

CITY OF PITTSBURG
Redevelopment Agency Minutes
April 5, 2004

Chair Aleida Rios called the meeting of the Redevelopment Agency to order at 7:49 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened at 5:32 P.M. into Closed Session for Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 of the Government Code regarding five cases; Conference with Legal Counsel - Existing Litigation pursuant to Section 54956.9 regarding The City of Pittsburg vs. Cheri De Bonneville, Contra Costa County Superior Court Case No. C03-00484, Lopez v. City of Pittsburg, Contra Costa County Superior Court Case No. C03-01781, and Gregory Osorio; and California Acorn, Pittsburg Chapter vs. City of Pittsburg, Contra Costa County Superior Court Case No. N04-0209; and Public Employment for the City Attorney.

Mayor Rios advised that there was nothing to report from Closed Session.

MEMBERS PRESENT: Glynn, Kee, Parent, Rios

MEMBERS ABSENT: Beals [Excused]

STAFF PRESENT: Interim Executive Director, Les White
Assistant Executive Director, Nasser Shirazi
Legal Counsel, Linda Daube
City Clerk, Lillian Pride
Director of Economic Development, Brad Nail
Director of Recreation, Paul Flores
Director of Finance, Marie Simons
Director of Public Works, John Fuller
Director of the Redevelopment Agency, Garrett Evans
Director of Planning and Building, Randy Jerome
City Engineer, Joe Sbranti
Police Chief, Aaron Baker
Deputy City Clerk, Alice Evenson
Administrative Assistant, Delores Magallon

CONSIDERATION

1. **RESOLUTION 04-951** Receive Report and Adopt Resolution Approving the
Combined w/PPC 04-099 City of Pittsburg Investment Policy of Public Funds to
Combined w/CC 04-10034 be Effective April, 2004

City Attorney Linda Daube advised that in consideration of the three resolutions some language had inadvertently been left off of the authorization and approval. She read into the record the language that should have been included under Section 2 of Resolution

04-951, as follows:

The Redevelopment Agency Board hereby approves the City of Pittsburg's Investment Policy of Public Funds as stated herein to be effective April 5, 2004.

For Pittsburg Power Company Resolution No. 04-099, that section was to read as follows:

The Pittsburg Power Company Board hereby approves the City of Pittsburg's Investment Policy of Public Funds as stated herein to be effective April 5, 2004.

For City Council Resolution No. 04-10034:

The City Council hereby approves the City of Pittsburg's Investment Policy of Public Funds as stated herein to be effective April 5, 2004.

Interim Executive Director Les White reported that State law required public agencies to submit a Statement of Investment Policy to the legislative body on an annual basis for review and adoption. Eligible investments were those allowable by the State of California (Government Code Section 53600 et. seq.) and not restricted by the current investment policy for the City of Pittsburg. The City further restricts its permitted investments beyond the scope set forth by the State to provide additional safety in the management and investment of its public funds. It should be noted that the overall objective of the City's investment policy is safety of principal. The City's portfolio shall be designed in a manner responsive to the public trust and consistent with State and local law.

Director of Finance Marie Simons reported that the item before the Council was the Investment Policy of Public Funds that would apply to the Redevelopment Agency, the Housing Authority as well as the Pittsburg Power Company. The purpose of the Statement of Investment Policy had been to meet State law requirements and to provide guidelines for the prudent investment of the City's idle funds consistent with State law and responsive to the public trust.

Ms. Simons reported that there were two major changes to the policy that staff had noted including the fact that the policy had been revised to strengthen the controls. The policy had clearly delineated the responsibilities of the Finance Director as well as the City Treasurer. The policy stated that the Finance Director was charged with the day to day investment of the City's idle funds and that the elected City Treasurer was responsible for auditing and examining the investments made by the City's authorized personnel.

The former policy had stated that the City Treasurer was responsible for the execution of the investments and the Finance Director was only responsible in the absence of the City Treasurer. The revised language was consistent and in accordance with the City's Municipal Code.

Ms. Simons added that the second change was that staff had asked for the flexibility to hire an outside investment firm to provide assistance to staff in the management of the

City's investment portfolio in a proactive manner.

Due to the City's current fiscal constraints and the many projects that were confronting Finance Department staff, Ms. Simons suggested that it would be a benefit for the City to go outside and contract with a firm that specialized in such issues and which had the ability to monitor the market on a day to day basis. She added that were many cities in the area that were already conducting such a process including the cities of Antioch, Brentwood, Martinez, San Ramon, Tracy, Lafayette and Fairfield.

Ms. Simons added that staff would only make such a recommendation if it were proven to be a net gain to the City and that the services would pay for themselves through enhanced revenue income. She stated that the Local Agency Investment Fund (LAIF) was currently at 1.47 percent. Based on a review of past investment reports, the City had been in a passive mode placing all of its idle funds into the LAIF. Staff was of the opinion that with a more proactive management of the portfolio, the City could gain another half to one percent on the portfolio. Staff would ensure that the services paid for itself. There would also be a competitive procurement process and a recommended firm as well as a proposed fee structure would be submitted to the City Council for consideration.

There was another change that had been proposed by Member Kee in addition to the changes identified by the City Attorney. Member Kee had recommended a revision to Page 2 of the Investment Policy under Section 4, Delegation of Authority, which currently read: *The Finance Director may delegate these duties to his/her designee.*

Member Kee had requested that the sentence be revised to read: *The Finance Director may delegate these duties to his/her designee, upon approval of the City Council.*

Ms. Simons added that it was staff's objective after a thorough cash flow analysis only, to turn over to the firm funds that could be invested for over a year. Funds that were needed under a year for operating costs would retain in the LAIF with staff to manage those funds.

Member Glynn inquired of the target date for the enactment of the staff recommendation assuming the approval of that recommendation. He questioned whether or not the change would coincide with the next fiscal year.

Ms. Simons explained that the effective date of the change would coincide with the next fiscal year. Staff would pursue a Request for Proposal (RFP) in two weeks. The intent was that the change would become effective by July 1, 2004.

On motion by Member Kee, seconded by Member Glynn and carried unanimously to adopt Redevelopment Agency Resolution 04-951, with the amendments as shown.

On motion by Member Kee, seconded by Member Glynn and carried unanimously to adopt Pittsburg Power Company Resolution 04-099, with the amendments as shown.

On motion by Councilmember Kee, seconded by Councilmember Glynn and carried unanimously to adopt City Council Resolution 04-10034, with the amendments as shown.

2. **MINUTE ORDER**

Authorization for Negotiations Between the
Redevelopment Agency and Micon Real Estate for the
Joint Purchase of Fountain Plaza Apartments

Mr. White advised that the Redevelopment Agency of the City of Pittsburg was constantly pursuing opportunities to fight against blight and create opportunities for affordable housing in the Project Area. In June of 2003, Micon Real Estate had approached the Redevelopment Agency with the opportunity to participate in the acquisition and rehabilitation of the Fountain Plaza Apartments. For its participation, the Agency could re-establish the affordability covenants throughout the project. Staff sought authorization to continue its negotiations.

Mr. White advised that the rehabilitation costs would average out to around \$22,000 a unit for the total 224 units. The Agency would spend up to \$13,000 utilizing the consultant services of Urban Futures Inc. and the Agency the account to be charged for the consultant services was noted.

Mr. White recommended that the Agency Board authorize the Executive Director to negotiate with Micon Real Estate for the joint purchase of Fountain Plaza Apartments and authorize and direct the Executive Director to engage in the consultant services of Urban Futures Inc., to assist Agency staff in negotiations and proforma analyses in an amount not to exceed \$13,000.

Director of the Redevelopment Agency Garrett Evans explained that the proposal would offer an opportunity for housing stabilization of a project that had recently been restricted for 20 percent of the units and which had gone off of the covenants per the 1985 Multi-Family Revenue Bonds that had been provided for that project. Since 1985, those units have been on the market and there was an opportunity for the Agency to work with an experienced and interested developer to rehabilitate and add a level for stabilization to the units at a cost effective rate. To help the Agency in those endeavors, the Agency would use Urban Futures Inc. through an RFP process to ensure that the negotiations were expedited in a timely manner.

Vice Chair Parent inquired of the number of units that would now be in the affordable range, to which Mr. Evans advised that the units would be 100 percent affordable with the rents varying between \$700 and \$1,000 per month.

On motion by Vice Chair Parent, seconded by Member Kee and carried unanimously to authorize negotiations between the Redevelopment Agency and Micon Real Estate for the Joint Purchase of Fountain Plaza Apartments.

CONSENT CALENDAR

On motion by Vice Chair Parent, seconded by Member Glynn and carried unanimously to adopt the Consent Calendar, as follows, with the removal of Items c and d.

- a. **MINUTES** Dated: March 15, 2004 and March 19, 2004

Approved Minutes dated March 15, 2004 and March 19, 2004.

- b. **RESOLUTION 04-953** Approving the Replacement Housing Plan for 1611 and 1611 ½ Railroad Avenue

Adopted Resolution 04-953.

- e. **MINUTE ORDER** Implement a Policy Change to the First Time Home Buyer Program Category 2 Loan Repayment

Approved policy change to the First Time Home Buyer Program Category 2 Loan Repayment.

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

- c. **RESOLUTION 04-954** Appropriation of Funds and Selection of Consultant to Prepare Inclusionary Housing Feasibility Study and Draft Ordinance
Combined w/CC 04-10050

Planning Manager Melissa Ayres stated that the Council had requested an authorization of City staff to enter into an Agreement for Services with David Paul Rosen and Associates to prepare an inclusionary housing feasibility study and draft inclusionary housing ordinance. Additionally, the Redevelopment Agency and the City Council were requested to appropriate funds for the cost of the study and to draft an ordinance at a 66:34 ratio, respectively.

Ms. Ayres explained that staff had contacted representatives of Pittsburg Better Together who had expressed a strong interest in the item and who had been asked to make some recommendations for consultants who had expertise in the field since the issue had originally been presented to the Council during the Housing Element Update. Staff had received three names of consulting firms that Pittsburg Better Together were of the opinion could do good work for the City. Those firms had been contacted by phone and had subsequently expressed an interest, in writing, with an RFP. Two of the firms submitted formal proposals to staff, which proposals had been reviewed in detail and whose approach was entirely different.

The firm being recommended by staff for acceptance at this time would look at the economics of each incentive that could be proposed to developers as well as the costs of construction in the City. The firm also proposed working in detail with the developers to schedule workshops with the affordable housing advocates and the development community before a formal recommendation was made to the Planning Commission and

then to the City Council.

The price quote for the preferred proposal was identified as \$53,000. The price quote plus a 10 percent contingency totaled \$58,300. It was recommended that the \$58,300 be appropriated from Redevelopment Agency and City General Fund Reserves for the project at a 66:34 ratio for a total of \$38,478 (RDA) and \$19,822 (City) respectively.

Ms. Ayres recommended that the City Council approve the resolution appropriating RDA funds and City General Fund Reserves for consulting services and contingency costs associated with the preparation of an inclusionary housing feasibility study and ordinance as recommended by staff and authorize the City Manager to enter into an agreement with David Paul Rosen & Associates for those services as described in Attachment 3 to the staff report dated April 5, 2004.

Member Kee spoke to the proposal that had been submitted and which had referenced Table 1 and 2 with prototypes although no further details had been included. The firm had also referenced a résumé although no such information had been included in the information provided to the Agency.

Ms. Ayres advised the information had been provided to the Agency at the dais.

Mr. White explained that staff had not received the information in time for the Council packets. A bound version of the submittal had been placed at the dais for review.

Member Kee spoke to the two proposals that had been received in response to the RFP. He inquired whether or not staff was of the opinion that the City was adequately receiving a fair price with only two respondents to the RFP.

Ms. Ayres suggested that the City was receiving a fair price and response to the RFP in that both responses had been very similar in price.

Member Kee inquired whether any of the proposals had been submitted from minority businesses given the diversity of the community and the desire to provide minority and female owned businesses the opportunity to provide services in the City.

Ms. Ayres clarified that she had not pursued a list the City might have for such criteria. The submittal that the City had not accepted had been a letter written by a woman in response to the RFP and which had involved an entirely different concept which did not appear to meet the level of product desired by the Council.

Mr. White added that it was important for the community to pay particular attention to the Minority Business Enterprise/Women's Business Enterprise (MBE/WBE) questions even if they were not legally mandated but that they should be practically considered with such a diverse City. He stated that would be discussed with each Department Head during an upcoming meeting.

BOB GLOVER, representing the Home Builder's Association of Northern California,

complimented staff and noted that Ms. Ayres had been very responsive to all questions and concerns that the Association had and had been a pleasure to work with. He noted that inclusionary housing would make housing less affordable, would restrict the supply of new homes and would drive up the price of newly constructed and existing homes.

Mr. Glover suggested that inclusionary housing had failed to produce a significant number of affordable homes due to the incentives created by the price controls. In the end, he suggested that the proposal would fail to make housing more affordable since it would restrict the supply of new homes.

Mr. Glover recognized that the State was facing a housing affordability crisis with new housing production failing to meet the regional housing needs, causing housing prices to escalate. He recognized that in response some local governmental and jurisdictions had turned to inclusionary zoning ordinances. He suggested that inclusionary zoning attempted to deal with high housing costs by imposing price controls on a percentage of new homes. The adoption of a new inclusionary ordinance would raise a number of concerns related to effectiveness, leading to a substantial increase in affordable housing production, a question of efficiency, equitability and cost compared to benefit.

Mr. Glover suggested that those questions had not been adequately addressed but would be on April 13 in that the Association had received word that the Public Policy Institute, a non-partisan policy think tank promoting choice competition and dynamic market economy, would be releasing a study on inclusionary zoning that would address the questions he had raised. Mr. Glover suggested that it was imperative for the Council to receive the results of that study prior to the allocation of the City's resources to develop an inclusionary ordinance. He requested a postponement until after the release of the study on April 13.

Member Kee commented that as the City was trying to find ways to work together, he would encourage those speaking to the issue to bring that same zest and zeal in opposition to inclusionary zoning to the process, so that the City could find ways to make it work for everyone. Member Kee explained that the intent was not to try to place the entire burden on the development community, but it was something that needed to be done as a community with everyone participating in that process to come to an agreement on that issue.

On motion by Vice Chair Parent, seconded by Member Kee and carried unanimously to adopt Redevelopment Agency Resolution 04-954.

On motion by Vice Mayor Parent, seconded by Councilmember Kee and carried unanimously to adopt City Council Resolution 04-10050.

Member Kee recused himself from the next item due to the fact that one of his clients was involved in the Commercial Rehabilitation Loan Program.

d. **MINUTE ORDER** Commercial Rehabilitation Loan Program Policy and

Procedure Change

Member Glynn noted that the City had worked long and hard to attract small businesses to the City and that the progress in that regard was somewhat thwarted by the current existing policy which did not lend itself to facilitating those looking for a proper location, in particular for older buildings that must be rehabilitated. The purpose of the loan program had been to aid and abet the ability to move into such structures and bring them into code compliance. He otherwise complimented City staff for all of the work that had been done to reconfigure the program to make it more user-friendly.

Chair Rios added that the Subcommittee had reviewed the procedural change and had approved that change. Member Kee was a member of the Subcommittee but had abstained from any decision on that matter at that time. She too complimented staff for working diligently to make the policy and procedure change happen.

On motion by Chair Rios, seconded by Member Glynn to approve the Commercial Rehabilitation Loan Program Policy and Procedure Change carried by the following vote:

Ayes:	Glynn, Parent, Rios
Noes:	None
Absent:	Beals, Kee [Recused]

Member Kee rejoined the Agency at this time.

ADJOURNMENT

The meeting of the Redevelopment Agency adjourned at 8:14 P.M. to the next meeting set for April 19, 2004.

Respectfully submitted,

Lillian J. Pride, Secretary

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CITY OF PITTSBURG
Pittsburg Power Company Minutes
April 5, 2004

Chair Aleida Rios called the meeting of the Pittsburg Power Company to order at 8:15 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened at 5:32 P.M. into Closed Session for Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 of the Government Code regarding five cases; Conference with Legal Counsel - Existing Litigation pursuant to Section 54956.9 regarding The City of Pittsburg vs. Cheri De Bonneville, Contra Costa County Superior Court Case No. C03-00484, Lopez v. City of Pittsburg, Contra Costa County Superior Court Case No. C03-01781, and Gregory Osorio; and California Acorn, Pittsburg Chapter vs. City of Pittsburg, Contra Costa County Superior Court Case No. N04-0209; and Public Employment for the City Attorney.

Mayor Rios advised that there was nothing to report from Closed Session.

MEMBERS PRESENT: Glynn, Kee, Parent, Rios

MEMBERS ABSENT: Beals [Excused]

STAFF PRESENT: Interim Executive Director, Les White
Assistant Executive Director, Nasser Shirazi
Legal Counsel, Linda Daube
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Director of Economic Development, Brad Nail
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Director of Public Works, John Fuller
Director of the Redevelopment Agency, Garrett Evans
Director of Planning and Building, Randy Jerome
City Engineer, Joe Sbranti
Police Chief, Aaron Baker
Deputy City Clerk, Alice Evenson
Administrative Assistant, Delores Magallon

CONSIDERATION

1. **RESOLUTION 04-099** Receive Report and Adopt Resolution Approving the
Combined w/RDA 04-951 City of Pittsburg Investment Policy of Public
Combined w/CC 04-10034 Funds to be Effective April, 2004

Interim Executive Director Les White reported that State law required public agencies to submit a Statement of Investment Policy to the legislative body on an annual basis for review and adoption. Eligible investments were those allowable by the State of

California (Government Code Section 53600 et. seq.) and not restricted by the current investment policy for the City of Pittsburg.

The City further restricts its permitted investments beyond the scope set forth by the State to provide additional safety in the management and investment of its public funds. It should be noted that the overall objective of the City's investment policy is safety of principal. The City's portfolio shall be designed in a manner responsive to the public trust and consistent with State and local law.

Action was taken in Joint Session with the Redevelopment Agency to adopt Resolution 04-099, as follows:

On motion by Member Kee, seconded by Member Glynn and carried unanimously to adopt Pittsburg Power Company Resolution 04-099.

2. **RESOLUTION 04-100** Approval of the Transfer of Funds from the Pittsburg
 Combined w/CC 04-10039 Power Company to the City of Pittsburg for the
 Consultant Agreement between the City of Pittsburg
 and Pacific Rim Crossings Consulting

Director of Economic Development Brad Nail explained that international trade offered great potential for economic growth and vitality in the City of Pittsburg. Pacific Rim Crossings Consulting's proposed Scope of Services for the Global Trade Center Project would provide professional consultation and the necessary services to facilitate the creation of the Trade Center Project, from planning stage to actual implementation of the Center and international trade relations between parties. City staff desired to retain the consultant services of Pacific Rim Crossings Consultings for the Global Trade Center Project and the pursuit and attraction of international businesses from abroad.

Mr. Nail advised that the total funding for the Global Trade Center Project would not exceed \$72,500. The project expenditure would be funded through the Pittsburg Power Company's Power Reimbursement Fund. Funds would be transferred from the Power Reimbursement Funds to the City's General Fund in the amount of \$72,500. Progress Payments not disbursed during the 2003-2004 fiscal year would be disbursed during the 2004-2005 fiscal year. Sufficient funds would be carried over to the 2004-2005 City budget accordingly.

Mr. Nail recommended that the Pittsburg Power Company Board approve the transfer of funds from the Power Reimbursement Fund to the City's General Fund in the amount of \$72,500 for the Consultant Agreement between the City of Pittsburg and Pacific Rim Crossings Consulting for the Global Trade Center project in pursuit of international trade exploration with China.

Mr. Nail added that the International Chinese Trade Associations representing over 5,000 businesses had agreed to pay half of the consulting fee if the City paid the other half which was a true partnership where the Association was willing to invest monies to make

the proposal work. Staff had received this date a signed letter of intent from the four trade associations to work with the City and to fund half of the consultants fee.

Member Kee suggested that offered an excellent opportunity for the City. As to the estimates of the revenue potential at \$10 million, he inquired of the time frame for those funds.

Mr. Nail explained that there was an interested company in China with representatives who would be traveling to the City in June to possibly negotiate the lease of a 130,000 square foot building at 701 Willow Pass Road. That was what had partially moved the project ahead. The Consultant, Dr. Daphne Hsiao, President of Pacific Rim Crossings Consulting, (PRC) had been working with the trade associations and had identified almost half a dozen other businesses that might be interested in coming to Pittsburg.

Member Kee commented that he saw that as a no lose situation since the consultant agreement was back loaded with a payment not due until after there were already functioning businesses in the City with employees hired. He commended Mr. Nail for his work.

Mr. Nail clarified that the consultant agreement payment had been based on reaching attainable goals. The final goal would actually be bringing a business to the City of Pittsburg. He also noted in response to the Vice Chair that ways that private businesses in the City could contribute were also being considered and step two would be to apply for a Foreign Trade Zone Sub Zone designation. Staff was working with the developer of 701 Willow Pass Road to pay two thirds of those costs.

Mr. Nail added, in response to Member Glynn, that the property at 701 Willow Pass Road, the former Continental Can Plant which was under renovation had been added to the Enterprise Zone. There were a number of benefits to companies that located within the Enterprise Zone, including training, tax write offs for the hiring and training of employees, purchase of capital equipment and the like. The company interested in the property had been looking at sites in San Francisco for over a year. The rates for the property at 701 Willow Pass Road were 40 percent less than the rents the business could be paying in the City of San Francisco.

On motion by Chair Rios, seconded by Member Glynn and carried unanimously to adopt Pittsburg Power Company Resolution 04-100.

On motion by Mayor Rios, seconded by Councilmember Glynn and carried unanimously to adopt City Council Resolution 04-10039.

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: March 15, 2004

Approved Minutes dated March 15, 2004.

- b. **RESOLUTION 04-101** Award Contract of the 2004 Patch Paving Programming,
Request for Quotation

Adopted Resolution 04-101.

- c. **RESOLUTION 04-102** Approve and Authorize the Executive Director to Execute
a Utility Metering and Service Agreement Between
Pittsburg Power Company dba Island Energy and Minol-
MTF, L.P.

Adopted Resolution 04-102.

ADJOURNMENT

The meeting of the Pittsburg Power Company adjourned at 8:25 P.M.

Respectfully submitted,

Lillian J. Pride, Secretary

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CITY OF PITTSBURG
City Council Minutes
April 5, 2004

Mayor Aleida Rios called the meeting of the City Council to order at 8:26 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened at 5:32 P.M. into Closed Session for Conference with Legal Counsel - Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 of the Government Code regarding five cases; Conference with Legal Counsel - Existing Litigation pursuant to Section 54956.9 regarding The City of Pittsburg vs. Cheri De Bonneville, Contra Costa County Superior Court Case No. C03-00484, Lopez v. City of Pittsburg, Contra Costa County Superior Court Case No. C03-01781, and Gregory Osorio; and California Acorn, Pittsburg Chapter vs. City of Pittsburg, Contra Costa County Superior Court Case No. N04-0209; and Public Employment for the City Attorney.

Mayor Rios advised that there was nothing to report from Closed Session.

MEMBERS PRESENT: Glynn, Kee, Parent, Rios

MEMBERS ABSENT: Beals [Excused]

STAFF PRESENT: Interim City Manager, Les White
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Mayor Rios considered the following general City Council items at 7:11 P.M. prior to pursuing the Redevelopment Agency agenda.

PLEDGE OF ALLEGIANCE

Mr. Jose Morales led the Pledge of Allegiance.

PROCLAMATIONS

1. Fall of Bataan

Mayor Rios reported that the Proclamation for the Fall of Bataan would not be read at this time but would be presented on Saturday, April 10, 2004 during a special event.

2. Armed Forces Day

Councilmember Glynn read the Proclamation for Armed Forces Day, May 15, 2004 and presented the Proclamation to Wilfred J. Scott, representing the United Veterans Council of the City of Pittsburg on behalf of the American Legion, the Disabled Americans Veterans and the Veterans of Foreign Wars.

WILFRED J. SCOTT accepted the plaque in honor and privilege on behalf of the United Veterans Council.

COUNCILMEMBER REMARKS

Vice Mayor Parent took this opportunity to thank the Mayor for allowing her to stand in for her at the Antioch Mayor's Prayer Breakfast with representatives of all of the city governments. The event also included a speaker, a Vietnam Veteran and Blue Angel who spoke of his experiences and integration of those experiences in his later work life.

Vice Mayor Parent reported that she had also attended the American Association of University Women, Pittsburg/Antioch Chapter Recognition of Senior Students, which recognized one senior each month from Deer Valley, Antioch and Pittsburg High Schools.

Vice Mayor Parent also noted that Soroptomist International of Pittsburg had held its Recognition Dinner for Women of Distinction. The Mayor had been present at that time to present plaques on behalf of the City. Those who had been recognized were local residents who had served the community and included: Mary Rosas, a mentor and leader in the Latino community and a member of the Community Advisory Committee (CAC); Betty Brown, one of the founders of Pittsburg Community Theater and a former Leisure Services Commissioner; and Wendy Cervantes, also a member of the CAC recognized for her leadership in the West Boulevard community. Soroptomist International of Pittsburg had also donated \$2,000 to the Sutter/Delta Memorial Hospital Program, Save a Life Sister Program, which involved making it possible for women who had no insurance and no money to pay for mammograms.

Further, the Vice Mayor reported that the Soroptomists had also offered a scholarship of \$1,000 to a woman in the City who was the sole support of her family and who would be continuing to improve her education. After seven years, the recipient of that scholarship had completed her AA Degree and was enrolling in Hayward State at Concord.

Vice Mayor Parent also advised that she had attended the OPTIC Graduation, a program supported by the Community Development Block Grant Funds (CDBG), which had involved 13 women graduating from a 12 week at-work program. She noted the number of

agencies and local representatives who were supportive of that program.

Vice Mayor Parent stated that the Women's Community League of Pittsburg had held a recent luncheon which had featured the High School Jazz Band and which was helping with the efforts to refurbish the Creative Arts Building. Donors of a specific level would be the recipient of a plaque on a seat in the building, reflecting his/her donations in memory of the name or honor of an individual. Information on donations was available from the Council and from the City Manager's Office.

Vice Mayor Parent further reported that Adult Education had a recent two day art show at Impulse Gallery with music provided by the Pittsburg Municipal Band.

Councilmember Glynn reminded the public of the upcoming events including the 62nd Celebration of the Bataan Death March with a Commemoration Celebration at the Pittsburg Fil-Am Club on April 10 at 7:00 P.M. He reported that 12 to 14 survivors of the Bataan Death March were still living in the City of Pittsburg. Armed Forces Day was scheduled for May 15, 2004 and at 10:00 A.M. there would be a parade using the route the original soldiers had taken from Camp Stoneman. It was anticipated that 500 to 1,000 people would be watching or participating in the parade. Efforts were being made for the old members of the USO troupe to participate to honor the female participants of WWII.

Councilmember Glynn also reported that the City had experienced some casualties suffered by the MP Battalion which might have to serve twice in Iraq due to the shortfall of such personnel performing military police duties in an occupied zone.

Mayor Rios reported that the City had received an invitation from the Mayor of the City's Sister City, Shimoneseki Japan, for a Shimoneseki Festival on May 3, 2004, honoring a great sea battle, which had occurred in 1185. The Mayor advised that she would be representing the City of Pittsburg along with some City staff. She took the opportunity to read the letter from Sister City Shimoneseki into the record. At the first meeting of May, Vice Mayor Parent would Chair the meeting as a result of her absence.

Mayor Rios also welcomed Recreation Director Paul Flores' granddaughter, Julianna, who was born on Thursday, April 1, 2004.

CITY MANAGER REMARKS

There were no City Manager remarks.

CITIZENS REMARKS

WILLIAM LEE, Pittsburg, advised that he was working with a contractor on the freeway. He spoke to the amount of dirt that would be have to be removed and the fact that he had discovered a site that would be adequate for the dirt to enhance and improve a 13-acre school site north of the freeway adjacent to St. Peter Martyr Church. He understood that the issue was being discussed with the developer and that the City had

received a letter regarding that issue. Mr. Lee expressed his hope that the City would consider the matter quickly in that in six weeks the dirt would be removed to another site at San Marco for a park. He also asked that Redevelopment Agency staff work with him and the schools to possibly secure the school site. In addition, he noted the need to place an issue on the November ballot to build a school and he expressed his hope that something would be done between now and June 25, 2004.

Mayor Rios understood that staff would be more than willing to work with Mr. Lee. If the project had to be bid out, she was confident that staff would follow the appropriate procedures.

Mr. Lee noted that the School District was willing to pay for the placement costs.

HEIDI OAXACA, Pittsburg, a resident of Tenth Street, and a former Chairperson of ACORN located in the downtown area, commented on the fact that she had to step down as a result of ongoing litigation between the City and the business. She disagreed with bringing in subsidized apartments suggesting that the City had enough problems as it was. She also suggested that there was a great deal of concern due to the lack of affordable housing for low income households in the City. She otherwise commended the Pittsburg Police Department for its efforts in working with the business and the members of the downtown to clean up the area. She also commended City staff, Paul Flores and John Fuller for forming the preservation team in that regard.

EVAR ROSALES, Pittsburg, commented that he was a truck driver for a local company. He understood that the company's only parking spot along Power Avenue had been closed due to the highway expansion. He noted that he had spoken to the Code Enforcement Bureau and had been informed that no parking would be permitted along Power Avenue as a result of the freeway improvement project. Having spoken with other owners/operators, he expressed concern with the cost of fuel to park far away and the inability to pay for the rental of a parking space. He urged the Council to consider a new parking area for the trucks.

Interim City Manager Les White advised that the parking along Power Avenue was not an ideal location. He had discussed that issue with staff and staff would review that issue further, although he was uncertain whether or not the trucks would be allowed to park elsewhere at no cost.

Councilmember Glynn stated that in his opinion any parking lot for the trucks would have to be within the City limits and anyone parking in the lot would have to be a City resident.

HOLLIS BROWNE, Pittsburg, took the opportunity to recognize a number of individual Police Officers who over the past two months had changed his neighborhood. With the current improvements along Tenth Street he also commended specific City staff who had addressed residents' concerns related to the maintenance and clearing of the drainage on his street to ensure that water would drain properly.

Mr. Browne explained that the City staff had monitored the area after a recent rain to ensure that the improvements were working. He noted that the problem with the drainage had occurred as a result of people parking on both sides of Tenth Street keeping the street sweeper from removing debris that had stacked up in the street. He requested that signage be posted in the area to identify parking restrictions on the days when the street sweepers were scheduled to come through the neighborhood.

Mr. Browne also spoke to other issues in his neighborhood including problems with neighborhood sidewalks as a result of City trees. After contacting the City and speaking with City staff he had received an immediate response and suggestions from staff. As a result of the staff suggestions, he had made some improvements on his own to keep the concrete from moving up. He now understood that the City would be improving his sidewalk as a result.

Mayor Rios thanked Mr. Browne for his comments and his thanks to specific members of City staff. She expressed her appreciation for the comments.

WILFRED J. SCOTT, a resident of Pittsburg, announced the upcoming Armed Forces Day Parade and thanked Councilmember Glynn for describing the event. He advised that a committee had been formed with members of the community, City staff, veterans and active duty military. He asked that Paul Flores in his official capacity as the Recreation Director be directed to serve on the committee to advise the committee as to the proper procedures and regulations to follow to ensure that the parade was produced in accordance with City rules and regulations.

Mayor Rios noted that the City Manager had the authority to direct City staff and that such direction would only come from the City Manager.

Mr. Scott asked that the City Manager take his comments under consideration. He added that he would like the title for the Armed Forces Parade to be the *City of Pittsburg and United Veteran's Council, Armed Forces Day Parade*.

BEN JOHNSON, Pittsburg, identified himself as the Chair of the United Veteran's Council. He also thanked Councilmember Glynn and Paul Flores for their efforts to produce the events earlier described.

PUBLIC HEARING

1. **RESOLUTION 04-10033** Enforcement of California Vehicle Code on Private Roads in Harbor Lights Subdivision

City Engineer Joe Sbranti advised that the Harbor Lights Homeowners Association had requested that the City enforce the provisions of the California Vehicle Code on their subdivision's private streets. The California Vehicle Code requires a public hearing and City Council resolution to do so.

If the City Council approves the request, the Pittsburg Police Department will begin the enforcement of the CVC on private roads in the Harbor Lights Subdivision immediately. Also, if adopted the staff recommendation would require the Harbor Lights Homeowner's Association to expend no more than \$2,000 to post appropriate signs and install markings on subdivision's private streets. The City's Police Department patrols would absorb the cost of additional enforcement required.

Mr. Sbranti recommended that the City Council adopt the resolution attached to the staff report and approve the establishment and enforcement of all applicable provisions of the California Vehicle Code on private roads in the Harbor Lights Subdivision No. 7514.

Councilmember Kee inquired if any members of the Homeowners Association (HOA) or residents within the neighborhood who might not want the enforcement of the CVC had contacted staff.

Mr. Sbranti stated that he had not heard any such comments from the community.

Mayor Rios opened the public hearing for Resolution 04-10033. There was no one to speak for or against the resolution. The public hearing for Resolution 04-10033 was closed.

On motion by Councilmember Kee, seconded by Councilmember Glynn and carried unanimously to adopt Resolution 04-10033.

CONSIDERATION

1. **RESOLUTION 04-10034** Receive Report and Adopt Resolution Approving the City of Pittsburg Investment Policy of Public Funds to be Effective April, 2004
Combined w/RDA 04-951
Combined w/PPC 04-099

Mr. White reported that State law required public agencies to submit a Statement of Investment Policy to the legislative body on an annual basis for review and adoption. Eligible investments were those allowable by the State of California (Government Code Section 53600 et. seq.) and not restricted by the current investment policy for the City of Pittsburg. The City further restricts its permitted investments beyond the scope set forth by the State to provide additional safety in the management and investment of its public funds. It should be noted that the overall objective of the City's investment policy is safety of principal. The City's portfolio shall be designed in a manner responsive to the public trust and consistent with State and local law.

Action was taken in Joint Session with the Redevelopment Agency to adopt Resolution 04-10034, as follows:

On motion by Councilmember Kee, seconded by Councilmember Glynn and carried unanimously to adopt City Council Resolution 04-10034.

2. **RESOLUTION 04-10035** Approving "Sentinels of Freedom Program - Operation Welcome Home" Program

Mr. White advised that at the Contra Costa Conference of Mayors meeting on March 4, 2004, an interest was expressed in the "Sentinels of Freedom Program - Operation Welcome Home" whereby military men and women from the City would be honored with a proclamation upon their return from duty. The proclamation would describe the City's appreciation for each individual's commitment in his/her service to our nation and our people in support of current and ongoing military operations.

Mr. White advised that there would be no fiscal impacts. He recommended that the City Council adopt the "Sentinels of Freedom Program" – Operation Welcome Home" program in the City of Pittsburg.

Mayor Rios suggested that every City should honor the men and women who fought for the Country, and the Operation Welcome Home Program was a way to recognize those men and women. She added that there were several cities throughout the County that had already approved the program, which was another way to show respect for those in service to the nation.

On motion by Mayor Rios, seconded by Vice Mayor Parent and carried unanimously to adopt Resolution 04-10035.

3. **RESOLUTION 04-10036** Intent to Form a Mello Roos Community Facilities District (CFD) for the San Marco Subdivision

Mr. White stated that San Marco subdivision was a 639-acre residential project approved in 1993 (Planned Development zoning and tentative map for 2,938 total units [1,363 single family and 1,575 multi-family]). In accordance with the terms of the 1990 Development Agreement between the City of Pittsburg and Seecon Financial Construction Inc., a Mello-Roos Community Facilities District shall be formed to provide funding for police services in the San Marco subdivision area. The firm of Vernazza Wolf Associates, Inc. was retained to prepare a Fiscal Impact Report (FIR).

Mr. White explained that the staff report and its amendments examined in detail the cost of police services as compared to the revenues to come from the project. The matter was considered by the City Council at its February 17, 2004 meeting through Resolution No. 04-10005. By this Resolution the City Council directed staff to proceed with the formation of the district to refine the Special Tax as necessary while keeping the Police level of service at 1.5. Staff had done this and had also met with the developer to discuss this report in detail. The developer had been provided with the information that had been requested.

Mr. White explained that the costs of providing police services for the area shall be paid through the Mello-Roos Community Facilities District Special Tax and General Fund revenues available after subtracting all General Fund expenses except police services. h

addition to sales tax revenues, the available General Fund also included transfers from Redevelopment Agency, Gas Tax Fund, Water Fund and Sewer Fund. Pursuant to State law, the Special Tax and associated costs must be maintained in a separate fund and cannot be included in the City's General Fund.

Mr. White recommended that the City Council adopt the resolution which set a methodology for collecting this Special Tax and also authorizes the Interim City Manager to proceed with the formation of the Community Facilities District (CFD) for San Marco Subdivision.

Given the State and County budget constraints, Councilmember Kee questioned whether or not any of the money that could be generated would be subject to another takeaway from the State.

JOHN KNOX, Bond Counsel, explained that the fund would be from the proceeds of a special tax that would be voter approved and could be legally approved only for the voter authorized purpose unlike vehicle license fees or general property taxes that were not specifically earmarked that the State had a habit of taking as a result of its own budget shortfall.

Councilmember Glynn expressed concern with the level of service at a minimum, which would be no less than 1.5 officers per 1,000 population. He inquired if the special district would start at \$200 with a 3.5 percent base inflation factor the following year.

Mr. White explained that the rate of increase would be computed by formula. The 3.5 percent would only apply to the maximum rate and the actual rate computed each year would be based on a formula.

Mr. Knox clarified that by law the City would have to establish a maximum rate in the tax formula that would be recorded and which was a cap that would increase by 5 percent per year. Each year the actual cost would be computed for the level of service pursuant to the formula. The number of homes that would pay the tax would also have to be computed, divided out and assessed each homeowner. The fee could not increase beyond the cap. The estimate was for \$200 for the first year, which was substantially below the cap. The fee for the following year would depend on the costs.

Councilmember Glynn understood that the worst case scenario in any year in the term of the imposition of the Mello-Roos would be \$325 per household.

Mr. Knox affirmed Councilmember Glynn's understanding and noted that would be in addition to 5 percent a year, which was the maximum.

Councilmember Glynn inquired whether or not a final agreement had been reached with representatives of Seecon Construction.

Mr. Knox reiterated that the matter would involve a landowner election and the step before the Council at this time was the first step in the process where the City Council was calling for a hearing on May 17. At that time, the Council would have a public hearing. If the Council decided to move forward a landowner election would be required. Since there was only one landowner, there would be a fast response and that would be the final approval.

Mayor Rios opened the discussion for Resolution No. 04-10036.

WILSON WENDT, representing Seecon Financial and Construction, explained that he had raised a number of issues when the Council had last discussed the Mello-Roos. Since that time, it was understood that the level of service of 1.5 officers to 1,000 population was sacrosanct, although they were able to obtain information from the City Attorney, staff and the consultants, and they proposed a lower level of service with a lower levy. As noted by staff, he acknowledged that the recommendation represented a compromise and as such, Seecon would support the staff recommendation and his client would vote in the affirmative at the election with the current formula. He thanked staff and the City Attorney for their assistance in the matter.

Vice Mayor Parent also thanked staff for working to move the matter forward and completing it in the time frame that the Council had requested. She also commended the work from the consultants involved.

Vice Mayor Parent also recognized the input from the property owner. She emphasized that the matter before the Council was not for the subject property alone, but to be considered for every new development in the future. Due to budget constraints everywhere and since the State could impact local government, the Council had to consider every possible way to provide the level of services that everyone who moved to Pittsburg expected. She emphasized that the current City services should not be diminished by new residents locating in the City. Those new residents would have to pay his/her fair share and a CFD was one way to do that.

Mayor Rios stated that she was pleased that the parties involved had worked together to make it happen.

Mr. White also commended the efforts of everyone working together to accomplish the CFD.

On motion by Vice Mayor Parent, seconded by Councilmember Glynn and carried unanimously to adopt Resolution 04-10036.

4. **RESOLUTION 04-10037** Bay Area Magic Traveling Youth Basketball Club
Request for Community Sponsorship Funds

Mr. White explained that the Bay Area Magic Traveling Youth Basketball Club had requested \$2,000 from the City of Pittsburg's Community Sponsorship program.

The organization provided local youth with basketball instruction, recreation, mentoring, tutoring and educational resources which in turn allowed the youth participant to become more competitive for college scholarship opportunities. The Recreation Commission had reviewed the application for funds and recommended Council approval.

Mr. White advised that the fiscal impact would be \$2,000 with funds available within account 10-1100-7570. He recommended that the City Council approve and accept the resolution and request for Community Scholarship Funds for the Bay Area Magic Traveling Youth Basketball Club.

Councilmember Kee made a motion to accept the staff recommendation and asked that each Coach and Team Member be presented with a City lapel pin.

On motion by Councilmember Kee, seconded by Councilmember Glynn and carried unanimously to adopt Resolution 04-10037, with each Coach and Team Member to be presented with a City lapel pin.

5. **RESOLUTION 04-10038** Allocating Funding for Construction of Contract 97-12, Hillview Reservoir Storm Drain Repair

Mr. Sbranti reported that Contract 97-12, Hillview Reservoir Storm Drain Repair was for the extension and repair of the storm drainage system for the Hillview Reservoir located along the southern City limits east of Railroad Avenue. The resolution would allocate funding and authorize a Consultant Agreement Amendment for the final design of the project.

Mr. Sbranti explained that the estimated remaining costs to complete the design, bid and construct the project was \$525,000. Staff requested that the funding be provided from a loan from the Sewer Fund to the Water Fund. The loan would include an interest payback using the State Local Agency Investment Fund (LAIF) rate. The loan payback period from the Water Fund would be five years and these funds were being paid out of prior year, one-time sewer reserves. For that reason the loan would not decrease the annual debt coverage ratio required for the Wastewater Revenue Refunding Bond Series 2004. Staff would return to the Council upon opening bids to award a construction contract.

Mr. Sbranti also noted that the previous design costs totaled \$46,000. The additional \$20,000 was the estimated cost for renewing the plans from the previous design effort that were not six years old and adding creek dredging. The total design cost was estimated to be \$66,000, which was expected to be roughly 15 percent of the construction cost. Staff would negotiate a consultant agreement amendment not to exceed \$20,000 for the actual cost to renew the plans and specifications.

Mr. Sbranti recommended that the Council adopt the resolution authorizing the loan to the Water Fund from the Sewer Fund in the amount of \$525,000 and allocating those funds \$525,000 of Water Funds for Contract 97-12, Hillview Reservoir Storm Drain Repair.

On motion by Councilmember Glynn, seconded by Vice Mayor Parent and carried unanimously to adopt Resolution 04-10038.

6. **RESOLUTION 04-10039** Approval of Consultant Agreement Between the City of
 Combined w/PPC 04-100 Pittsburg and Pacific Rim Crossings Consulting

Mr. White explained that international trade offered great potential for economic growth and vitality in the City of Pittsburg. Pacific Rim Crossings Consulting's proposed Scope of Services for the Global Trade Center Project would provide professional consultation and the necessary services to facilitate the creation of the Trade Center Project, from planning stage to actual implementation of the Center and international trade relations between parties. City staff desired to retain the consultant services for the Global Trade Center Project and the pursuit and attraction of international businesses from abroad.

Action was taken in Joint Session with the Pittsburg Power Company to adopt Resolution 04-10039, as follows:

On motion by Mayor Rios, seconded by Councilmember Glynn and carried unanimously to adopt City Council Resolution 04-10039.

CONSENT CALENDAR

On motion by Vice Mayor Parent, seconded by Councilmember Glynn and carried unanimously to adopt the Consent Calendar, with the removal of Item n.

- a. **MINUTES** Dated: March 15, 2004 and March 19, 2004

Approved minutes dated March 15, 2004 and March 19, 2004.

- b. **ORDINANCE 04-1217** Bailey Estates Project, Adoption of an Ordinance
 Prezoning 122 Acres to RS, OS and GQ Districts

Adopted Ordinance 04-1217.

- c. **RESOLUTION 04-10041** Approving Water Service for Assessor's Parcel #097-
 180-006, Located Outside of City Limits

Adopted Resolution 04-10041.

- d. **RESOLUTION 04-10042** Authorizing Mid-Year Budget Adjustments for the Fiscal
 Year 2003-2004

Adopted Resolution 04-10042.

- e. **RESOLUTION 04-10043** Awarding Contract 03-03, Traffic Signal Installation, San Marco Boulevard and West Leland Road Extension to W. Bradley Electric, Inc. of Novato, California

Adopted Resolution 04-10043.

- f. **ORDINANCE 04-1218** Adoption of an Ordinance and Accompanying Resolution Restructuring City Commissions

Adopted Ordinance 04-1218.

- g. **RESOLUTION 04-10044** Adoption of an Ordinance and Accompanying Resolution Restructuring City Commissions

Adopted Resolution 04-10044.

- h. **RESOLUTION 04-10045** Declaring the City Council's Intent to Vacate a Portion of a Waterline and Its Easement Located North of Harbor Court and South of Highway 4 (701 Bliss Avenue) and Setting a Public Hearing for May 3, 2004 (704-10; A-0038)

Adopted Resolution 04-10045.

- i. **RESOLUTION 04-10046** Declaring the City Council's Intent to Vacate a Portion of a Waterline and Its Easement Located at 2104 Martin Way (Bishop Wisecarver) and Setting a Public Hearing for May 3, 2004 (704-10; A-0039)

Adopted Resolution 04-10046.

- j. **RESOLUTION 04-10047** Agreeing to Accept a Traffic Signal at Bliss/Harbor for Maintenance and Liability if CCTA Funds it and Caltrans Installs it

Adopted Resolution 04-10047.

- k. **RESOLUTION 04-10048** Commencement of Work at Willow Pass Road, MP 1157.5, to Reconstruct the Existing Railway Underpass to Double Track by Burlington Northern Santa Fe Railway Company

Adopted Resolution 04-10048.

- l. **RESOLUTION 04-10049** Establishment of the Annual Stormwater Utility Area Fee for Fiscal Year 2004-2005

Adopted Resolution 04-10049.

- m. **RESOLUTION 04-10050** Appropriation of Funds and Selection of Consultant to Prepare Inclusionary Housing Feasibility Study and Draft Ordinance.
Combined w/RDA 04-954

Adopted Resolution 04-10050 in Joint Session with the Redevelopment Agency.

The following item was removed from the Consent Calendar for discussion.

- n. **RESOLUTION 04-10051** City Manager Contract

Mr. White advised that at the conclusion of a Closed Session meeting on March 19, 2004 the Council announced during open session that Marc Grisham was to be appointed as City Manager. The Council directed the City Attorney to prepare the employment agreement consistent with its direction.

The City Manager's contract is in the amount of \$169,000 per year, including a benefit package. It was recommended that the City Council adopt a resolution approving the City Manager's Employment Agreement.

Mayor Rios opened the floor to public discussion.

BEN JOHNSON, Pittsburg, explained that he had spoken to three of the five City Councilmembers from the City of Pinole who had nothing but the highest regard for Mr. Grisham. He also read into the record an e-mail he had received from Pinole City Councilmember David Cole, an e-mail from City of Pinole Mayor Peter Murray and an e-mail from Pinole Councilmember Maria Alegria who all echoed the same comments and praise for Mr. Grisham's efforts and accomplishments during his tenure as the City Manager for the City of Pinole.

On motion by Vice Mayor Parent, seconded by Mayor Rios and carried unanimously to adopt Resolution 04-10051.

COUNCIL REPORTS

Councilmember Kee reported that the Subcommittee for the California Theater had met and received draft reports of the consultants proposals with copies provided to the entire Council for review. The Redevelopment Agency Subcommittee had also recently met and the Mayors' Conference had recently been held in the City. He commented that he had met two Pinole Councilmembers who had expressed disappointment in the hiring away of their City Manager, although they were happy for Mr. Grisham in his new endeavors and confirmed that he would do great things for the City of Pittsburg.

Vice Mayor Parent reported that the School District Liaison Committee had met and Mr. Flores, the staff for the committee, had outlined the programs for the summer youth.

The Vice Mayor reported that the School District was anxious to use some of the summer youth work on school grounds since the programs included the school grounds for recreation which was a good fit. She commended Mr. Sbranti for loaning the services of Mr. Summerhill in that the School District would choose a school, probably Highlands Elementary School that would need a landscaping plan, which would fit very well with the Buchanan Road Improvements. Mr. Summerhill would be working on a landscaping plan that could be implemented partly by the Summer Youth Program. Also, the School District was excited about the loan program and was currently recruiting since it was Spring Break.

Vice Mayor Parent also suggested that the entire City staff should be commended for the Mayors' Conference where everything went smoothly. She particularly commended the staff of the City Manager's Office who had made all the arrangements and who had done an outstanding job. She also recognized and thanked the Leisure Services Department for its efforts in setting up for the conference including the staff of the Senior Center who had done an outstanding job. Further, there had been an excellent speaker from the Budget Office. The Department Heads who had attended the conference were commended for their attendance which had been a real show of support.

Vice Mayor Parent also noted that the conference had offered an opportunity to meet with other Councilmembers and City Managers from other cities. She emphasized her desire to commend City staff for its efforts during the conference and she was confident that the next time the City hosted the Mayors' Conference it would be every bit as good as the last time.

Councilmember Glynn reported that he too had met with the California Theater Subcommittee along with Councilmember Kee. He had also met with Supervisor Federal Glover along with those involved in transportation planning in East County, and had discussed the forthcoming transportation expenditure plan with Measure C funds. He had also attended the Mayors' Conference and he echoed the commendations to everyone involved in setting up the conference.

Councilmember Glynn also reported that he had attended a Rehearsal at the Fil-American Club for the upcoming Bataan Celebration scheduled for April 10. In addition, he had visited the Senior Center and had participated in a senior exercise program. He had also discussed the preliminary arrangements for the upcoming Armed Forces Day Parade with Mr. Flores. Further, he would be meeting tomorrow with the newly appointed City Manager Marc Grisham.

Mayor Rios advised that she had attended the Women's Hall of Fame in the City of Concord which had recognized women for outstanding achievement and had attended the Youth Summit and had met with the Redevelopment Subcommittee. With respect to the Youth Summit, she acknowledged Marilyn Lewis for coordinating that event since this was the first time the City had hosted that event regionally with said event having been well attended and well received. District 5 Supervisor Federal Glover had participated in that Youth Summit.

Mayor Rios reported that she also attended an event for the Latino Soccer League for the City of Concord, who had contacted her to do the opening procession and kick off the first ball for the event.

Mayor Rios added that Tri-Delta Transit had also met to discuss the budget and standard business and approval of daily activities. She had also attended the Grand Opening of a Low Carb Store in the community which was located near Target in the Target Shopping Center. Further, she had attended the Legislation Appreciation Dinner along with Economic Development Director Nail, an event hosted by the City of Chino Hills. The guest speaker at that time was Senator Tom Torlakson.

Mayor Rios stated that she had also attended the Opening of the Softball Season Youth League, where she and the Vice Mayor had the opportunity to throw out the first ball.

Finally, Mayor Rios added that she had attended an Easter Egg Hunt with her grandson and she took the opportunity to thank the Recreation Department for that event. In addition, she had attended the United Filipino Association Leadership Conference where again Mr. Torlakson and Mr. Glover were present, along with Antioch Mayor Don Freitas, and the Vice Mayor from the City of Hercules who all sat on a panel and offered responses to questions. The event was sponsored in conjunction with the City of Pittsburg Fil-Am Club and was expected to be held on an annual basis.

Mayor Rios acknowledged that one of the guest speakers for that event had been Councilmember Glynn who spoke on motivation.

As to the Mayors' Conference, Mayor Rios agreed with the thanks and commendations to City staff and Department Heads. She particularly acknowledged Alice Evenson and the other staff of the City Manager's Office who had worked hard to make the conference a success.

CITY MANAGER REPORT

There was not City Manager's Report.

ADJOURNMENT

The meeting of the City Council adjourned at 9:06 P.M. to the next meeting set for April 19, 2004.

Respectfully submitted,

Lillian J. Pride, City Clerk

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