

CITY OF PITTSBURG
Redevelopment Agency Minutes
August 6, 2007

Chair Ben Johnson called the meeting of the Redevelopment Agency to order at 8:15 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:23 P.M. for Conference with Real Property Negotiator for property at 190 E. 4th St., 1605 Railroad Avenue, and 2000 Railroad Avenue. There was no quorum for Closed Session as noticed for Conference with Legal Counsel – Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 – one (1) case; therefore, that item was not discussed.

Mayor Johnson reported that there was nothing to report from Closed Session.

MEMBERS PRESENT: Evola, Parent, Johnson

MEMBERS EXCUSED: None

MEMBERS ABSENT: Casey, Kee

STAFF PRESENT: Assistant Executive Director, Matt Rodriguez
City Attorney, Ruthann Ziegler
Agency Secretary, Alice Evenson
Director of Economic Development, Brad Nail
Director of Public Works, John Fuller
Director of Recreation, Paul Flores
City Engineer, Joe Sbranti

Chair Johnson announced that Resolution 07-1227 was inadvertently agendized as a Consent Calendar item and that it should correctly be placed as a Public Hearing item, as noticed and published.

PUBLIC HEARING

1. **RESOLUTION 07-1227** Approval of a Second Amendment to a Disposition and Development Agreement by and between the Redevelopment Agency of the City of Pittsburg and Olson 737-Pittsburg 2 LLC

The Redevelopment Agency of the City of Pittsburg and Olson 737-Pittsburg 2 LLC have 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.

Chair Johnson opened the Public Hearing. There was no one to speak to the item. Chair Johnson closed the Public Hearing.

On Motion by Member Evola, seconded by Member Parent to adopt Resolution 07-1227 and carried by the following vote:

Ayes: Member Evola, Parent and Chair Johnson
Absent: Vice Chair Casey, Member Kee

CONSIDERATION

1. **RESOLUTION 07-1225** Approving a Replacement Housing Plan for Properties Located within the Los Medanos Community Project

Pursuant to Health and Safety Code Section 33413(a), whenever dwelling units housing persons and families of low-or moderate-income are removed from the community's housing stock as a result of the redevelopment program, the Redevelopment Agency of the City of Pittsburg must cause to be made available within four (4) years of removal of such units, an equal number of replacement dwelling units at a similar affordable housing cost within the Los Medanos Community Development Project. The Agency acquired certain properties more particularly described in the *BACKGROUND* section of this Staff Report as part of a redevelopment program and is prepared to move forward with a demolition plan to demolish the properties in order to remove blighting conditions within the Project Area. The Agency is required to adopt a Replacement Housing Plan thirty days prior approving a contract to demolish any habitable properties.

On Motion by Member Evola, seconded by Member Parent to adopt Resolution 07-1227 and carried by the following vote:

Ayes: Member Evola, Parent and Chair Johnson
Absent: Vice Chair Casey, Member Kee

2. **RESOLUTION 07-1226** Awarding an Exclusive Negotiating Rights Agreement by and between the Redevelopment Agency of the City of Pittsburg and Domus Development LLC

On February 5, 2007, the Agency Board approved Resolution No. 07-1177 which established a Unified Development Area bordered by Tenth Street to the south, Ninth Street to the north, Cumberland Street to the West, and East Street to the East. The Redevelopment Agency of the City of Pittsburg desires to enter into an Exclusive Negotiating Rights Agreement with Domus Development, LLC which provides procedures and standards for the negotiation by the Agency and Developer of a Disposition and Development Agreement for acquisition and development of certain properties within the UDA.

On Motion by Member Parent, seconded by Member Evola to adopt Resolution 07-1227 and carried by the following vote:

Ayes: Member Evola, Parent and Chair Johnson
Absent: Vice Chair Casey, Member Kee

CONFLICT OF INTEREST DECLARATION

There was no Conflict of Interest declaration.

Items c and m were removed from the Consent Calendar for discussion.

CONSENT CALENDAR – Redevelopment Agency and City Council

On Motion by Member Parent, seconded by Member Evola to approve the Consent Calendar minus items c and m and carried by the following vote:

Ayes: Member Evola, Parent and Chair Johnson
Absent: Vice Chair Casey, Member Kee

- a. **MINUTES** Dated: July 2, 2007 and July 16, 2007
Approved Minutes of July 2, 2007 and July 16, 2007.
- b. **CLAIMS** #1764 Katrina Prater, #1772 Antonini Freight Express Inc., #1781 Delta View Apts., #1784 Tyiest Mayo, #1788 Horace and Mary Abono, #1791 Tom Cacciola
Denied the above claims.
- d. **RESOLUTION 07-1228** Approval of a Predevelopment Loan Agreement by and between the Redevelopment Agency of the City of Pittsburg and Eden Housing Inc.
Adopted Resolution 07-1228.
- e. **RESOLUTION 07-1229** Approval of a License and Right of Entry Agreement with Antioch Building Materials for the City/Agency Property at 1301 Standard Oil Avenue
Adopted Resolution 07-1229.
- f. **RESOLUTION 07-1230** Approval of the Transfer of 1301 Standard Oil Avenue
Combined w/CC 07-10853 from the City of Pittsburg to the Redevelopment Agency of the City of Pittsburg
Adopted Resolution 07-1230.
- g. **RESOLUTION 07-1231** Amendment of Consultant Agreement by and between the Redevelopment Agency of the City of Pittsburg and SZFM Design Studio Inc.

Adopted Resolution 07-1231.

- h. **RESOLUTION 07-10853** Approval of the Transfer of 1301 Standard Oil Avenue
Combined w/RDA 07-1230 from the City of Pittsburg to the Redevelopment Agency
of the City of Pittsburg

Adopted Resolution 07-10853.

- i. **MINUTE ORDER** Support of Energy Efficiency Block Grant Program

Adopted above Minute Order.

- j. **RESOLUTION 07-10852** Edward J. Byrne Memorial Justice Assistance Grant
(JAG) Program

Adopted Resolution 07-10852.

- k. **RESOLUTION 07-10854** Awarding Project 2007-20 "Lift Stations Abandonment"

Adopted Resolution 07-10854.

- l. **RESOLUTION 07-10855** Authorizing Declaration of Surplus City Property –
Information Technology Equipment for City of Yahualica
de Gonzalez, Gallo, Jalisco, Mexico

Adopted Resolution 07-10855.

- n. **RESOLUTION 07-10857** Award of Contract 2005-13 to Loving & Campos of
Walnut Creek for Construction Management Services
for Fire Station 85 Project

Adopted Resolution 07-10857.

- o. **RESOLUTION 07-10858** Approval of Security Camera Installation Project,
Appropriation of Funds to the Project, and Award of
Contract 2007-27 to Odin Systems of Long Beach

Adopted Resolution 07-10858.

ADJOURNMENT

The Redevelopment Agency adjourned at 8:21 P.M. to August 20, 2007 ***in memory
of City of Concord Council Member Michael Chavez.***

Respectfully submitted,

Alice E. Evenson, Agency Secretary

CITY OF PITTSBURG
City Council Minutes
August 6, 2007

Mayor Ben Johnson called the meeting of the City Council to order at 7:03 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:23 P.M. for Conference with Real Property Negotiator for property at 190 E. 4th St., 1605 Railroad Avenue, and 2000 Railroad Avenue. There was no quorum for Closed Session as noticed for Conference with Legal Counsel – Anticipated Litigation pursuant to subdivision (b) of Section 54956.9 – one (1) case, therefore, that item was not discussed.

Mayor Johnson reported that there was nothing to report from Closed Session.

MEMBERS PRESENT: Evola, Parent, Johnson

MEMBERS EXCUSED: None

MEMBERS ABSENT: Casey, Kee

STAFF PRESENT: Assistant City Manager, Matt Rodriguez
City Attorney, Ruthann Ziegler
City Clerk, Alice Evenson
Director of Economic Development, Brad Nail
Director of Public Works, John Fuller
Director of Recreation, Paul Flores
City Engineer, Joe Sbranti

PLEDGE OF ALLEGIANCE

Recreation Director Paul Flores led the Pledge of Allegiance.

PRESENTATION

1. CAB Grant Challenge Program Update

Members of the Creative Arts Building Committee presented an overview of their fundraising efforts to date for restoration of the Creative Arts Building.

PROCLAMATION

1. National Night Out

Sergeants Raman and Haase of the Pittsburg Police Department received the proclamation declaring August 7, 2007 National Night Out Day in the City of Pittsburg.

COUNCILMEMBER REPORTS/REMARKS

Council Member Parent reported she attended the Hot Summer Nights sponsored by the Liberty Hotel, the employee picnic for Delta Diablo Sanitation District held at Buchanan Park, Old Town Sounds at 4th and Railroad, the Farmer's Market where funds in the amount of \$229 were raised for the Ferris Wheel Project, judged the Pasta Challenge sponsored by the Chamber of Commerce at the Farmer's Market, Mayor's Conference, and the Childrens Health Fair at Small World Park sponsored by Assemblymember DeSaulnier and State Senator Torlakson.

Mayor Johnson attended the Dow Blue Planet Run, a meeting with AnsaldoBreda and Senator Torlakson, a Veterans meeting, the Car Show, the Mayors Conference which the City hosted, and met with the students from Shimonoseki, Japan, our Sister City.

Mayor Johnson introduced the student escorts, Deputy Director General Morimoto and Ms. Nishiyama, a teacher at the Junior High School in Shimonoseki. The Japanese delegation presented gifts to the City Council from the City of Shimonoseki.

The Mayor then introduced Ms. Diana Mason, who escorted four students from the City of Pittsburg to our Sister City of Pohang, Korea. The students then each gave an overview of their experience when visiting Pohang.

CITY MANAGER REPORTS/REMARKS

Assistant City Manager Rodriguez reported upcoming events: the Car Show, where the theme this week is "local car clubs" and the 10th Annual Scottish Renaissance Festival over the upcoming weekend at Buchanan Park.

CITIZEN REMARKS

LINDA JOHNSON spoke in favor of the California Theater restoration.

EDDIE HART thanked the City Council for their continued support of his Foundation and reported another successful event Eddie Hart All In One Track and Field/Education Clinic. He asked that this event be placed in the City's next budget for continued co-sponsorship.

WILLIE MIMS spoke on his concerns regarding placement of a stop light at Diane Avenue and California Avenue. He also commented on the soccer field being installed Park and questioned that location. He also congratulated City Manager Marc Grisham for his forward thinking and development of the downtown area. He stated he would like to see the pond at Small World Park cleaned up as he believes it to be a hazard.

WILLIE MIMS also spoke regarding City Council Consent Calendar item o, which approved installation of a security camera project. He queried how many arrests have resulted from the current placement of security cameras throughout the City. He suggested that these figures be available publicly. He also believes that Park Dedication

Funds should not be used for this purpose, but would rather be effectively used to clean up the pond at Small World Park, for example.

PUBLIC HEARING

1. **ORDINANCE 07-1288** Amending Chapter 15.14 of the Pittsburg Municipal Code, Entitled Maintenance of Boarded and Vacant Buildings, Section 15.14.020, Definitions (B) "Vacant Building"

It is necessary to clarify the definition of the term "Vacant Building" as it is defined within Section 15.14.020 of the Pittsburg Municipal Code. As written, the definition limits enforcement action to properties which are entirely vacant and/or boarded. This ordinance provides language that allows for enforcement action when a property is only partially vacant and/or boarded.

Mayor Johnson opened the Public Hearing. There was no one to speak to the item. Mayor Johnson closed the Public Hearing.

On Motion by Member Evola, seconded by Member Parent to introduce and waive first reading of Ordinance 07-1288 and carried by the following vote:

Ayes: Member Evola, Parent and Mayorson
Absent: Vice Mayor Casey, Member Kee

CONSIDERATION

1. **REPORT** Triennial Report on Drinking Water Public Health Goals

Public water systems having more than 10,000 service connections must prepare a written report every three years that gives information on the detection of any contaminant above the Public Health Goals established by the California Office of Environmental Health Hazards Assessment. The attached report is intended to provide information to the public, in addition to the Annual Water Quality Report that is mailed to each customer in June/July.

Public comments were received by Willie Mims.

On Motion by Member Parent, seconded by Member Evola to receive and file the above report and carried by the following vote:

Ayes: Member Evola, Parent and Mayor Johnson
Absent: Vice Mayor Casey, Member Kee

CONFLICT OF INTEREST DECLARATION

There was no Conflict of Interest declaration.

Items c and m were removed from the Consent Calendar for discussion.

CONSENT CALENDAR – Redevelopment Agency and City Council

On Motion by Member Evola, seconded by Member Parent to adopt Resolution 07-1227 and carried by the following vote:

Ayes: Member Evola, Parent and Mayor Johnson
Absent: Vice Mayor Casey, Member Kee

- a. **MINUTES** Dated: July 2, 2007 and July 16, 2007
Approved Minutes of July 2, 2007 and July 16, 2007.
- b. **CLAIMS** #1764 Katrina Prater, #1772 Antonini Freight Express Inc., #1781 Delta View Apts., #1784 Tyiest Mayo, #1788 Horace and Mary Abono, #1791 Tom Cacciola
Denied the above claims.
- d. **RESOLUTION 07-1228** Approval of a Predevelopment Loan Agreement by and between the Redevelopment Agency of the City of Pittsburg and Eden Housing Inc.
Adopted Resolution 07-1228.
- e. **RESOLUTION 07-1229** Approval of a License and Right of Entry Agreement with Antioch Building Materials for the City/Agency Property at 1301 Standard Oil Avenue
Adopted Resolution 07-1229.
- f. **RESOLUTION 07-1230** Approval of the Transfer of 1301 Standard Oil Avenue from the City of Pittsburg to the Redevelopment Agency of the City of Pittsburg
Combined w/CC 07-10853
Adopted Resolution 07-1230.
- g. **RESOLUTION 07-1231** Amendment of Consultant Agreement by and between the Redevelopment Agency of the City of Pittsburg and SZFM Design Studio Inc.
Adopted Resolution 07-1231.
- h. **RESOLUTION 07-10853** Approval of the Transfer of 1301 Standard Oil Avenue from the City of Pittsburg to the Redevelopment Agency of the City of Pittsburg
Combined w/RDA 07-1230
Adopted Resolution 07-10853.

- i. **MINUTE ORDER** Support of Energy Efficiency Block Grant Program

Adopted above Minute Order.

- j. **RESOLUTION 07-10852** Edward J. Byrne Memorial Justice Assistance Grant (JAG) Program

Adopted Resolution 07-10852.

- k. **RESOLUTION 07-10854** Awarding Project 2007-20 "Lift Stations Abandonment"

Adopted Resolution 07-10854.

- l. **RESOLUTION 07-10855** Authorizing Declaration of Surplus City Property – Information Technology Equipment for City of Yahualica de Gonzalez, Gallo, Jalisco, Mexico

Adopted Resolution 07-10855.

- n. **RESOLUTION 07-10857** Award of Contract 2005-13 to Loving & Campos of Walnut Creek for Construction Management Services for Fire Station 85 Project

Adopted Resolution 07-10857.

- o. **RESOLUTION 07-10858** Approval of Security Camera Installation Project, Appropriation of Funds to the Project, and Award of Contract 2007-27 to Odin Systems of Long Beach

Adopted Resolution 07-10858.

The following item was removed for the Consent Calendar for discussion:

- m. **RESOLUTION 07-10856** Authorizing Joint Powers Agreement Among the Counties of Alameda and Contra Costa and the Cities of the Counties of Alameda and Contra Costa Forming the East Bay Regional Communications System Authority (EBRCS)

The City Manager recommends the City Council adopt a resolution which authorizes the City Manager to execute a Joint Powers Agreement among the Counties of Alameda and Contra Costa and the Cities of Alameda and Contra Costa forming the East Bay Regional Communication System (EBRCS) Authority to consist of a joint powers authority consisting of 23 member public agencies within Alameda and Contra Costa Counties to provide for an interoperable communications system for law enforcement and fire department services.

Public comment was received by Steve Overaker and Robert Green in opposition to the Resolution, and Bill McCammon and Jim Nichols in favor of the Resolution.

On Motion by Member Parent, seconded by Member Evola to adopt Resolution 07-10856 and carried by the following vote:

Ayes: Member Evola, Parent and Mayor Johnson
Absent: Vice Mayor Casey, Member Kee

ADJOURNMENT

The City Council adjourned at 8:30 p.m. to August 20, 2007 *in memory of City of Concord Council Member Michael Chavez.*

Respectfully submitted,

Alice E. Evenson, City Clerk