

CITY OF PITTSBURG
Redevelopment Agency Minutes
May 1, 2006

Vice Chair William Glynn called the meeting of the Redevelopment Agency to order at 7:54 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:45 P.M. for Conference with Legal Counsel - Existing Litigation pursuant to Section 54956.9(a) of the Government Code regarding Redevelopment Agency of the City of Pittsburg vs. Moore et al., Contra Costa County Superior Court Case No. C05-02379.

Vice Chair Glynn advised that there was nothing to report from Closed Session. He also advised that Chair Kee was not available as he was on official City business in Shimoneseki, Japan. Member Casey was on vacation.

MEMBERS PRESENT: Johnson, Parent, Glynn

MEMBERS ABSENT: Casey, Kee [Both Excused]

STAFF PRESENT

Executive Director, Marc Grisham
Assistant Executive Director, Matt Rodriguez
Legal Counsel, Ruthann Ziegler
Deputy City Clerk, Alice Evenson
City Clerk, Lillian Pride
Director of Housing and Community Programs, Annette Landry
Director of Engineering and Building, Joe Sbranti
Director of Economic Development, Brad Nail
Director of Human Resources, Marc Fox
Director of Planning, Melissa Ayres
Police Chief, Aaron Baker

The CITY COUNCIL CONVENED JOINTLY WITH THE REDEVELOPMENT AGENCY to consider the following:

CONSIDERATION

1. **RESOLUTION 06-1127** Approval of the Renewal of a Cooperative Agreement for
Combined w/CC 06-10536 Services Between the Redevelopment Agency and the
City of Pittsburg

Executive Director Marc Grisham stated that for accounting and auditing purposes, it was necessary for the Redevelopment Agency of the City of Pittsburg and the City of Pittsburg to execute a Cooperative Loan and Repayment Agreement to establish a mechanism for compensation of administrative costs, programs, and future public works improvement costs.

The Cooperative Agreement restated the relationship between the Agency and the City.

The fiscal impact of the proposal was detailed in the staff report dated May 1, 2006. All Capital Improvement Projects (CIP) and Redevelopment related activities and programs that had not received specific approvals would still need approval by the Agency Board. The fiscal impact of each project or program would be presented at the time of approval.

Mr. Grisham recommended the approval of the Cooperative Agreement between the Agency and the City to implement the services, programs and improvements that were stated in Exhibit A of the Cooperative Agreement attached to the staff report.

On motion by Member Johnson, seconded by Member Parent and carried unanimously to adopt Redevelopment Agency Resolution 06-1127.

On motion by Councilmember Johnson, seconded by Councilmember Parent and carried unanimously to adopt City Council Resolution 06-10536.

PUBLIC HEARING

1. **RESOLUTION 06-1118** Approval of an Amendment to a Disposition and Development Agreement By and Between the Redevelopment Agency of the City of Pittsburg and Olson Urban Housing LLC

Mr. Grisham stated that the Redevelopment Agency of the City of Pittsburg and Olson Urban Housing LLC had executed a Disposition and Development Agreement for the development of approximately 123 single family residential units, also known as Mariner Walk. The Agency and the developer wish to amend the DDA. The Public Hearing was originally noticed for April 17, 2006. At that time, the Public Hearing was opened, testimony was accepted, and the Public Hearing was continued to this date. He advised that the park and the model homes were currently under construction. There were some minor modifications related to the park as a result of street improvements.

Approving the Amendment would authorize the Agency to provide funding for City related fees of up to \$10,000 per single family residential unit. The total of \$1,230,000 shall be used to pay the General Fund for City related fees for the project, which payment shall occur as set forth in the Loan and Repayment Agreement by and between the City and Agency. Approval of the Amendment was recommended.

Vice Mayor Glynn opened the public hearing for Resolution 06-1118. There was no one to speak to the item. Vice Mayor Glynn closed the public hearing for Resolution 06-1118.

On motion by Member Johnson, seconded by Member Parent and carried unanimously to adopt Resolution 06-1118.

CONSENT CALENDAR

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

- a. **MINUTES** Dated: April 17, 2006
Approved minutes dated April 17, 2006.
- b. **RESOLUTION 06-1123** Authorization for the Redevelopment Agency to Enter into an Exclusive Negotiating Rights Agreement with Resources for Community Development for the Development of an Affordable Housing Project
Adopted Resolution 06-1123.
- c. **RESOLUTION 06-1124** Approving the Redevelopment Agency of the City of Pittsburg Fiscal Year 2005-2006 Expenditure for a State Mandated Education Revenue Augmentation Fund (ERAF) Takeaway in the Amount of \$2,886,953
Adopted Resolution 06-1124.
- d. **RESOLUTION 06-1125** Approval of a Relocation Impact Statement for the Vidrio Project Area, 500-520 Railroad Avenue and 96 East Fifth Street
Adopted Resolution 06-1125.
- e. **RESOLUTION 06-1126** Reallocating Funds Appropriated for an Associate Planner Position to Fund Temporary Professional Planning Services
Adopted Resolution 06-1126.

ADJOURNMENT

The meeting of the Redevelopment Agency adjourned at 8:01 P.M. to May 15, 2006.

Respectfully submitted,

Lillian J. Pride, Secretary

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CITY OF PITTSBURG
Pittsburg Power Company Minutes
May 1, 2006

Vice Chair William Glynn called the meeting of the Pittsburg Power Company to order at 8:02 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:45 P.M. for Conference with Legal Counsel - Existing Litigation pursuant to Section 54956.9(a) of the Government Code regarding Redevelopment Agency of the City of Pittsburg vs. Moore et al., Contra Costa County Superior Court Case No. C05-02379.

Vice Chair Glynn advised that there was nothing to report from Closed Session. He also advised that Chair Kee was not available as he was on official City business in Shimoneseki, Japan. Member Casey was on vacation.

MEMBERS PRESENT: Johnson, Parent, Glynn

MEMBERS ABSENT: Casey, Kee [Both Excused]

STAFF PRESENT

- Executive Director, Marc Grisham
- Assistant Executive Director, Matt Rodriguez
- Legal Counsel, Ruthann Ziegler
- Deputy City Clerk, Alice Evenson
- City Clerk, Lillian Pride
- Director of Housing and Community Programs, Annette Landry
- Director of Engineering and Building, Joe Sbranti
- Director of Economic Development, Brad Nail
- Director of Human Resources, Marc Fox
- Director of Planning, Melissa Ayres
- Police Chief, Aaron Baker

CONSENT CALENDAR

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

a. **MINUTES** Dated: April 17, 2006

Approved minutes dated April 17, 2006.

ADJOURNMENT

The meeting of the Pittsburg Power Company adjourned at 8:03 P.M.

Respectfully submitted,

Lillian J. Pride, Secretary

CITY OF PITTSBURG
City Council Minutes
May 1, 2006

Vice Mayor William Glynn called the meeting of the City Council to order at 8:04 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:45 P.M. for Conference with Legal Counsel - Existing Litigation pursuant to Section 54956.9(a) of the Government Code regarding Redevelopment Agency of the City of Pittsburg vs. Moore et al., Contra Costa County Superior Court Case No. C05-02379.

Vice Mayor Glynn advised that there was nothing to report from Closed Session. He also advised that Mayor Kee was not available as he was on official City business in Shimoneseki, Japan. Councilmember Casey was on vacation.

MEMBERS PRESENT: Johnson, Parent, Glynn

MEMBERS ABSENT: Casey, Kee [Both Excused]

STAFF PRESENT

- City Manager, Marc Grisham
- Assistant City Manager, Matt Rodriguez
- City Attorney, Ruthann Ziegler
- Deputy City Clerk, Alice Evenson
- City Clerk, Lillian Pride
- Director of Housing and Community Programs, Annette Landry
- Director of Engineering and Building, Joe Sbranti
- Director of Economic Development, Brad Nail
- Director of Human Resources, Marc Fox
- Director of Planning, Melissa Ayres
- Police Chief, Aaron Baker

PLEDGE OF ALLEGIANCE

Brad Nail led the Pledge of Allegiance.

Vice Mayor Glynn considered the following general items at 7:00 P.M. prior to pursuing the Redevelopment Agency agenda.

PRESENTATION

1. Report on ePPAC Visit to Portland for eBART Line

Councilmember Johnson reported that he had participated in a trip to Portland, Oregon on April 21 and 22 as the alternate City member on the eBART ePPAC.

Councilmember Johnson explained that members of the Partnership Policy Advisory Committee (ePPAC) had traveled to Portland to view its transit system as part of the discussions related to the eBART proposal. He highlighted the statistics related to Portland's Tri-Met System which he described as an inexpensive system to the user, explained that it served several adjacent cities, stated that it had successfully offered an alternative to automobile travel and pointed out the transit villages and live/work buildings that had been developed adjacent to the system. He provided an in-depth photographic record of his trip and the review of Portland's Metro system.

COUNCILMEMBER REPORTS/REMARKS

Councilmember Parent reported that on April 26, the Senior Center had a special event when the seniors had been served by the Soroptimists. There was also dancing at the event attended by approximately 130 seniors.

Councilmember Parent reported that she had attended the Mare Island Advisory Committee meeting on April 27 in Vallejo when the latest draft of the rate case had been presented and when a residential consumer had attended that meeting for the first time. She had also attended the Pittsburg Community Theatre presentation of "Bye Bye Birdie." She noted that people were being bussed in from the Summerset development in Brentwood to see that production.

Councilmember Parent added that she had attended the Pittsburg Historical Society fundraiser dinner at St. Peter Martyr Church and the fundraiser for Community Violence Solutions. She reported that the winners of the poster and essay contests associated with "Denim Days" sponsored by Community Violence Solutions had been announced at the fundraiser. Three of the twelve winners were Pittsburg High School (PHS) students.

Councilmember Parent advised that she had received a list of students from PHS who had been accepted at colleges, many of whom had been accepted by multiple colleges. As of April 7, she reported that 57 PHS students had been accepted to four-year colleges.

Councilmember Johnson stated that in addition to the Portland trip, he had attended a Boy Scout Roundabout when 70 Boy Scouts from the same troop had attended. He had been heartened to see a resurgence in Boy Scout membership.

Vice Mayor Glynn reported that he had attended classes at Napa Valley Community College, a forum for Assembly Candidates for the 11th Assembly District, a Contra Costa County Veterans Advisory Committee, the regular meeting of the Pittsburg Sons of Italy, and had participated in Military Honors for two veterans, along with a meeting of the Tri-Delta Transit Authority, and a meeting of the Italian-American Club. He had also participated in the NAACP Banquet in Concord when he had presented a proclamation on behalf of the City Council in recognition of the NAACP's accomplishments on its 50th Anniversary.

Vice Mayor Glynn advised that he had also participated in awarding the NAACP Veteran of the Year Award for 2006 at a banquet in Concord to Wilfred Scott, who was also the recipient of the Veteran of the Year Award for 2005 presented at the Pittsburg Chamber of Commerce Installation Dinner.

Councilmember Parent announced the Dow Chemical/Delta Diablo Sanitation District Wetlands tour scheduled for the weekend of May 6 at 10:00 A.M. with a free ride from Tri-Delta Transit to the wetlands. She described a number of activities that were associated with that event.

CITY MANAGER REPORTS/REMARKS

City Manager Marc Grisham announced that an expanded Farmer's Market would open on May 6 at 9:00 A.M. with many vendors and with entertainment, kicked off by PHS cheerleaders and with special activities scheduled for the young people of the community. He added that Mechanics Bank was a \$10,000 sponsor of the Farmer's Market this year.

The City Manager also announced that Alice Evenson had been accepted into the International Institute of Municipal Clerks (IIMC) Master Municipal Clerk Academy. He emphasized the work involved to achieve that level, the highest level membership in the academy. He added that of the 10,300 members of the IIMC, only 2,000 of those members had reached that goal.

Vice Mayor Glynn emphasized that Pittsburg Historical Society's hours of operation on Saturdays were concurrent with the hours of operation for the Farmer's Market located adjacent to the Historical Society.

The Vice Mayor took this opportunity to congratulate Deputy City Clerk Alice Evenson for her acceptance into the IIMC Academy.

CITIZEN REMARKS

RICHARD ESQUIVEL, Sacramento, representing the University of California Puente Program at Pittsburg High School noted that Pittsburg students this date, instead of striking, chose to attend classes. He emphasized that in 32 years of mentoring, he had found that the City of Pittsburg had collectively the best group of students he had the pleasure of working with in the State of California.

MARILYN CONDIT and NADIRI JAMOKE from Children and Families Services Redesign, 4549 Delta Fair, Antioch, representing the Los Medanos Community Healthcare District (LMCHCD) and Child Prevention Program announced the formation of a coalition to address childhood obesity. Ms. Jamoke identified a Wellness Challenge, a marathon walking program in the City of Pittsburg for the children in two schools, one in Pittsburg and one in Bay Point, as a pilot program that would start in October. She explained that a person would be hired to monitor the children and an event coordinator would oversee the monitor and the entire project. The LMCHCD would be the fiscal sponsor for the program.

BERT AFRICA, Pittsburg, commented that he had serious problems with the Housing Authority and Section 8 participants. He described some of the problems that he had experienced as a result of a specific Section 8 participant. He asked for help from the City Council to address those problems.

City Manager Grisham suggested that Mr. Africa speak to the Police Chief, present in the audience, to discuss the matter.

BRUCE OHLSON, Pittsburg, a member of the Board of Directors of the East Bay Bicycle Coalition and the advocacy Chair for the Delta Pedalers Bicycle Club, stated that Pittsburg's bicycle community requested that the Council direct staff to include bicycle lanes on California Avenue between Harbor Street and Loveridge Road being widened as part of the Highway 4 expansion. While not in the General Plan as a future bicycle facility, he stated that area was extremely critical as part of the City's bicycle network.

Mr. Ohlson stated that bicycle lanes on that route would link bicyclists to the proposed eBART station and link new bicycle lanes on Polaris Drive and Power Avenue with planned bicycle lanes on California Avenue east of Loveridge Road, and ultimately connect the communities of Antioch through Bay Point. He emphasized that the construction of bicycle lanes on California Avenue would represent a step in the right direction to decrease the dependence on the automobile.

Vice Mayor Glynn adjourned to the Redevelopment Agency agenda at 7:54 P.M. and reconvened as the City Council at 8:04 P.M.

PUBLIC HEARING

1. **RESOLUTION 06-10527** Public Hearing to Receive Testimony for the Annexation of Highlands Ranch into the Citywide Landscaping and Lighting Assessment District 1988-01

City Manager Grisham reported that the City Council was being asked to conduct a Public Hearing for the proposed annexation of the residential properties within the Highlands Ranch subdivision and two adjacent non-residential properties (collectively referred to as "Highlands Ranch") to the Citywide Landscaping and Lighting Assessment District 1988-01 and imposition of an assessment on assessable parcels within Highlands Ranch.

Annexation of the Highlands Ranch into the Citywide Landscaping and Lighting Assessment District would allow the City to continue to collect approximately \$50,000 in assessment levies that were currently generated by the parcels in Highlands Ranch.

Should the annexation not be completed, the amount of money that the City would be able to collect for the district would decrease by that same amount, thereby increasing the burden on the general fund by approximately \$50,000.

Mr. Grisham recommended that the City Council open the Public Hearing and receive oral and written testimony on the annexation of Highlands Ranch into the Citywide Landscaping and Lighting Assessment District 1988-01. A final call for ballots shall be solicited prior to close of the Public Hearing. Upon conclusion of the Public Hearing, the City Council shall direct the City Clerk or designee to tabulate ballots and return after that tabulation to report the results. If the number of ballots tabulated in opposition to the assessment exceed those tabulated in favor of the assessment, the assessment would not be imposed and proceedings would be abandoned. If the number of ballots tabulated in favor of the assessment exceeded those tabulated in opposition of the assessment, the Council could proceed with the resolution to order the improvements and annexation of Highlands Ranch into the district and levy and collect assessments for FY 2006-07 and for future years following the annexation.

Vice Mayor Glynn opened the public hearing for Resolution 06-10527. There was no one to speak for or against the resolution. Vice Mayor Glynn Kee closed the public hearing for Resolution 06-10527.

The Vice Mayor asked members of the audience whether there were additional ballots to be submitted at this time. There were none. The ballots received were then taken out by the City Clerk and the Deputy City Clerk to be counted.

Pending the ballot count, Vice Mayor Glynn considered the Consent Calendar out of agenda order at this time.

CONSENT CALENDAR

On motion by Councilmember Johnson, seconded by Councilmember Parent and carried unanimously to adopt the Consent Calendar, as follows:

- a. **MINUTES** Dated: April 17, 2006

Approved minutes dated April 17, 2006.

- b. **RESOLUTION 06-10529** Directing the Engineer of Work to Prepare and File the Annual Report for Landscaping & Lighting Assessment District 1988-01, Citywide (FY 2006-07)

Adopted Resolution 06-10529.

- c. **RESOLUTION 06-10530** Directing the Engineer of Work to Prepare and File the Annual Report for Landscaping & Lighting Assessment District 1988-02, Oakhills (FY 2006-07)

Adopted Resolution 06-10530.

- d. **RESOLUTION 06-10531** Declining Bids for Construction of Contract No. 05-05, Pittsburg Marina Bed & Breakfast Project

Adopted Resolution 06-10531.

- e. **RESOLUTION 06-10532** Authorize Use of Marina Reserve Funds for the Purchase of New Marina Vessel and Security Surveillance Equipment and for the Contract of Architectural Services to Design Proposed Marina Hotel/Restaurant and Security Patrol Services for the Marina's George Lowy Basin Marina

Adopted Resolution 06-10532.

- f. **RESOLUTION 06-10533** Rescind and Replace Resolution 06-10518 (Eliminating Seasonal Job Classes and Revising the Salary Schedule)

Adopted Resolution 06-10533.

- g. **RESOLUTION 06-10534** Requesting the Consolidation of the Municipal Election with Other Elections to be Held on Tuesday, November 7, 2006 General Election Date for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities and Levying a Charge and Establishing Word Limitation for Candidate Statements

Adopted Resolution 06-10534.

- h. **RESOLUTION 06-10535** Amend FY 2005/06 and FY 2006/07 Sewer Maintenance Budgets for Contractual Maintenance

Adopted Resolution 06-10535.

Vice Mayor Glynn declared a recess at 8:07 P.M. to await the tabulation of ballots under Resolution 06-10527. The count was completed at 9:04 P.M.

Vice Mayor Glynn reconvened the Council at 9:05 P.M. with respect to Resolution 06-10527.

1. **RESOLUTION 06-10527** Public Hearing to Receive Testimony for the Annexation of Highlands Ranch into the Citywide Landscaping and Lighting Assessment District 1988-01

City Manager Grisham reported that the tabulation of the ballots for the annexation had been completed.

City Clerk Lillian Pride reported that the ballot tally was 215.92 in favor and 39 not in favor of the annexation. She clarified that the percentage of affirmative votes related to the weighted ballots. She stated that the annexation had been approved.

On motion by Councilmember Parent, seconded by Councilmember Johnson and carried unanimously to adopt Resolution 06-10527.

CONSIDERATION

1. **RESOLUTION 06-10528** Order for Improvements and Annexation of Highlands Ranch into the 1988-01 District and Confirming the Diagram and Assessment Pursuant to the Requirements of the Landscaping and Lighting Act of 1972

The resolution, if adopted by the City Council, would order the improvements and annexation of Highlands Ranch subdivision and two adjacent industrial and commercial properties (referred to as "Highlands Ranch") into the 1988-01 Citywide Landscaping and Lighting District, and order the levy and collection of assessments for FY 2006-07 and for each future year following the annexation.

Annexation of Highlands Ranch into the district would allow the City to continue to collect approximately \$50,000 in assessment levies that were currently generated by the parcels in Highlands Ranch.

Adoption of the resolution ordering the improvements and annexation of Highlands Ranch into the district, ordering the levy and collection of assessment for FY 2006-07 and for each future year following the annexation and confirming the assessment diagram was recommended.

On motion by Councilmember Johnson, seconded by Councilmember Parent and carried unanimously to adopt Resolution 06-10528.

2. **RESOLUTION 06-10536** Approval of the Renewal of a Cooperative Agreement for Services Between the Redevelopment Agency and the City of Pittsburg
Combined w/RDA 06-1127

For accounting and auditing purposes, it was necessary for the Redevelopment Agency of the City of Pittsburg and the City of Pittsburg to execute a Cooperative Loan and Repayment Agreement to establish a mechanism for compensation of administrative costs, programs, and future public works improvement costs. The Cooperative Agreement restated the relationship between the Agency and the City.

In Joint Session with the Redevelopment Agency, the Council took the following action:

On motion by Councilmember Johnson, seconded by Councilmember Parent and carried unanimously to adopt City Council Resolution 06-10536.

ADJOURNMENT

The City Council adjourned at 9:10 P.M. to May 15, 2006.

Respectfully submitted,

Lillian J. Pride, City Clerk

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