:10 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

MEMBERS PRESENT: Beals, Glynn, Kee, Parent, Rios

MEMBERS ABSENT: None

STAFF PRESENT: City Manager, Marc Grisham
City Attorney, Ruthann Ziegler
City Clerk, Lillian Pride
Deputy City Clerk, Alice Evenson
Director of the Redevelopment Agency, Garrett Evans
Director of Development Projects, Randy Jerome
Director of Economic Development, Brad Nail
Director of Human Resources, Marc Fox
Director of Public Works, John Fuller
Director of Finance, Marie Simons
Planning Manager, Melissa Ayres
Police Chief, Aaron Baker

Mayor Rios considered the following general City Council items at 6:57 P.M. prior to pursuing the Redevelopment Agency agenda.

PLEDGE OF ALLEGIANCE

Orlando Morales led the Pledge of Allegiance.

COUNCILMEMBER REPORTS/REMARKS

Mayor Rios reported that the Tri-Delta Transit Building had been remodeled this year within and under budget. She noted that the City's Tree Lighting Ceremony had been held in the Downtown with the St. Peter Martyr Church Choir having sung during the event and with Santa Claus having arrived in a hot rod. The event had been well-attended. She also highlighted the Nutcracker performances and the efforts of local community organizations to promote the downtown area. The Holiday Parade had been held on Saturday December 4. She stated that the City had also participated in sponsoring the Nutcracker performance and had held its Annual Employee Christmas Party when long-term employees had been recognized. Many members of the Council had also attended the Grand Opening of Delta View Elementary School at San Marco.

Vice Mayor Parent added that the Tri Delta Transit construction project had included a new administration building, a rehabilitated mechanical building and parking lots. Tours of the building were available through the Tri Delta Transit Director or the Public Relations Officer.

The Vice Mayor also reported that the Chamber of Commerce had done an excellent job with the City's Tree Lighting Ceremony. In particular, she commended a local artist who taught children art and who had held a coloring contest for children. Friends of the Library had also read *The Night Before Christmas* to the children. Refreshments had been provided.

With respect to San Marco Elementary School, Vice Mayor Parent stated that the school was unusual in that it was a two story building. She had been impressed with the openness of the school design, its library, the fact that hallways were wide, and that there were open areas between classrooms. She noted that the children appeared to be enthusiastic about the school.

CITY MANAGER REPORTS/REMARKS

There was no report from the City Manager at this time.

CITIZENS REMARKS

There were no remarks from citizens at this time.

SPECIAL CITY COUNCIL MEETING – ELECTION CERTIFICATION

1. RESOLUTION 04-10191 Declaring and Certifying Municipal Election Results

City Clerk Lillian Pride reported that a general Municipal Election had been held and conducted in the City of Pittsburg, California, on Tuesday, November 2, 2004, as required by law. The Contra Costa County Elections Department had prepared the Certified Statement of Votes of the consolidated election. Election Code Sections 10262-10265 required the City Council to adopt a resolution declaring the results of the election prior to the installation of the new officers. She added that 17,336 votes had been cast from a total of 22,952 registered voters. Seventy five and a half percent of eligible voters had voted in the election.

The results of the election based on the certification of the County Clerk were that two members were elected to the City Council for a full term of four years; Ben Johnson and Willis Casey. The resolution would certify the results of the election, as required.

On motion by Vice Mayor Parent, seconded by Councilmember Kee and carried unanimously to adopt Resolution 04-10191.

The Special City Council Meeting adjourned at 7:05 P.M.

RECONVENE INTO OPEN SESSION

The City Council reconvened at 7:10 P.M.

Prior to moving to action on the Consent Calendar, the Mayor took the opportunity to allow public comment at this time on non-agendized items.

PUBLIC COMMENT

LOU ROSAS, Pittsburg, spoke to the recent Holiday Parade and expressed his disappointment that Mayor Rios had not been the Grand Marshall or recognized as the Mayor at that time. He took this opportunity to congratulate Mayor Rios and Councilmember Beals on their four years on the City Council. He emphasized that professionalism, poise, pride, and protocol would set this region apart from others.

WILLIE MIMS, Pittsburg, commented on his disappointment with the outgoing Council that there had been a destruction of trees within the City and battles amongst developers in the community. He also bemoaned the fact that the Blues Festival had been lost, as had the Heritage Festival. He otherwise commended the fact that the Mayor had made an effort to televise City Council meetings to appropriately inform the public of what the City was doing.

To the new Council, Mr. Mims requested that those festivities be reinstated since they would benefit the total community. Also to the new Council he asked that he be treated fairly and that a Police Commission be created in the community to address the number of complaints with respect to that Department.

CONSENT CALENDAR

On motion by Vice Mayor Parent, seconded by Councilmember Glynn and carried unanimously to adopt the Consent Calendar, with the removal of Items b, c, and e.

- a. **MINUTES** Dated: November 29, 2004

Approved minutes dated November 29, 2004.

- d. **ORDINANCE 04-1234** Adoption of an Ordinance Amending Municipal Code Title 3, Chapter 3.30 Relating to the Fee and Service Charge Revenue/Cost Comparison System

Adopted Ordinance 04-1234.

- f. **RESOLUTION 04-10189** Award Water System Purchase Contracts

Adopted Resolution 04-10189.

- g. **RESOLUTION 04-10190** Award 2004/2005 Vehicle/Equipment Purchase Contracts

Adopted Resolution 04-10190.

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

- b. **ORDINANCE 04-1230** Adoption of an Ordinance Rezoning the Area South of the West Leland Road Extension to PD (Planned Development) District; Rezoning 14.78 Acres Northwest of the West Leland Road Extension to CO-P (Commercial Office – Master Plan Overlay) District, and Rezoning the Remainder 32 Acres to RH-P (High Density Residential – Master Plan Overlay) District for the Vista Del Mar Development on the Alves Ranch Site (AP-03-33 (PDRZ)) (APN 097-122-004, 097-160-013, 097-160-014, 097-160-015, 097-160-047, 097-180-004)

A.J. FARDELLA, Pittsburg, asked City staff if the Development Agreement (DA) specifically stated that all four lanes of Leland Road would be constructed at the outset of the construction of the road.

In response, City Engineer Joe Sbranti stated that the four lanes of West Leland Road would be constructed across the Alves property to be completed by September 1, 2005. The lanes across the property immediately to the west up to San Marco Boulevard would have two lanes initially constructed. As development occurred the other two lanes would be completed. He clarified that the two lanes would be across the frontage of the San Marco project for approximately the last 1,500 to 2,500 feet. He further clarified that 60 percent of the road would be initially constructed with four lanes. The last 40 percent would be two lanes only given the different property owners. One property owner was ready to build its share and the other was not.

On motion by Vice Mayor Parent, seconded by Councilmember Kee and carried unanimously to adopt Ordinance 04-1230.

- c. **ORDINANCE 04-1231** Adoption of an Ordinance Approving a Development Agreement for the Vista Del Mar Development on the Alves Ranch Site (AP-03-33 (DA)) (APN 097-122-004, 097-160-013, 097-160-014, 097-160-015, 097-160-047, 097-180-004)

MIKE LENGYEL, Pittsburg, understood that the Development Agreement had been opposed and delayed by Mr. Seeno. He asked what had occurred in the Agreement to allow that opposition to disappear.

City Attorney Ruthann Ziegler stated that nothing had occurred.

On motion by Vice Mayor Parent, seconded by Councilmember Glynn to adopt Ordinance 04-1231.

- e. **RESOLUTION 04-10188** Adopt Resolution Approving the Master Fee Schedule Establishing Fees and Charges for Various Municipal Services Provided on a Citywide and Departmental Basis and Revising Established Amounts that will Increase Due to Cost Increases

WILLIE MIMS, representing the Black Political Association (BPA), opposed the increase in fees. He was particularly concerned with the copying charges, which had been increased from 10 cents per page to 25 cents per page. He noted that charge was not regulated by the Government Code. With respect to City Council meeting audiotapes, the report identified a \$5 charge for tapes when there had been no previous charge, which was a concern to him since he had been charged that fee in the past.

Finance Director Marie Simons advised that the purpose of the study was to make certain that there would not be a burden on the taxpayers for specific users of specific services. As an example, for a planning permit that specifically benefited the developer that would not offer a broad service to the community. With respect to the document fee, she noted that when the study had been done the actual fee would have been around 57 cents per copy. Staff had determined that fee would be too significant. Most cities charged 25 cents per copy as long as those copies were not regulated by code. Those documents that were regulated by the Government Code would remain at 10 cents per copy.

With respect to the fees for audiotapes of Council meetings, Ms. Simons explained that the fee had not been formally approved by the City Council in that a Master Fee Schedule had not been prepared or submitted to the City Council for a number of years.

Mr. Mims suggested that it was illegal for the City to charge any resident a fee for tapes since a fee policy had not been in place.

City Manager Grisham suggested that any resident who disputed a collection by the City could file a claim. If a fee had been charged incorrectly that situation would be reviewed and corrected.

With respect to the documents not regulated by Government Code, Mr. Mims requested clarification from staff on that issue.

Mayor Rios asked Mr. Mims to meet with the Finance Director separately to address his concerns.

MICHAEL LENGYEL, Pittsburg, asked that the fees for copying documents not be raised from 10 cents to 25 cents per copy given that could be very expensive to residents. He challenged the reference to an actual cost of 57 cents for one copy.

Vice Mayor Parent affirmed that the City had commissioned a study by an expert with

respect to overhead costs and that 57 cents did not appear to be an outrageous cost given the staff and machine costs. She commented that the charges for copies at the Courthouse or the County Recorder's Office were \$1 per page. Given that situation, she did not believe that 25 cents was an unreasonable amount. She added that many City materials were available through the City's website.

On motion by Vice Mayor Parent, seconded by Councilmember Glynn and carried unanimously to adopt Resolution 04-10188.

ADJOURNMENT

The City Council adjourned at 7:32 P.M. to December 20, 2004.

Respectfully submitted,

Lillian J. Pride, City Clerk

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